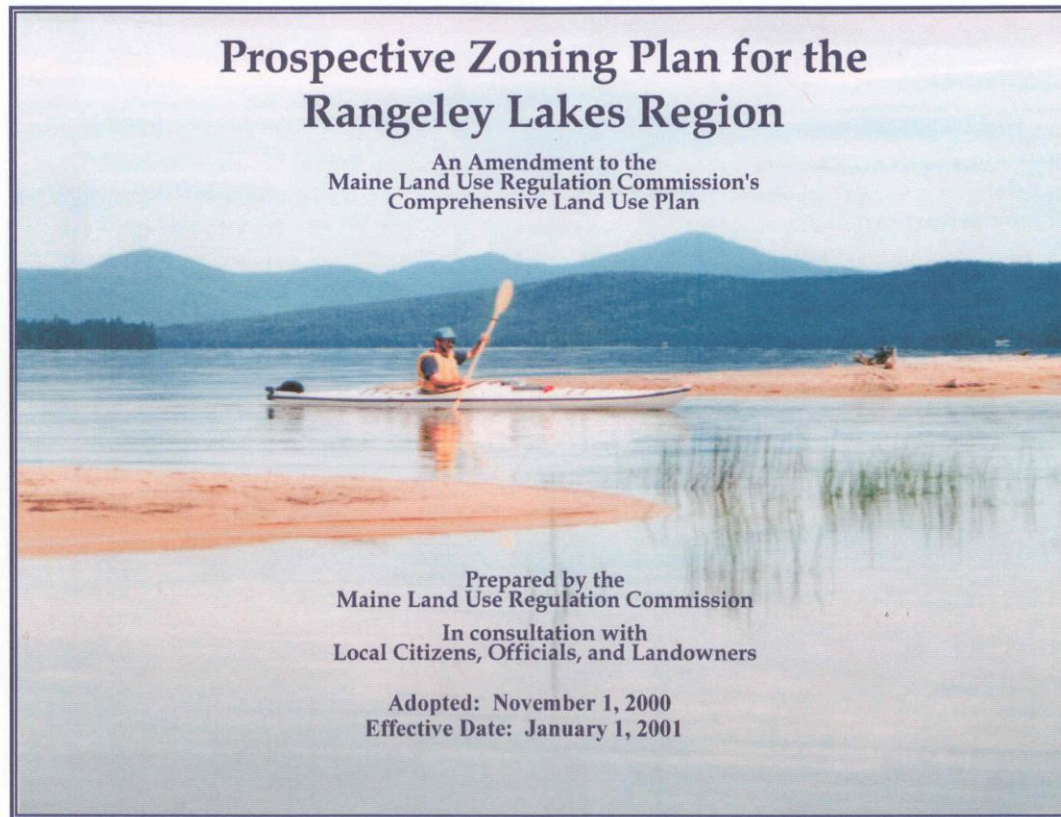


Rangeley Lakes Region Plan Process and Implementation

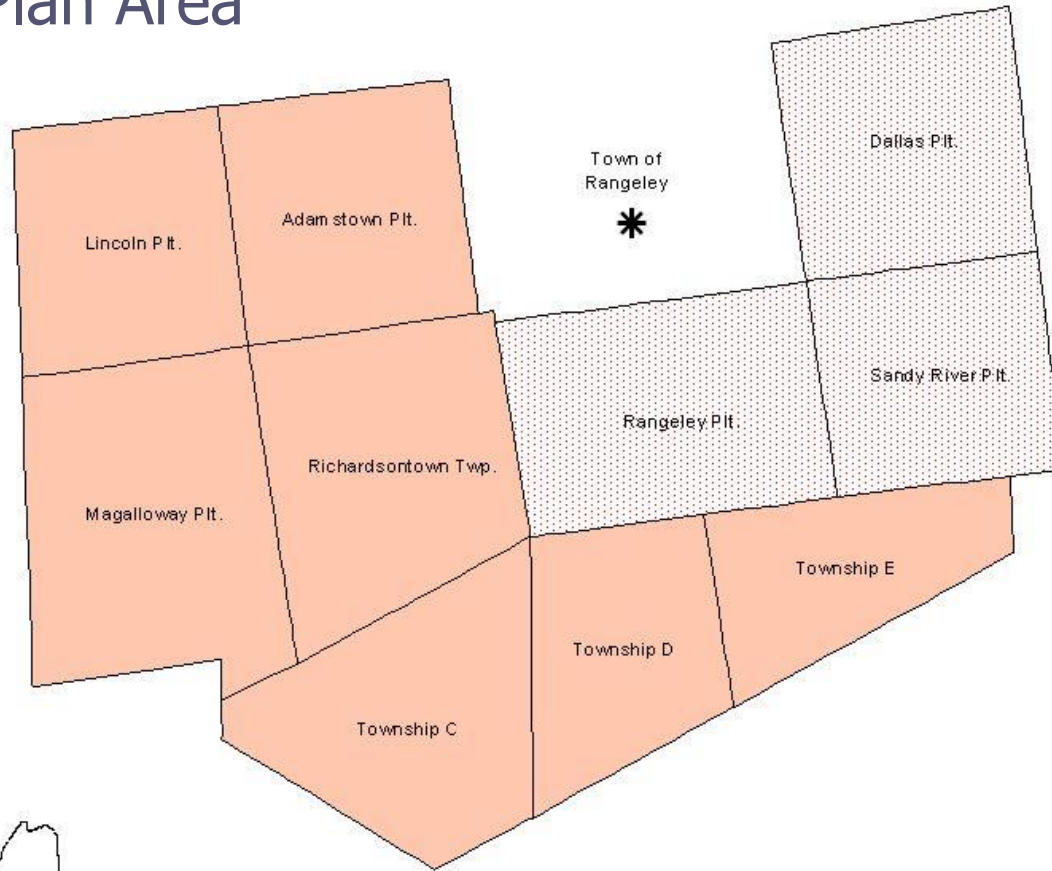


Prospective Development Zoning

- ✓ Preferable to case-by-case rezonings
- ✓ Recommended for high-growth, high-value regions
 - Rangeley Lakes area
 - Moosehead Lake area
 - Millinocket-Baxter State Park area
 - Carrabassett Valley area
- ✓ May be a need in low-growth, high-value regions
 - Interior
 - Coastal Islands
- ✓ Now being self-selected by regions that are interested

Rangeley Plan Region

Plan Area



Overall Process

- Land use inventory, 1995
- Staff analysis, 1996
- Local meetings to craft proposal, 1997-99
- Local meetings and public hearing, 2000
- Effective date, January 1, 2001

Process of Identifying Prospective Development Zones:

- ✔ Develop overall vision with local input
- ✔ Identify existing patterns of development
- ✔ Identify limitations
 - Poor soils (not definitive)
 - Commercial forest
 - Protected areas (wildlife habitat, easements)
- ✔ Public input

Listened to Public

- ✔ Mailings to property owners
- ✔ Over 30 meetings:
 - Plantations and townships
 - Meetings with regional organizations
 - Large landowners
- ✔ Consulted 4 opinion surveys

