Land Use Planning Commission

Location of Development Survey: Report of Results

Contents

Introduction

Survey purpose

The adjacency principle is the Land Use Planning Commission's (the Commission) existing policy for guiding the location of new development that requires a rezoning. Right now, this means that new zones for some commercial and residential development need to be located within 1 mile by road of existing compatible development. The purpose of this project is to review the current policy to see if it can be improved to do a better job of locating new development in different kinds of situations. The Commission recognizes that additional flexibility is needed. As one step in this review process, we asked for feedback from people who live in, work in, recreate in, or visit the Commission's service area. We created a public survey that asked respondents what types of development they would like to see in their areas, and where it should be located. This survey is one component of the adjacency review process and will be considered alongside information from stakeholder groups, permitting data, and other available information.

Survey development

Commission staff reviewed information gathered during the subdivision stakeholder process and the agency's permitting history and policy documents to identify key issues and questions about which public feedback would be helpful. Staff then developed informational materials and questions designed to allow members of the public to provide meaningful information without having to understand all of the technical details of the adjacency policy. In particular, a short video was produced by staff to explain the basics of the topic in easy to understand language. The survey format and text were tested by consulting with outside professionals familiar with survey design and administration, and by testing the survey on people who were not familiar with the Commission's policies and noting what survey questions were unclear to them. Staff revised the survey and the accompanying explanatory information accordingly.

Survey distribution

The survey went live on the Commission's website on 9/30/2016 and was also available in paper form. Upon request, staff interviewed people who were unable to write out answers to the survey questions. Notice of the survey was posted on the Commission's website and e-mailed to the Commission's e-mail list which includes approximately 2,323 addresses. In addition to notices on the Commission's website and email distribution list, approximately 80 local and regional interest groups were contacted to make them aware of the survey and to request that they send the information to their members. For example, those noticed included interest groups such as regional planning agencies, economic development initiatives and organizations, chambers of commerce, business associations, land trusts, motorized and non-

motorized trail groups, lake and road associations, and others. To ensure that property owners in the UT were aware of the opportunity to express their views, a postcard was mailed in December 2016 to each property owner, based on Maine Revenue Service property tax records, and the records of the plantation assessors and town clerks. A total of 21,740 postcards were mailed to property owners. In addition to the postcard, some posters were hung in publicly accessible places such as town offices and public libraries in nearby communities. The survey closed on March 27, 2017.

Results

Demographics: Who responded to the survey?

There were 2005 responses to the survey, representing a cross-section of people with an interest in the unorganized and deorganized areas of the state. About two thirds (67%) of the respondents reported being property owners or land managers in the Commission's service area. This good turnout of property owners appears to be due in part to the postcards that were mailed to property owners of record. More than a third (38%) of all respondents reported that they live or work in the service area, while about three quarters (74%) reported that they visit or recreate in the service area. The group of respondents who indicated they recreate in the UT includes people who own second homes, seasonal camps, or land in the UT. However, it appears that some people who own seasonal homes did not also indicate that they recreate in the area, so the number who recreate is probably higher in reality.

In several sections of this report, staff has analyzed the results by organizing the responses into groups:

- "LiveWork" consists of all respondents that indicated they live and/ or work in the service area (38% of respondents).

- "RecVisit" consists of respondents that indicated they recreate or visit in the service area, but do not live, work, or own or manage property there (27% of respondents);

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- "PropOnly" consists of people who own or manage property in the service area but do not live or work there and may or may not recreate there (33% of respondents);

- There was a small group of people who did not fit into any of these categories (2% of respondents).

At times you will see results based on property ownership, age brackets, or other groupings. Which group is represented depends on the context of the question and where in the data meaningful differences could be found.

Of the respondents who answered the question about their age, 34% were age 55 to 64 and 42% were 65 or older, with just 24% under 55. According to the 2010 US Census, 27% of householders in the UT were between the ages of 55 and 64, while 30% of householders in the UT were 65 years old or older.[1] Of those who gave employment information, the majority of respondents are employed full time (39%) or are retired (40%). Self-employment was also frequently cited (14%). These patterns for age and work status were similar for those that lived, worked, or recreated in the service area.
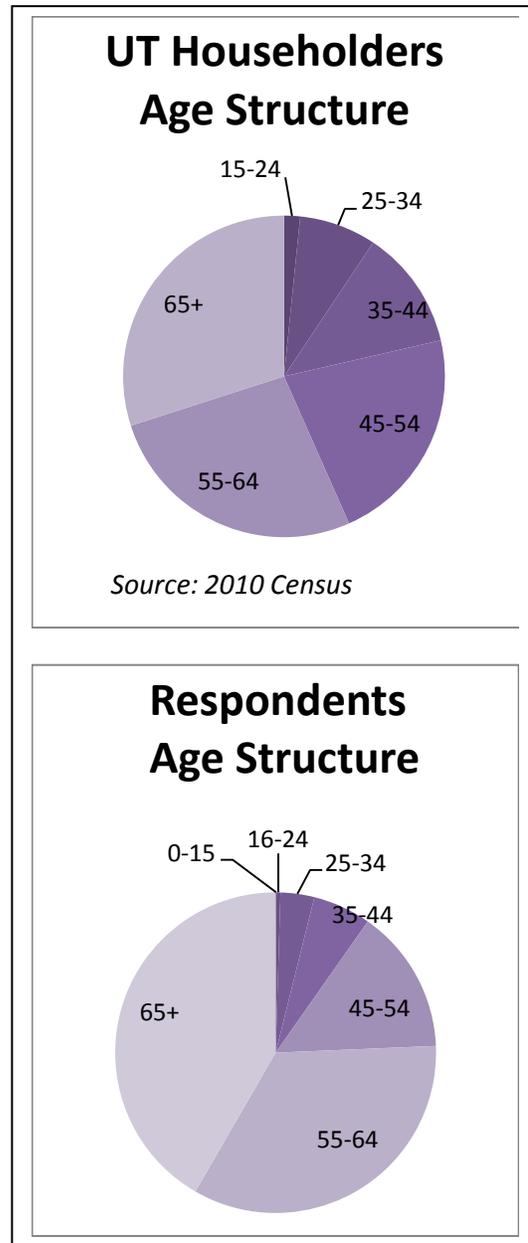

UT Householders Age Structure

Source: 2010 Census

Respondents Age Structure

Figure 1: Age Structure

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[1] The US Census includes slightly different age structure groupings than those used in the survey question. For comparison purposes, the age structures used by the census that are higher than 55 to 64 were combined to form a "65+" category. The Census defines householder as "the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees."

