

# Primary and Secondary Location Modifications

## MCDs proposed for inclusion

The list of Primary Locations would be modified in some places to address situations where a Minor Civil Division (MCD) has significant residential and community activity, but may be farther than ten miles from a retail hub. In some cases, a portion of an MCD may be within ten miles of a retail hub, but may not include the areas with the most intensive pattern of development. Areas within two miles of a public road in the following MCDs would be added to the list of Primary Locations described in Chapter 10, Section 10.08-A:

- Kingman Twp;
- Prentiss Twp (T7 R3 NBPP);
- Silver Ridge Twp; and
- Oxbow North Twp.

## MCDs proposed for exclusion

The list of Primary Locations would be modified in some places to address situations where geographic features prevent meaningful access to public services.

1. **Geographic barriers.** A Minor Civil Division (MCD) served by the Commission may share a border with a service hub, but the presence of mountains, rivers, or lakes, may mean existing road networks do not directly connect the area to services. Areas in the following MCDs would be removed from the list of Primary and Secondary Locations described in Chapter 10, Section 10.08-A:
  - a. T3 R4 WELS Twp;
  - b. Pierce Pond Twp;
  - c. Dead River Twp;
  - d. Bowtown Twp;
  - e. Carrying Place Town Twp; and
  - f. Bald Mountain Twp;
2. **Existing road networks.** T3 R3 WELS TWP includes Secondary Locations because it shares a border with Island Falls, which is a service hub. However, areas in T3 R3 Twp within five miles of a public road are located on the opposite side of the MCD from Island Falls, and there is no meaningful road connection with Island Falls, meaning that emergency services may have to travel a significant distance to get to T3 R3 Twp. Areas in T3 R3 Twp would be removed from the list of Secondary Locations in Chapter 10, Section 10.08-A

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## 3. Regional differences.

a. **Millinocket area.** Some MCDs near Millinocket and Patten are within ten miles of a retail hub, but are relatively undeveloped, and may be unsuitable for the types of residential or commercial development allowed in Primary Locations, due to proximity to Baxter State Park or other conserved lands. Stakeholders in the region would prefer to keep most development close to, or within, town boundaries if possible, but also noted that some locations near recreational resources may be appropriate for commercial activity associated with natural resource processing or recreation. Areas in the following MCDs would be removed from the list of Primary Locations described in Chapter 10, Section 10.08-A:

- i. T2 R9 WELS
- ii. HerseyTown Twp
- iii. Soldiertown Twp

b. **Route 201.** Johnson Mountain Twp, located on Rt. 201 between Jackman and The Forks, is within ten miles of two retail hubs, but has minimal existing development, with the exception of some camps around the southern portion of Parlin Pond, and is proximate to large areas that are conserved to the east, and large undeveloped areas to the west of Rt. 201. Some commenters noted that there is a higher risk of strip development along public roads in this part of the Commission’s services area. Areas in Johnson Twp would be excluded from the list of Primary Locations in Chapter 10, Section 10.08-A.