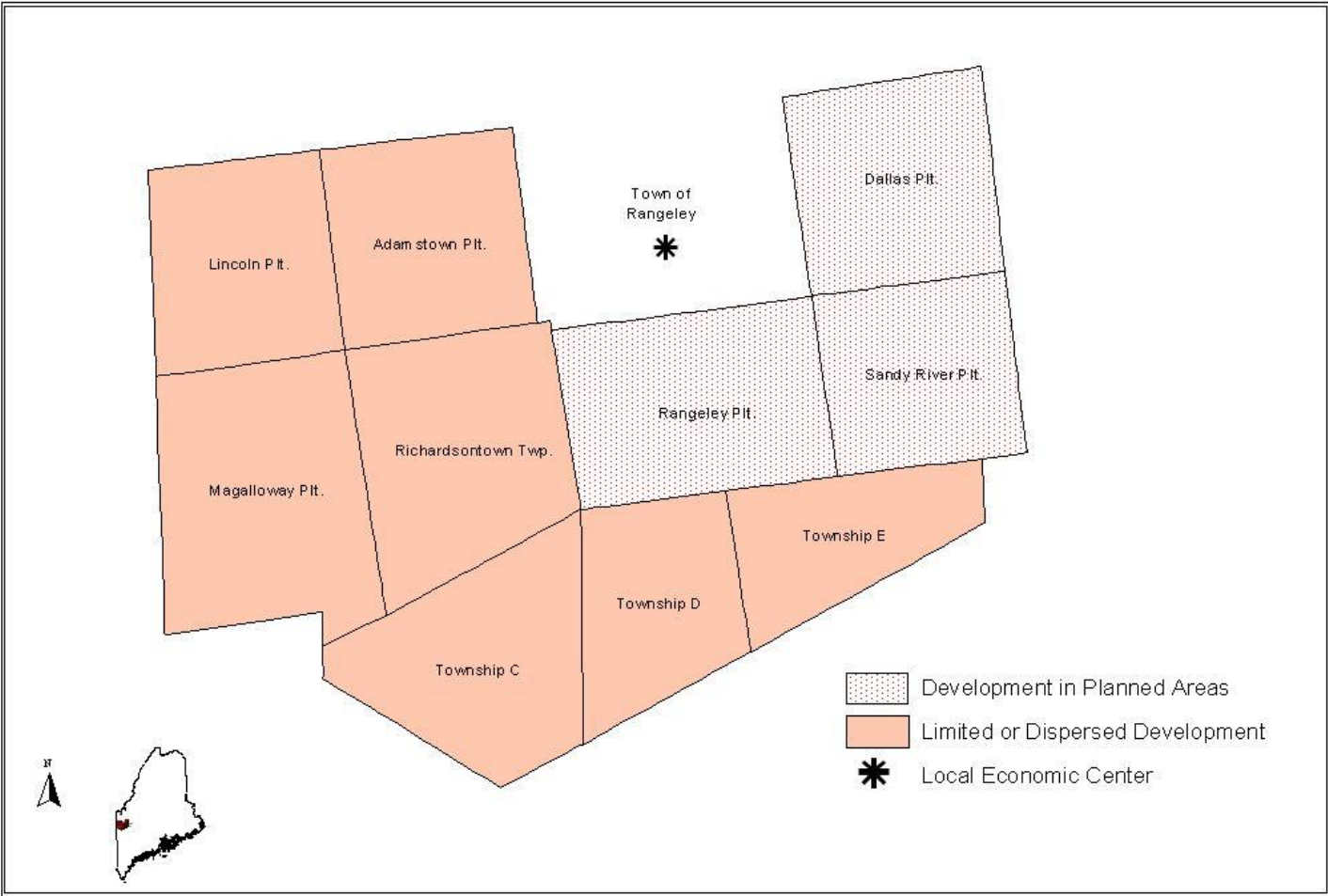
Vision

- Four-Season Gateway to Lakes & Woods
- Town of Rangeley: local economic center
- Adjacent plantations: focus of development
- Outlying townships: working woods
- High Quality Lakes, diverse settings