Demographics: Geographic areas identified by respondents

The survey asked respondents to describe their community or area and to base their answers on this geographic area as much as possible. Survey respondents identified many different types of places. Some people talked about just one township or their neighborhood, while others talked about a group of townships, large regions, counties, or even landscape features such as public lands, watersheds, or mountain ranges.

Organization of survey data by region

To assist with organization and review of survey data, staff created 21 survey data areas based on areas that were commonly identified by respondents to ensure that each response was considered in the geographic place intended by the respondent. Together, these data areas encompass all of the unorganized and deorganized areas in Maine (sometimes referred to as the UT). 18 of the data areas include groupings of townships in the UT; the 3 remaining data areas include: respondents who identified such large geographies that their responses were considered to address the entire UT[2]; respondents who identified towns not served by the Commission; and respondents who identified landscape features spanning multiple data areas such as long distance trails, watersheds, and mountain ranges.

When analyzing the survey data results, staff combined some of the data areas, creating 10 data regions. These regions capture responses pertaining to a geographic area large enough to include a sufficient number of responses to allow for meaningful review. However, care was taken when creating these groups to ensure they were small enough to capture regional differences.

This grouping exercise resulted in the survey data regions shown in Figure 2.[3]

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[2] If a respondent named locations or areas in 5 or more data areas, they were considered to fall under "All UT."
[3] The only data region not represented in Figure 2 is "Not UT," which includes respondents who identified a town not served by the Commission. All other data areas were combined into these 10 regions.
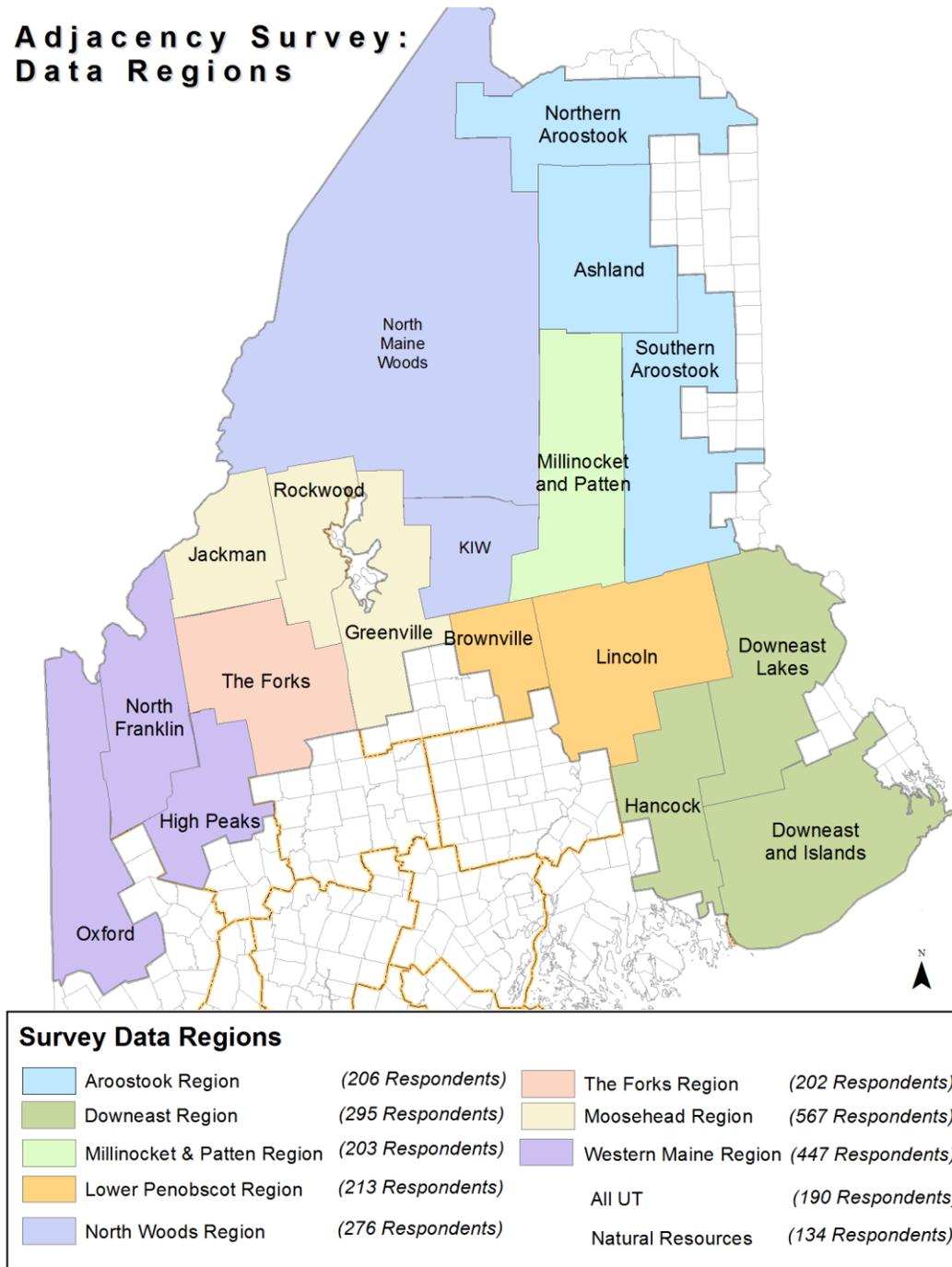
Adjacency Survey:
Data Regions

