

IRVING PROPOSED FISH RIVER CHAIN OF LAKES CONCEPT PLAN

Guide for Public Testimony

A. What is a Concept Plan?

Concept plans are landowner-created, long-range plans for the development and conservation of a large area. These plans are a clarification of long-term landowner intent that indicate, in a general way, the areas where development is to be focused, the relative density of proposed development, and the means by which significant natural and recreational resources are to be protected. The Commission established the concept plan process as a flexible alternative to traditional subdivision and development regulation, designed to accomplish both public and private objectives. Concept plans are initiated by a landowner and must be approved by the Commission.

Concept plans are implemented by rezoning land to a Resource Plan Protection (P-RP) Subdistrict. Consequently, the key regulatory review criteria for concept plans are the Commission's statutory criteria for rezoning and the Commission's Land Use Districts and Standards. The Commission's Comprehensive Land Use Plan also describes concept plans in its discussion of the Commission's lake management program.

For additional explanation, see the Commission's Concept Planning Overview and Guidance, which is available at www.maine.gov/dacf/lupc/laws_rules/guidance_documents.shtml.

B. Public Comments

- Public comments are important. The public can provide information about how people who live, work or recreate in the area would be affected. This is very important as the Commission considers the impacts of the Plan.
- Testimony about factors the Commission can legally consider is most effective. For example, the Commission can and will consider what level of development is appropriate for each of the four lakes in the Plan area, and welcomes public comments on this type of topic. However, the Commission cannot consider the timing and price of sales of existing leases. The Commission appreciates that the price and timing of anticipated lot sales are of significant concern and interest for each leaseholder. However, the Commission does not regulate these aspects of real estate transactions.
- You can agree with another speaker without repeating. If you want to agree with or emphasize something that has already been said, please just state that without repeating the testimony. That helps save time so that everyone has a chance to speak, and we make good use of everyone's time but can help emphasize the point.
- Provide your comments, not your vote. The Commission must make a decision based on the criteria in law and rule, and cannot base its decision on how many people speak for or against the proposal. The Commission wants to hear specific information about how the proposal will affect the local community and natural resources in the area. For example, statements like "I support/do not support the Concept Plan" cannot be used by the Commission to make their decision. Instead, give testimony about what specific affects the proposal would have on recreation, natural resources, the local economy, etc.
- Time limit. Each speaker will be limited to three minute presentations (the Chair may amend the time allotted for individual presentations depending on the volume of speakers). This is so that everyone has a turn. You can submit additional comments in writing either at the hearing or at any time during the comment period.

C. ADDITIONAL INFORMATION

Petition

- The petition and all relevant information are available on the Commission's webpage at www.maine.gov/dacf/lupc/reference/resourceplans/fishriverlakes_prp015.html
- Following the hearing, oral and written testimony will be posted to the website for review.

How to Participate

- May 22 and 23, 2018 evening sessions, 6:00 pm at the Caribou Inn (19 Main Street, Caribou): Members of the general public may attend and provide comments.
- Deadline for written comments: Following the hearing, written comments may be submitted by mail to 22 State House Station, Augusta, Maine 04333 or by email to Timothy.Beaucage@maine.gov, prior to noon on June 22, 2018. Written comments will be posted on the LUPC website for review and rebuttal.
- Deadline for rebuttal comments: Rebuttal comments must be in response to written comments received between the hearing and June 22 and may be submitted prior to noon on July 13, 2018.