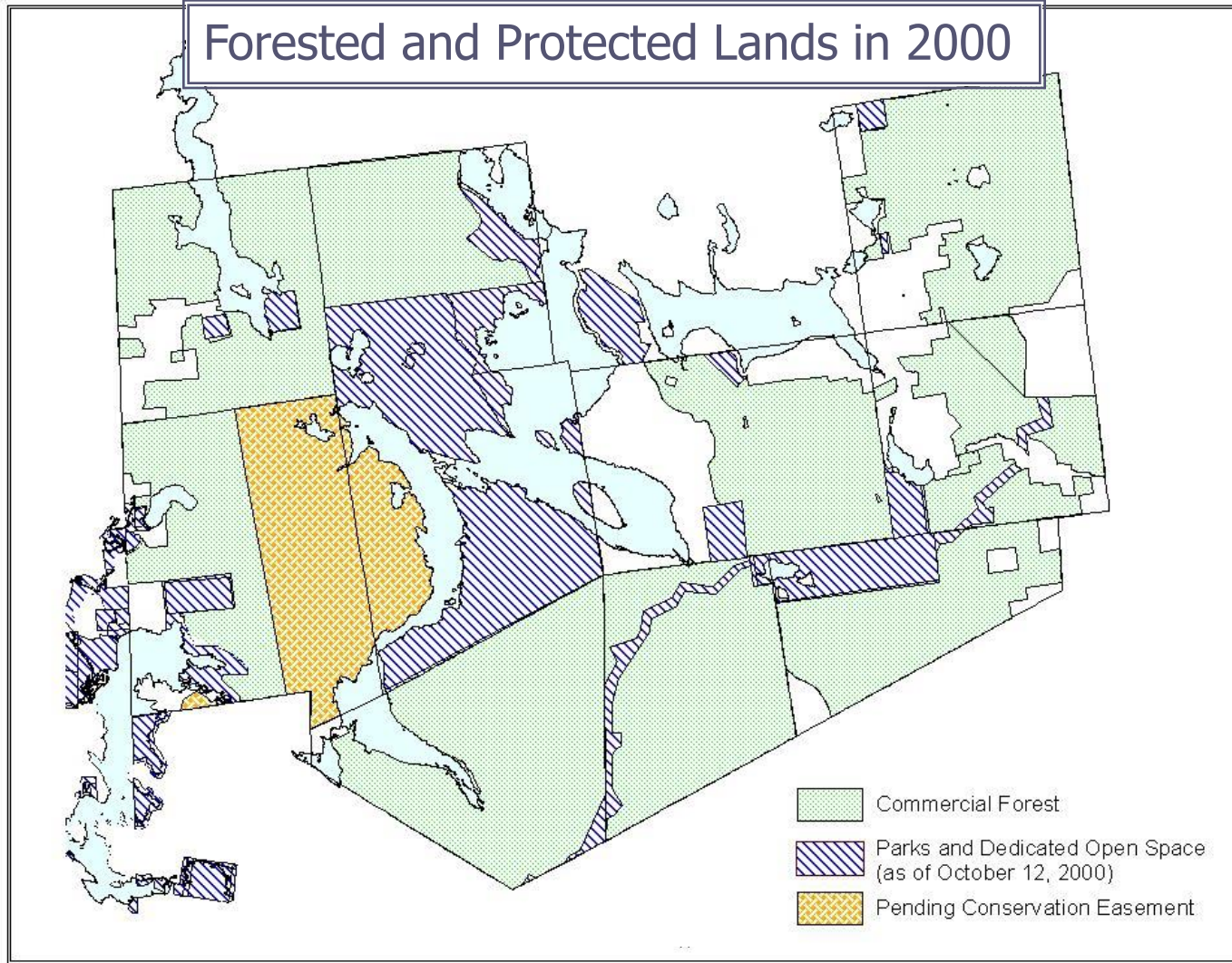
Guiding Principles

- ✔ Consistency with CLUP
- ✔ Place-specific
- ✔ Long term vision
- ✔ Room for reasonable expansion
- ✔ Focus on locations for development, make permitting easier and more equitable there
- ✔ Stick to the plan