Survey Data Regions

▢ Aroostook Region	(206 Respondents)		▢ The Forks Region	(202 Respondents)
▢ Downeast Region	(295 Respondents)		▢ Moosehead Region	(567 Respondents)
▢ Millinocket & Patten Region	(203 Respondents)		▢ Western Maine Region	(447 Respondents)
▢ Lower Penobscot Region	(213 Respondents)		All UT	(190 Respondents)
▢ North Woods Region	(276 Respondents)		Natural Resources	(134 Respondents)

Figure 2: Survey Data Regions

The proportion of respondents who own or manage property in the service area varied by data region, and was highest in "Lower Penobscot" (89%) and "Aroostook" (71%), and lowest in "Millinocket and Patten" (46%) and "North Woods" (44%). Respondents who were talking

about the entire UT or specific natural resources rather than a geographic region were less likely to own or manage property, at 32% and 23% respectively.

What people said about their area

The survey asked people what they liked about their area, what should remain the same, and what should change. There was some variation between data regions. For example, respondents who identified the Aroostook region focused a little more on community and neighborliness and Downeast respondents had a little more mention of recreation and especially ATV riding and fishing. On the whole, however, there was remarkable consistency in the answers across regions.

Questions 4, 5, and 6 were open-ended and asked:

- Question 4: "Name two things that you like about your area."
- Question 5: "What about your area should remain the same for the benefit of future generations?"
- Question 6: "What about your area should change for the benefit of future generations?"

After reading through the open-ended responses to Question 4, staff found some common themes and concepts. For example, respondents valued local people and businesses, the natural resources that define the area, working forests and farms, peace and quiet and a rural setting with dark skies and scenery. Low taxes and recreational opportunities were also important, as were traditions, privacy, a simple lifestyle, and an appreciation for access to private land. Undeveloped shorelines, wilderness feeling and low population density seemed to be an integral part of how people think about many places in the UT, including those that live and work there and those that come to recreate.

When people are asked to talk about what they would like to see stay the same, and what should change, an interesting dynamic occurred. The suggestions for what should stay the same were fairly consistent, and largely reflect what people said they valued. There were some additional specifics – examples include large lots sizes, orderly growth and development, hoping the post office will stay open, centralized commercial activity, respect for property rights, limited roads, and a directive to not over-regulate. But all in all, it seems fair to say that what people want to stay the same are the things that make the unorganized areas of the state unique: the natural resources, the respect for the individual, recreational opportunities, and the general feel of the place.

It's much more difficult to sum up what people want to change. The answers ranged far and

wide and touched on very specific issues that were important to the individuals taking the survey. For this reason, rather than try to summarize a tremendously diverse set of responses, we compiled a list of themes that emerged, and have attached that as Appendix A– Question 6 themes and concepts. It is not a complete list of responses, because there were 1,698 answers to that question. But it is three pages of ideas and items that were mentioned prominently in the answers. Reading through the thousands of comments on these topics was rewarding, as it is a window into why these places are so important to the people that live in, work in and visit them.

Commercial development

Summary

Generally, respondents indicated that they would not like to see further commercial business development in their community or area. However, respondents who said "no" sometimes went on to add that while much of the areas was not suitable for more commercial business development, there were specific areas that may be suitable under certain conditions. Of those respondents who answered "yes" more commercial business development would be appropriate, they ranked recreation, forestry, home-based, and retail businesses highly. There was some variation in how different groups of respondents ranked preferences for commercial business development. Respondents who only recreate, or who only own property (and do not live or work in the UT), expressed greater interest in seeing more retail or restaurant types of businesses than those who live or work in an area served by the Commission. Respondents identified proximity to public roads and to people and markets as being the most important factors to consider when locating retail and similar businesses, while being away from homes and close to raw materials was important to consider for resource extraction and forestry businesses.

Results

In all survey data regions, and in all groups of survey respondents (such as those who live in an area, or those who just recreate or visit there), respondents generally did not want to see more commercial business development in the community or area they identified. For those respondents who said that they would like to see more business development, there were only small differences between responses from individual survey data regions. For example, in the Aroostook region and the Millinocket & Patten region, slightly more respondents indicated that they would like to see more business development than in the other regions, but the number of people in each region who answered "no" to the question was still over 50%.

Question # 8 asked respondents: *Is the area, or portions of the area, you identified at the beginning of the survey a good place for more commercial business development?*

Of the 2005 total respondents: 189 (9%) did not answer Question 8; 501 (25%) said "Yes"; and 1,315 (66%) said "No." There were some differences between answers from those who live or work in the Commission's service area and respondents who visit or only own property in the service area. The graph below illustrates the results:
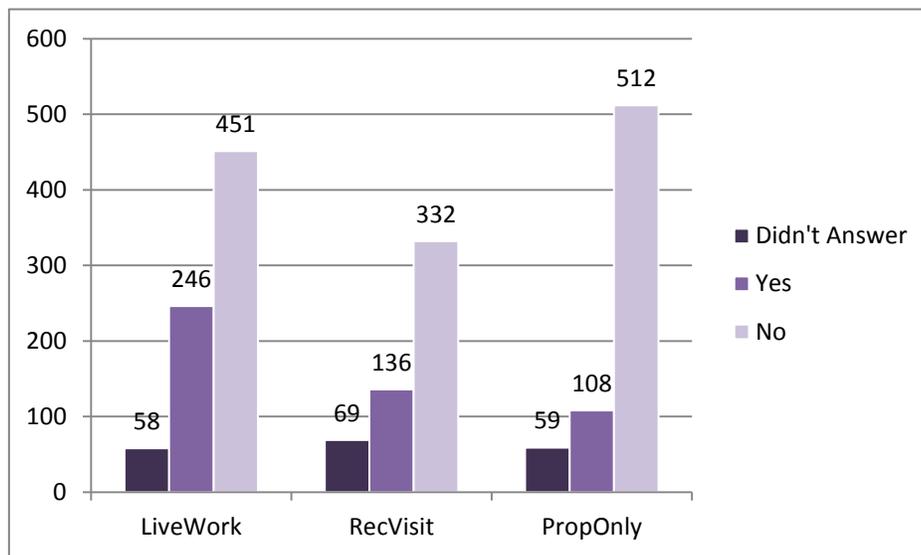
Figure 3: Commercial business development by LiveWork, RecVisit, and PropOnly