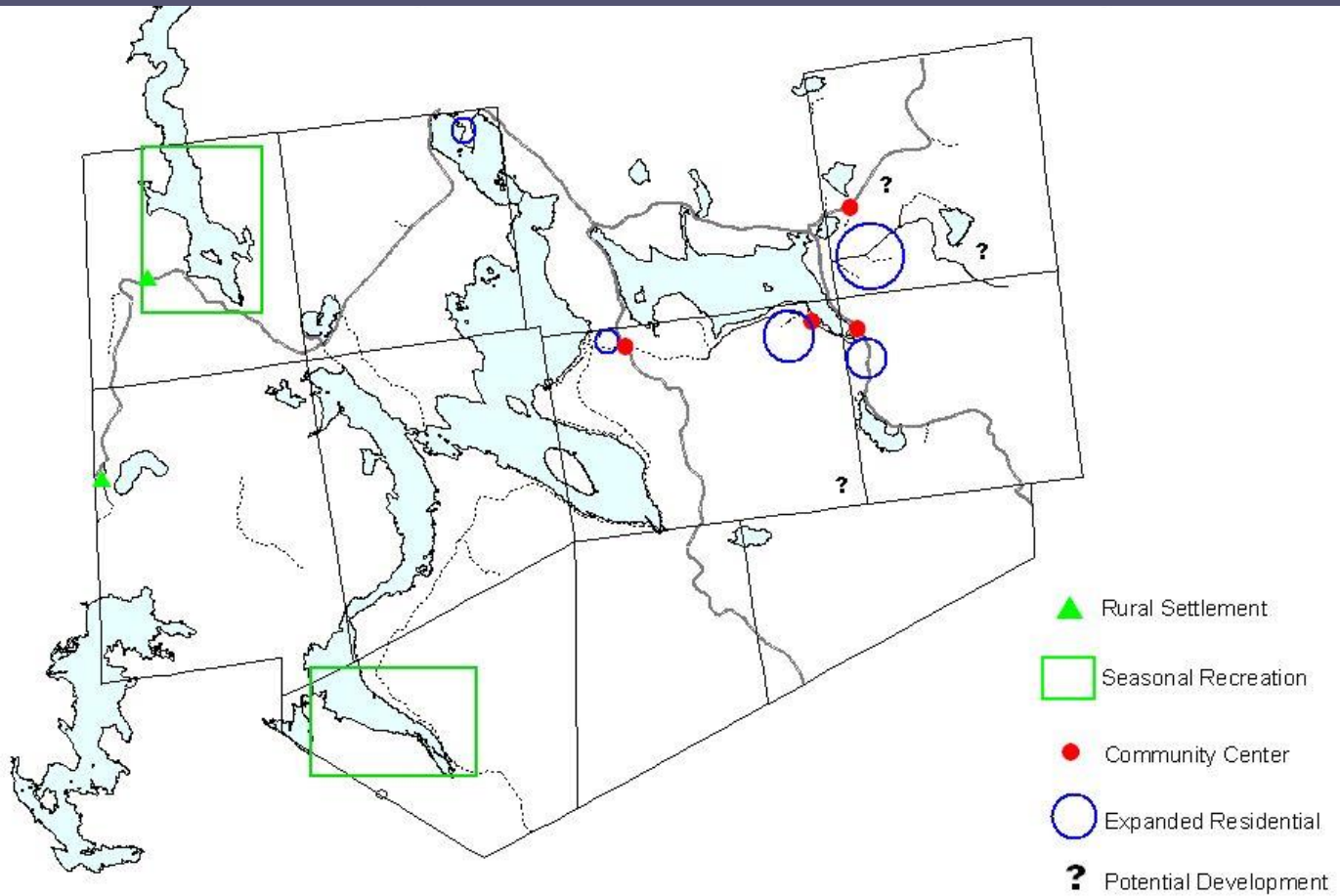
Regional Vision



Forested and Protected Lands in 2000



General Location of New Development Areas



New Zones

- ✔ Community Center (D-GN2)
- ✔ Rural Settlement (D-GN3)
- ✔ Extended Settlement (D-ES)
- ✔ Community Residential (D-RS2)
- ✔ Recreational Residential (D-RS3)
- ✔ Semi-Remote Lake (P-GP2)

Land Use Guidance Map

Sandy River Plt.