Respondents who said they live or work in the Commission's service area were more inclined to want more commercial business development in their area than those who only recreate or those who only own property in the UT. The number of respondents who favor more business development is shown in Figure 3. Among the 3 groups shown in the figure, 35% in the LiveWork Group, 29% in the RecVisit group, and 17% in the PropOnly group answered "Yes" to Question 8.

Respondents who answered "No" to Question 8
Some of the 1,315 total respondents who said "No" to Question 8 qualified their answers by describing under what conditions development might be appropriate in, or near, their area. For example, some respondents considered most commercial development to be very large-scale, resource-intensive activities and they did not think that type of development was a good fit for their area. However, smaller-scale commercial operations may be appropriate and respondents suggested that they may have said yes if offered the opportunity to specify under what

circumstances. Others noted that, while their specific area was not appropriate for one or more reasons (maybe it was too far from existing infrastructure), other places nearby would be appropriate for commercial development and should be considered.

Respondents who answered "Yes" to Question 8
The 501 respondents who said "Yes" to Question 8 were asked additional questions about what type of development they would like to see, and what locational factors would be important to consider in where new development occurs. Respondents could select: Retail or Restaurants; Services; Businesses related to Forestry; Businesses related to Agriculture; Businesses related to Recreation; Businesses related to resource extraction; Home-based Businesses; or they could write in their own ideas.

While respondents in all data regions consistently identified forestry businesses, recreation businesses, and home-based businesses as being desirable for their area, there were some small differences in preference for types of businesses in each region. For example, respondents in the Aroostook region group were more likely to select resource-dependent businesses such as those related to resource-extraction and forestry or agricultural activities, while in the Moosehead region forestry was still selected by most respondents but resource extraction and agricultural activities were not selected as often.

Respondents were asked to rank the types of businesses they identified in order of importance. The following table illustrates the result:

Question 11: "What types of businesses are needed the most in the area you identified at the beginning of the survey? Please rank the following, where 1 is the most needed."

Types of Businesses	% of 501 respondents who ranked 1,2, or 3
Recreation	63%
Forestry	39%
Home Based	34%
Retail or Restaurants	34%
Agriculture	28%
Personal Services	16%
Other	15%
Resource Extraction	10%

Figure 4: Commercial business development - ranked preferences

Recreation businesses were ranked as a top priority (1, 2, or 3), by 63% of the 501 respondents who answered the question. Many respondents also ranked forestry, home-based, and retail or restaurant businesses as top priorities.

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Home-based businesses were generally preferred by respondents in the "LiveWork" category, whereas retail and restaurants were preferred by those in the "RecVisit" and "PropOnly" groups.

If respondents said they would like to see more commercial business development in their area, they were asked to provide feedback about what makes a location good for the type of commercial business development that they selected.

Question 12 asked: *"What about a location makes it a good place for the businesses you identified? Please check all boxes that apply."*

[Answer Options: Near Public Roads; Near Services like fire, police, or ambulance; Access to broadband internet; Access to people and markets; Away from homes, Near recreational resources; Away from recreational resources; or Near raw materials]

The following figures illustrate the results. Figure 5 shows the total number of respondents that selected each locational factor (e.g., near public roads, away from homes, etc.). The taller the column, the more people thought that was an important factor.
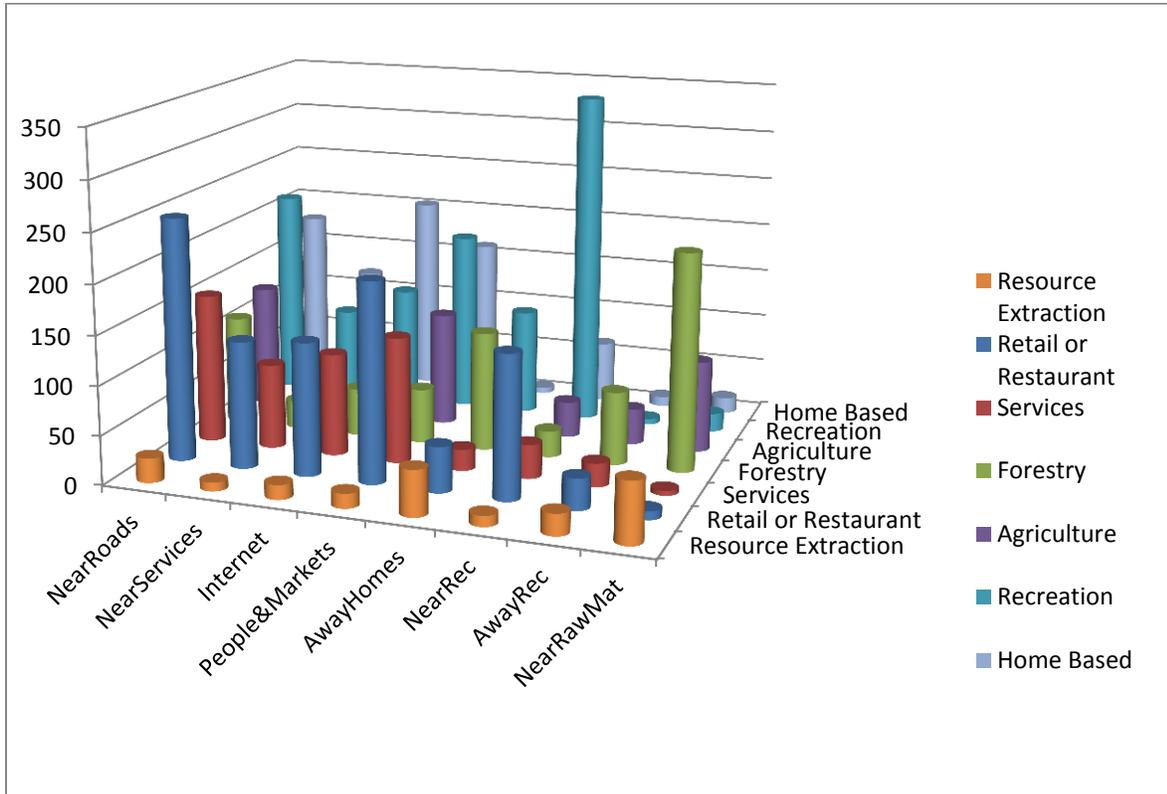
Figure 5: Commercial business development - locational factors

Figure 6 shows the 3 most selected locational factors for each type of commercial development, total respondents who commented on each type, and the percentage of those respondents who selected each factor.
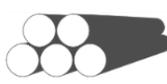
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Types of Businesses	Most selected factor	2nd most selected	3rd most selected	Respondents
Retail or Restaurant[4]	*Near public roads* 87%	*Near people and markets* 71%	*Near Recreation* 51%	284
Personal Services	88%	74%	*Near Internet* 60%	174
Forestry	*Near Raw Materials* 78%	*Away from Homes* 43%	39%	284
Agriculture	57%	52%	42%	223
Recreation	88%	55%	47%	390
Home Based	71%	62%	56%	285
Resource Extraction	70%	53%	28%	88

Figure 6: Commercial business development - locational factors

The most commonly identified factors for all types of businesses included proximity to public roads and to people and markets. However, for resource-intensive activities such as forestry or resource extraction businesses, respondents who commented on those types of businesses indicated that it was more important that they be farther away from homes and near the source of raw materials. For home-based businesses, and to a lesser degree personal services, commenters felt that it was important to have access to internet services. Commenters also noted that recreation businesses should be located near recreational activities in addition to being located near public roads and people and markets.

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[4] Respondents could identify more than one locational factor. For example, if someone commented on home-based businesses and businesses related to agriculture, they could select any or all of the answer options as important for both types of businesses.

Residential development

Summary

Opinions about residential development were different from those about business development. More people were in favor of new residential development in their area than were in favor of new business development, however, fewer than half of the respondents indicated a desire for more residential development. Respondents who said "no" sometimes went on to say that, while much of the area was not suitable for more residential development, there were specific areas that may be suitable under certain conditions. When respondents who said "yes" to more residential development ranked the importance of various factors in locating development, the responses were surprisingly consistent, with "minimal impact to wildlife habitat," "access to existing public roads," and "access to emergency services" all rating high in the list. There were mixed opinions about whether they would answer differently when considering "camps" vs. year-round homes. The majority said they should be treated the same, but there were some clues in the comments that might help make distinctions between the two types of structures if needed when the Commission develops potential options to refine the adjacency principle.

Results

The trends were similar in most data regions, with the North Woods region and the respondents who did not indicate a specific region responding less favorably to new residential development. However, the results did vary by the type of respondent, as is illustrated in Figure 7.

Question 13 asked respondents: *"Is the area, or portions of the area… a good place for more residential development?"*
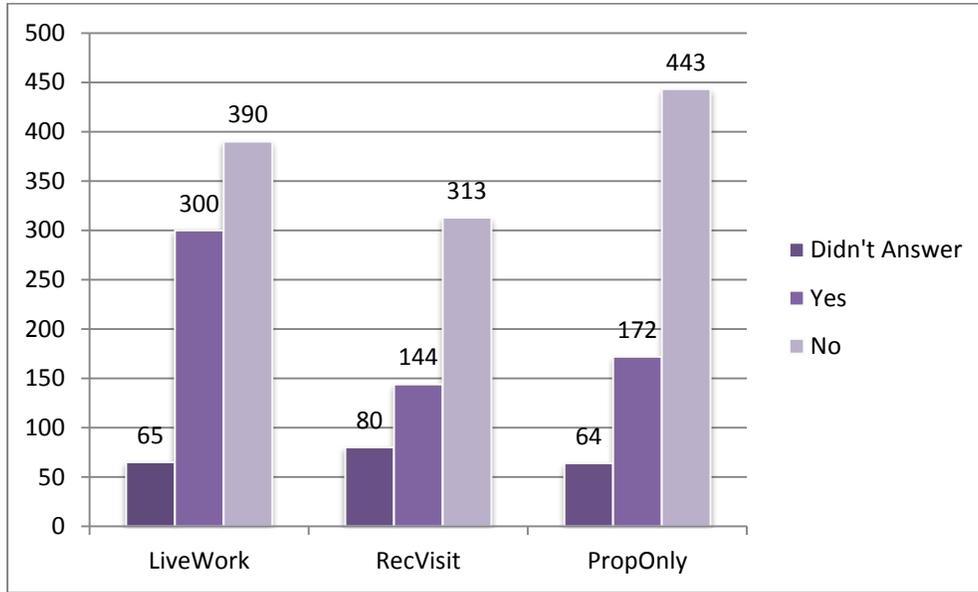
Figure 7: Residential development by LiveWork, RecVisit, and PropOnly

The number of respondents who favor more residential development is shown in Figure 7. Among the three groups of respondents shown in the figure, 43% in the LiveWork group, 32% in the RecVisit group, and 28% in the PropOnly group answered yes to Question 13.