T2 R1 WBKP
Franklin County



Maine Department of Agriculture, Conservation and Forestry
LAND USE PLANNING COMMISSION
Augusta, Maine 04333-0022
(207) 287-2631
TTY (888) 577-6690
<http://www.maine.gov/doc/lupe>

Legend

Development Subdistricts

- D-ES Extended Settlement
- D-GN2 Community Center Development
- D-PD Planned
- D-RS2 Community Residential Development
- D-RS3 Residential Recreation

Protection Subdistricts

- P-GP Great Pond
- P-MA Mountain Area
- P-RR Recreation -Water
- P-RR2 Recreation -Trails
- P-SG Soils and Geology
- P-SL2 75 ft Shoreland -Minor
- P-WL1 Wetlands - Significant
- P-WL2 Wetlands - Scrub-shrub
- P-WL3 Wetlands - Forested

Management Subdistricts

- M-GN General

- Water body
- Improved road
- Unimproved road
- Trail

Areas designated as two or more protection zones are annotated with each zone, e.g. P-FP/FW/WL1, P-FP/SL1, etc., where necessary

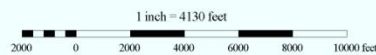
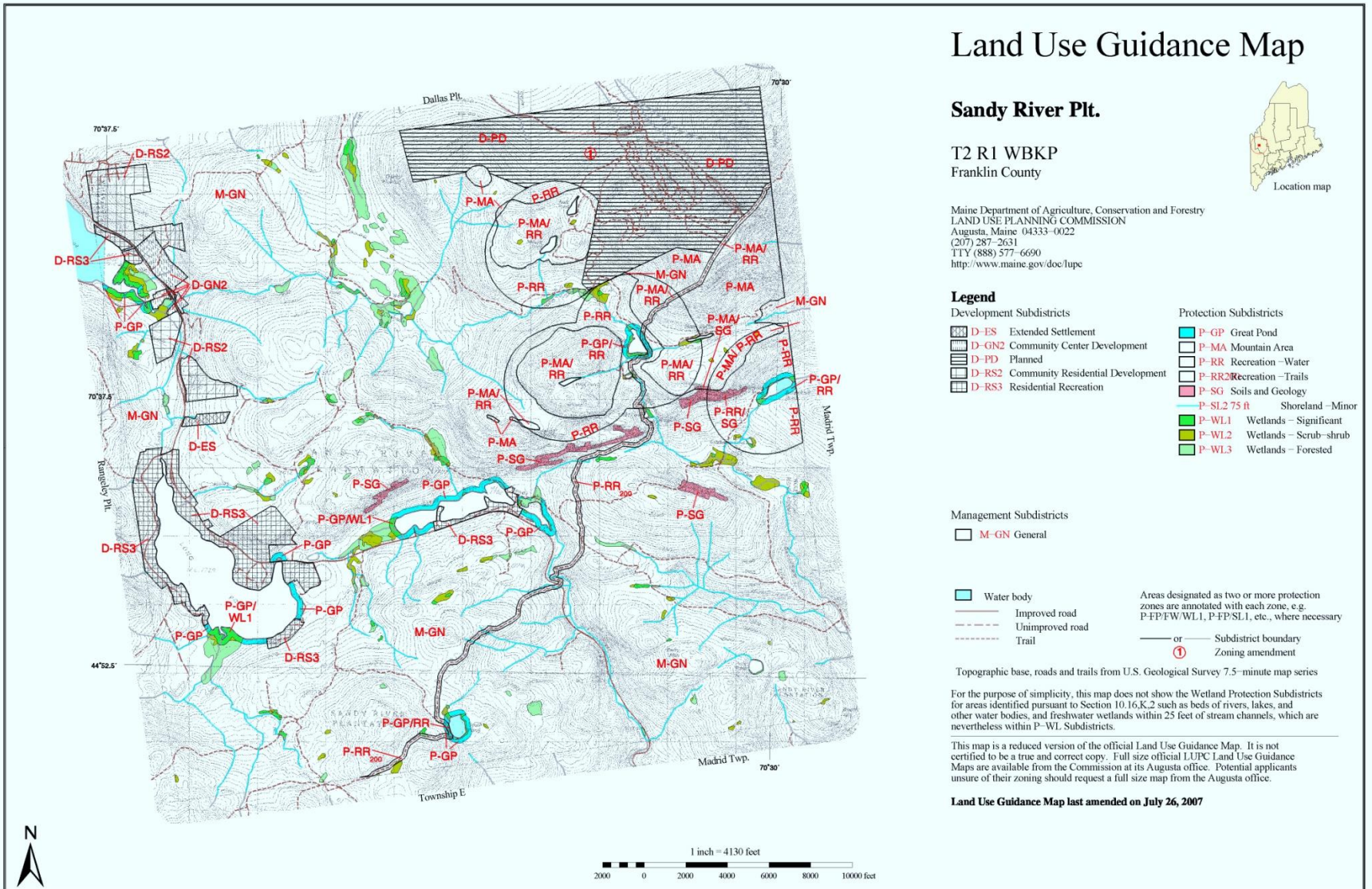
- Subdistrict boundary
- Zoning amendment

Topographic base, roads and trails from U.S. Geological Survey 7.5-minute map series

For the purpose of simplicity, this map does not show the Wetland Protection Subdistricts for areas identified pursuant to Section 10.16.K.2 such as beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels, which are nevertheless within P-WL Subdistricts.