Respondents then were asked "If no, why not?" Answers to that question varied, but some general themes emerged. Some respondents, whether they answered "no" or "yes", expressed the view that certain places were more suitable for residential development than others, and made comments about how that applied in the area they identified.

Respondents who did not want additional residential development in their area
Reasons people said "no" often had to do with an oversupply of existing homes and lots on the market, concerns about remoteness or wildness, and the rural character of the area. Also, some indicated that there were more suitable places in nearby towns. In addition, individuals answering "no" also cited distance from services and infrastructure, lack of jobs, the need to keep taxes low, existing slow growth or declining population, and the need to retain recreation areas to draw tourists. For some people who live in areas with existing shorefront development, they felt that the density was as high as it should go.

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Respondents who did want additional residential development in their area

Those people who answered "yes" were asked additional questions about residential development. Answers varied substantially to the question "Where should new homes be built in the place you identified at the beginning of the survey?" However, near existing towns, roads, or development were all popular answers. There were also some "wherever" or market-driven answers. Because there were only 516 response to this question, and the answers varied, the full comments are attached as Appendix B – Q15 Answers.

Question 16 asked respondents who answered "yes" to rank a number of locational factors in order of importance.

Rank: (1 =not important, 5 =very important)	1	2	3	4	5	Sum	Avg
Wildlife	3	11	55	136	395	600	4.515
Roads	6	14	38	181	363	602	4.463455
Emergency	7	20	88	213	271	599	4.203673
Design	12	18	92	201	275	598	4.185619
Electricity	17	29	82	174	300	602	4.181063
Soils	13	20	100	245	217	595	4.063866
Privacy	11	27	137	213	192	580	3.944828
Internet	29	38	118	179	234	598	3.921405
Recreation	15	41	141	221	174	592	3.841216

Figure 8: Residential development - locational factors

When the answers to this question were analyzed by age category and for those who live or work in the service area, the results were similar. Wildlife and roads were the highest ranked for all of the analyses we did. Most of these listed factors were rated by respondents as relatively important, so it isn't clear how meaningful the distinctions are between an average of 3.84 and an average of 4.52 is without doing further statistical analysis. However, it gives a general sense of the importance that people place on these issues.

Camps

The final question in the residential section asked respondents who said "yes" to the residential development question the following: "Sometimes homes that are not a primary residence or are used seasonally are called 'camps.' They may or may not have the same amenities as year-round homes. Would your answers to the questions above be different for camps than for primary residences or year-round homes?" 391 respondents said that their answers would be the same for both. 232 said that their answers would be different for camps vs. year-round homes. Some people indicated both. The answers indicated that many people feel the two types of development have generally the same impacts. Respondents who said locational factors for camps and houses were different often said that camps don't require as many

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services – for example plowing, electricity, internet or emergency services - and that they can be less visible, with privacy being very important for camps. These responses may give the Commission some ideas about what may distinguish a camp from other residential development.

Recreational development

Summary

Survey respondents generally would like to see more recreational development in their area. There were some small differences between groups of respondents, but for the most part respondents supported additional recreational development. There was some variation in the types of recreational facilities identified in each data region, as well as the types of recreational facilities identified by different groups of respondents. Respondents indicated that it is important to consider proximity to public roads when locating businesses that rent equipment or provide supplies for activities; while sporting camps, recreational activity centers, and back-country trails may need to be close to natural features.

Results

In all survey data regions, and in all groups of survey respondents (such as those who live in an area, or those who only recreate or visit there), a majority of respondents wanted to see more recreational development in the area they identified. Of 1,737 respondents who commented on recreational development, 1,329 (77%) identified a type of recreational development they desired in their area and 408 (23%) selected "none". The results are shown in the following graph.

Question # 22: "What types of recreational development would you like to see in the place you identified at the beginning of the survey? Please check all that apply.

[Answer options include: Sporting Camps; Activity Centers; Back-country trails; Places to rent equipment; Places to get supplies for recreational activities or trips; None; or Other]
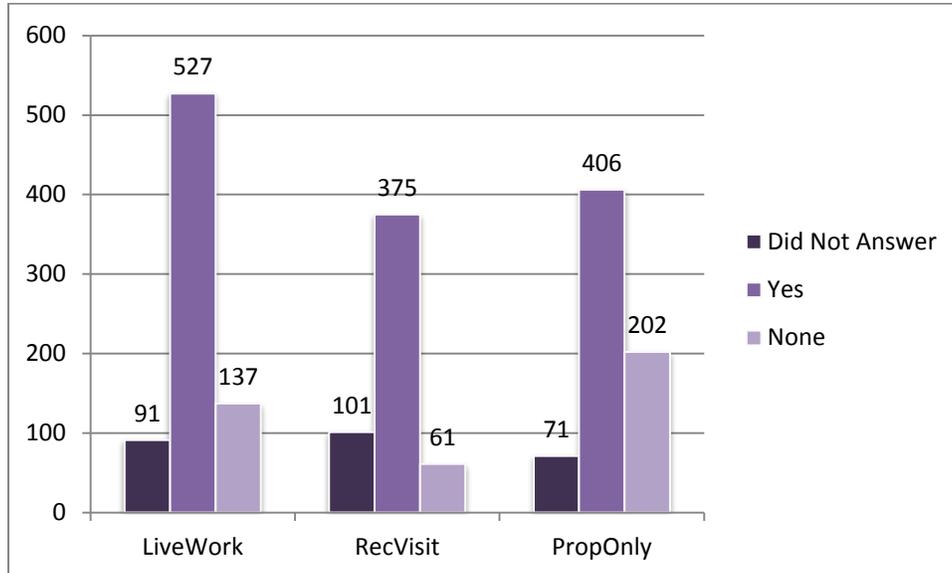
Figure 9: Recreational development by LiveWork, RecVisit, and PropOnly

There was some variation between groups of respondents, but for the most part people thought that additional recreational development would be appropriate in their area. The number of respondents who favor more recreational development is shown in Figure 9. Among the three groups of respondents shown in the figure, 79% of the LiveWork group, 86% of the RecVisit group, and 67% of the PropOnly group identified a type of recreational development that they would like to see in their area. Respondents who only own property in the UT, and do not live or work there, were slightly less inclined to say "yes" to more recreational development (202 of 608 respondents, or 33%, selected "none").

Answers were fairly consistent across data regions, with the exception of The Forks and Lower Penobscot regions, where there were slightly higher numbers of respondents who did not want to see additional recreational development (The Forks: 66 out of 177, or 37%; and Lower Penobscot: 54 out of 177, or 31%). However, the percentage of people who said yes to additional recreational development was above 60% in both regions

The following graph shows types of recreational facilities that were selected by the 1,737 respondents who answered Question 22. If respondents selected "None", then they were not asked further questions about recreational development.
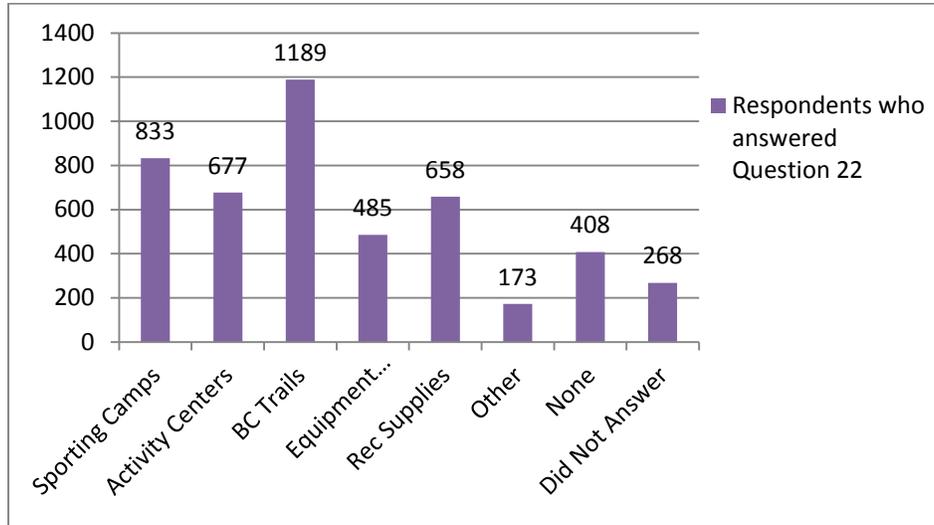
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Figure 10: Recreation - types of development

Of the 1,329 respondents who identified one or more types of recreational development that they would like to see in their area, 89% selected back-country trails, 63% selected sporting camps, 51% selected activity centers, 50% identified places to get supplies for recreational activities or trips, 36% selected places to rent equipment, and 13% selected other and wrote in specific suggestions. There was little variation between data regions, or between the LiveWork, RecVisit, and PropOnly groups.

Some respondents wrote in "other" types of recreational development that they would like to see in their area. Responses included some specific examples of things that should be improved or changed such as access for recreation in specific places, re-opening ski resorts, or starting other types of large-scale recreational development. Some respondents identified specific examples of the types of recreational development discussed in the question that are needed in their area (e.g., ATV trails, motels, hut-to-hut systems, and others). Answers also included some general concerns about potential impacts from development, any additional recreational development would be appropriate, and comments that no change is needed.

Respondents who did not want to see additional recreational development
The 408 respondents who answered "none" gave many reasons for why recreational development would not be appropriate in their area. Some responses were specific complaints about existing businesses, or comments that development would create impacts to natural resources or existing enjoyment of trails, hunting, fishing, or other recreational pursuits. Other respondents noted that there are already all of the types of recreational development described in Question 22 in their area, and existing businesses are struggling to get by as it is. Some respondents to the question expressed a desire for nothing to change in their area, while others noted that there may be better places for these types of businesses such as in nearby organized towns.

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Respondents who wanted to see additional recreational development

If respondents answered Question 22, and did not select "none" as an answer, they were asked more questions about recreational development. If they selected "none" as an answer, they skipped to the next section of the survey.

Question # 24 asked respondents "*What types of recreational development are needed the most in the place you identified at the beginning of the survey? Please rank the following, where 1 is the most needed.*

[Answer options: included the types of businesses that respondents had selected in the previous question]

The results are shown in the following table:

Types of Recreational Development	% of 1,214 respondents that ranked 1,2, or 3
Back-country trails	69%
Sporting Camps	41%
Activity centers (e.g., trail centers)	36%
Places to get supplies for recreational activities or trips	35%
Places to rent equipment	17%

Figure 11: Recreational development - ranked preferences

Of the 1,214 respondents who answered the question, 69% ranked Back-country Trails as 1, 2, or 3. Sporting camps (41%), places to get supplies (35%), and activity centers (36%) were also frequently ranked as 1, 2, or 3 by respondents. There was little variation between respondents who live and work in the UT and those who recreate in, own property in, or visit areas served by the Commission.

Question #25 asked respondents: *What about a location makes it a good place for the types of recreational development that you identified? Please check all boxes that apply."*

[Answer options included: Near public roads; Near recreational activities; Near emergency services; Near people's homes; Near natural features like a lake or mountain; and Access to electricity]

Figure 12 shows the 3 factors that were selected the most by the 1,329 respondents who said they would like to see some type of recreational development in their area. The figure does not

include 66 responses suggesting appropriate locational factors for "other" types of recreational development identified in previous questions.