This map is a reduced version of the official Land Use Guidance Map. It is not certified to be a true and correct copy. Full size official LUPC Land Use Guidance Maps are available from the Commission at its Augusta office. Potential applicants unsure of their zoning should request a full size map from the Augusta office.

Land Use Guidance Map last amended on July 26, 2007



Additional Standards

- ✓ Screening
- ✓ Non-residential parking
- ✓ Lighting
- ✓ Height/dimensional standards
- ✓ Generalized design review
- ✓ Home occupations

Statutory Rezoning Criteria

- Apply to all rezonings
 - Consistent with standards for district boundaries, CLUP, statute
 - No undue adverse impact – OR - more appropriate for protection and management of existing uses and resources

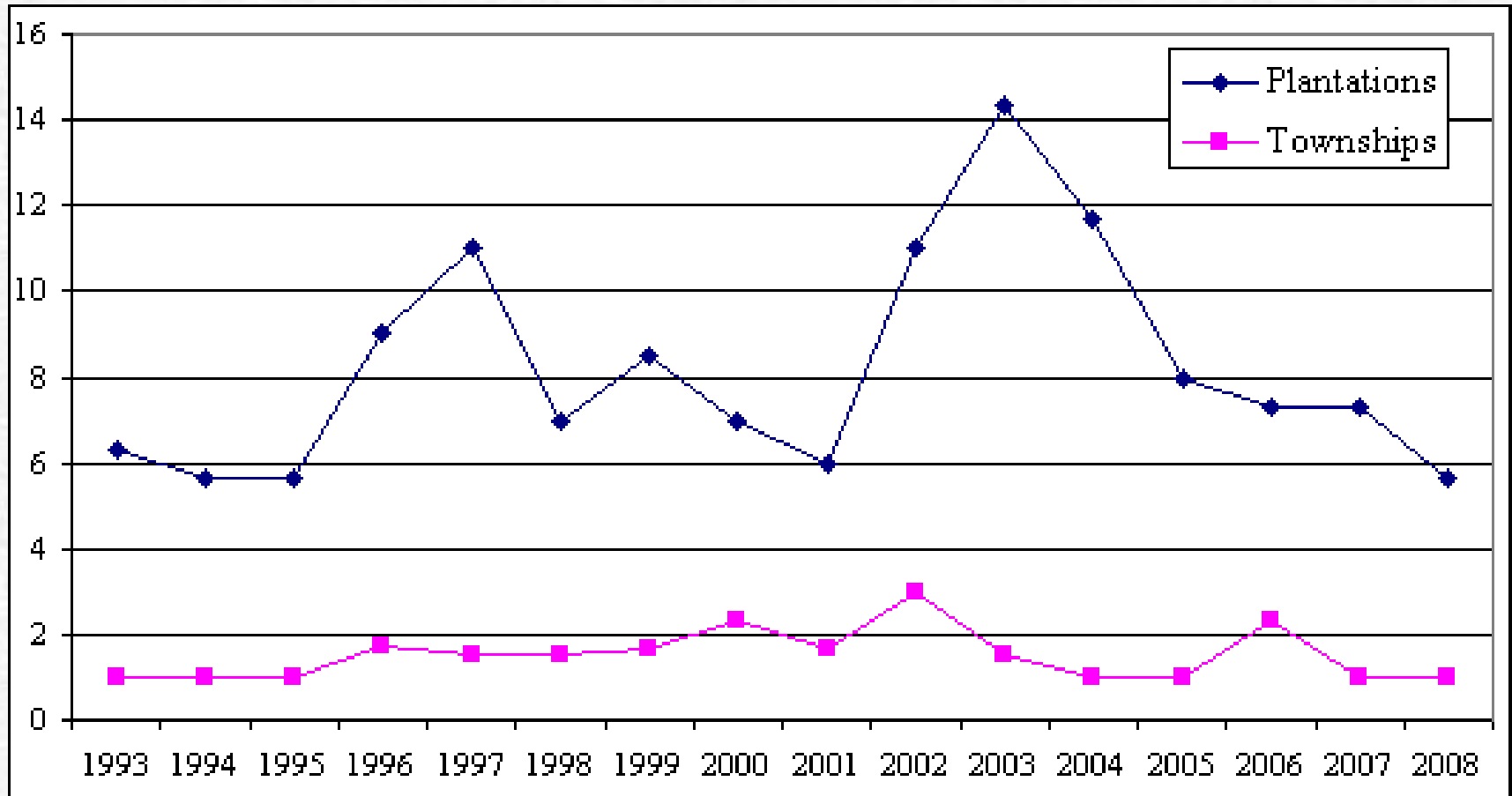
Additional Rezoning Criteria:

- Apply only to prospectively zoned areas:
 - Unforeseen circumstances
 - Contiguous development districts
 - More effective approach

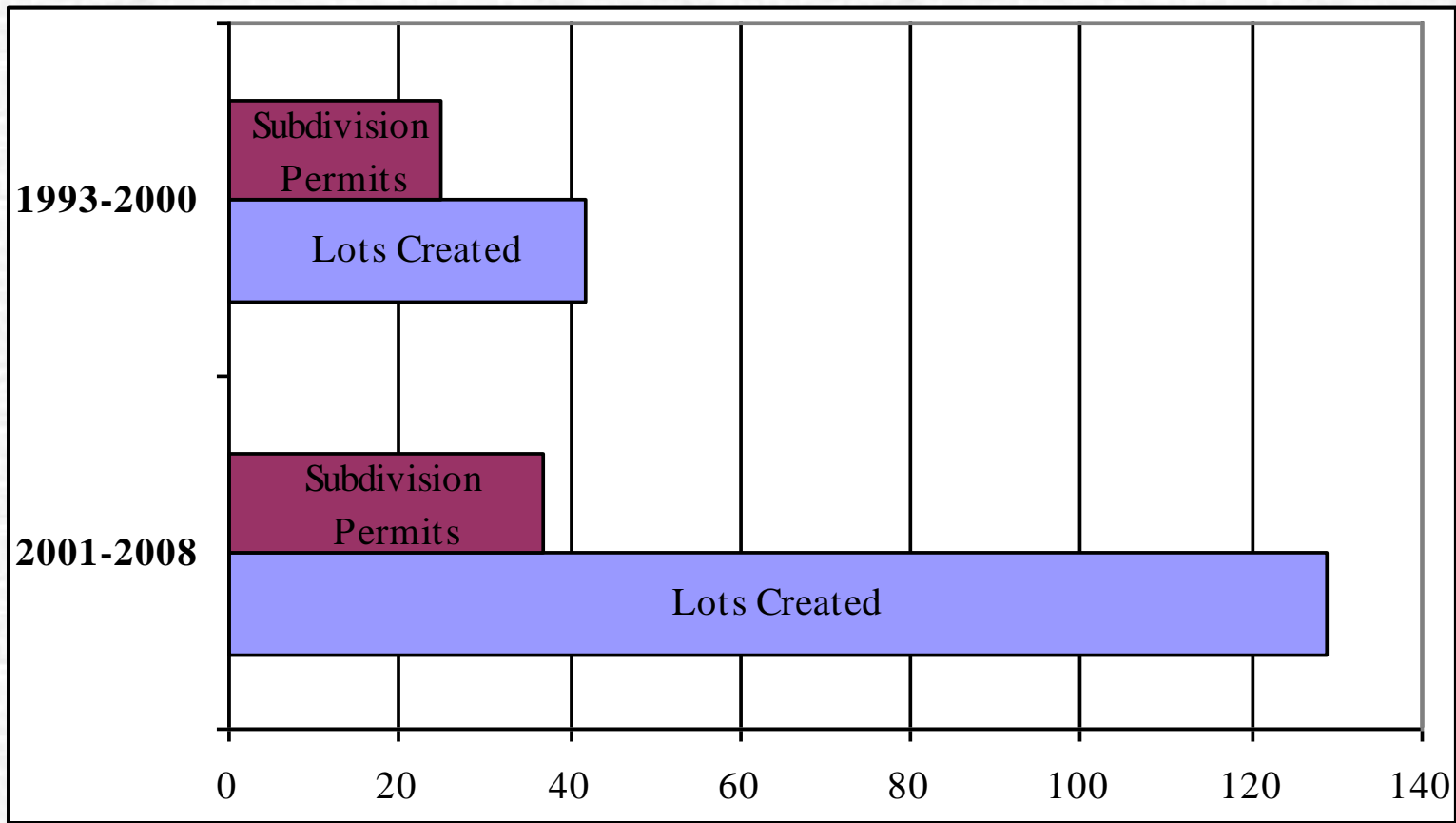
Results

- ✔ Released pent-up demand
- ✔ Focused development as designed
- ✔ Community generally supportive
- ✔ Anticipated conservation was executed
- ✔ Some landowners want more development potential
- ✔ New types of zones seem to work well

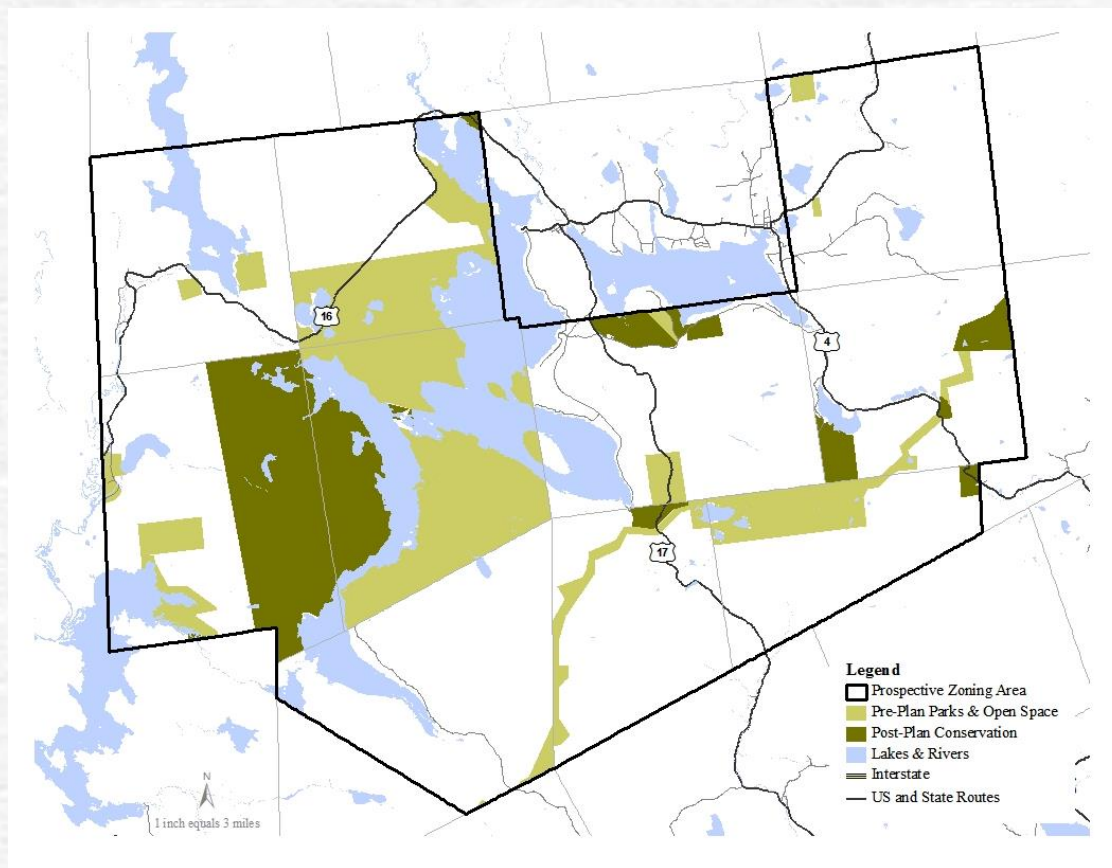
Annual Average New Dwellings Per MCD 1993 – 2008 (Except Saddleback)



Subdivision Activity



Conservation Lands 2009



What worked well and Lessons Learned

- ✔ Specify triggers for when the plan needs reworking
- ✔ Include the primary focus area plus sufficient surrounding area
- ✔ Take into account landowners' existing development plans
- ✔ Collect baseline data for future evaluation of results

What worked well and Lessons Learned

- ✔ Lots of local input is crucial
- ✔ No product will make everyone 100% happy
- ✔ There will be some differences of opinion about the proper role of planning

Other Approaches

- Rangeley is one (more intensive) model
- Variety of other approaches available
- Depends on goals and resources of region
- How many people/ how much area are affected will drive public involvement

Potential Products:

Change what is allowed in particular places

- Rangeley-style Plan with prospective zoning
- Broad Rezoning for selected uses (multiple types in multiple locations)
- Rezoning for specific/ targeted selected uses (A few key locations for targeted uses)



Potential Products:

Change what is allowed everywhere

- New or revised Land Use Subdistricts
 - New or revised Land Use Standards
- 

Potential Products:

Recommend specific future changes

- Regional Land Use Plan: Generalized areas where development would be appropriate
- Regional Land Use Plan: Set of criteria for identifying appropriate locations for development

Potential Products:

Recommend general future changes

- ✓ Regional Comprehensive Plan
- ✓ Sector specific plans/recommendations
 - Industrial growth plan for one or more sectors
 - Transportation/infrastructure plan
 - Recreation plan for local and tourist needs
 - Resource plan (e.g., consider habitat connectivity)
 - Update to Lakes Assessment

Important Considerations

- Products must be consistent with the laws that govern the Commission and the CLUP
- The further along in the rezoning process, the more utility to current and prospective property owners

Important Considerations

- What are the region's goals?
- What level of effort and resources are available
 - From the steering committee?
 - From NMDC?
 - From other entities?
 - From property owners in the future?
- What level of predictability is desired?

Important Considerations

There are trade-offs:

- Effort now
- Effort later
- Predictability
- Comprehensiveness
- Ease of use
- Process efficiency