Types of Recreational Development	Most selected factor	2nd most selected	3rd most selected
a. Recreational Activity Centers *(640 respondents)* **b.** Sporting Camps *(789 Respondents)* **c.** Back-country Trails *(1080 Respondents)*	*Near Natural Features*	*Near Activities*	*Near Public Roads*
d. Places to rent equipment *(447 respondents)* **e.** Places to get supplies *(612 respondents)*	*Near Public Roads*	*Near Activities*	*Near Natural Features*

A total of 1,281 respondents consistently identified proximity to roads, recreational activities, and natural features such as lakes or mountains as being the 3 most important locational factors for each type of recreational development. Proximity to public roads was selected more often for places to get supplies, and for places to rent equipment, while for sporting camps and recreational activity centers respondents selected near natural features more frequently than proximity to public roads.

There was some variation by group of respondents, with those who only recreate or visit in the UT also identifying access to electricity as being important for places to get supplies or to rent equipment for recreational activities.

Natural Resources Questions

Respondents were asked two questions about natural resources. The first question was "What are the most important natural resources in the place you identified at the beginning of the survey?" Because of the large number of answers, and the relatively brief nature of the responses, this question lends itself well to a word picture. Staff used an online program called Wordle that takes a block of text and identifies the most common words. The words are sized

to show how frequently they were used. This is the "Wordle" for the question about the most important natural resources.
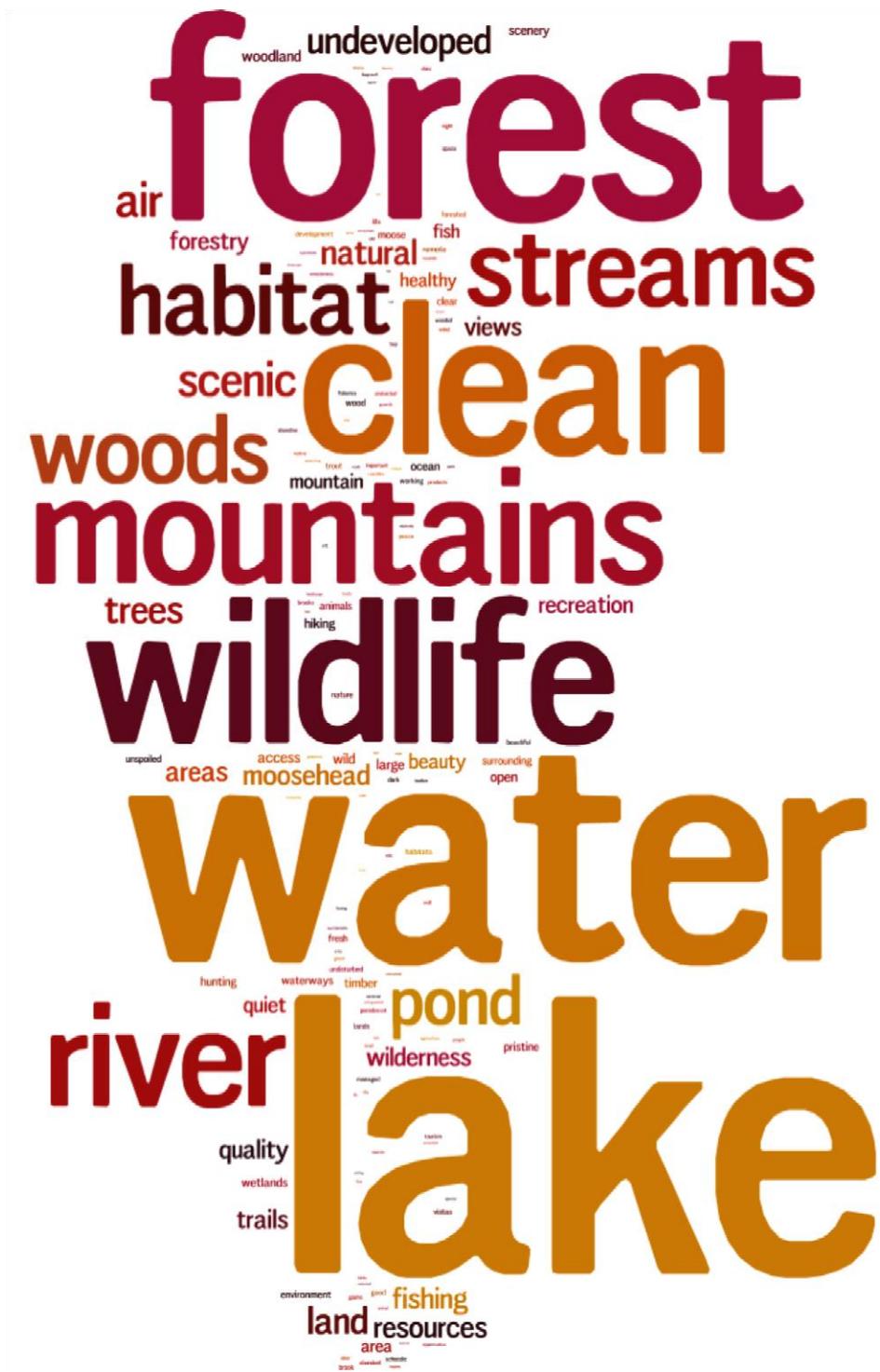
Respondents then answered the question "Why are the natural resources you identified important?" They were shown five statements and could choose all that applied. They also had the option to leave a comment in an "other" box. The following chart shows the responses to the five statements:

-Contributes to the local way of life (such as employment, or access for recreation)
-Source of raw materials for manufacturing or other production
-Provides clean water, wildlife habitat, and scenic beauty
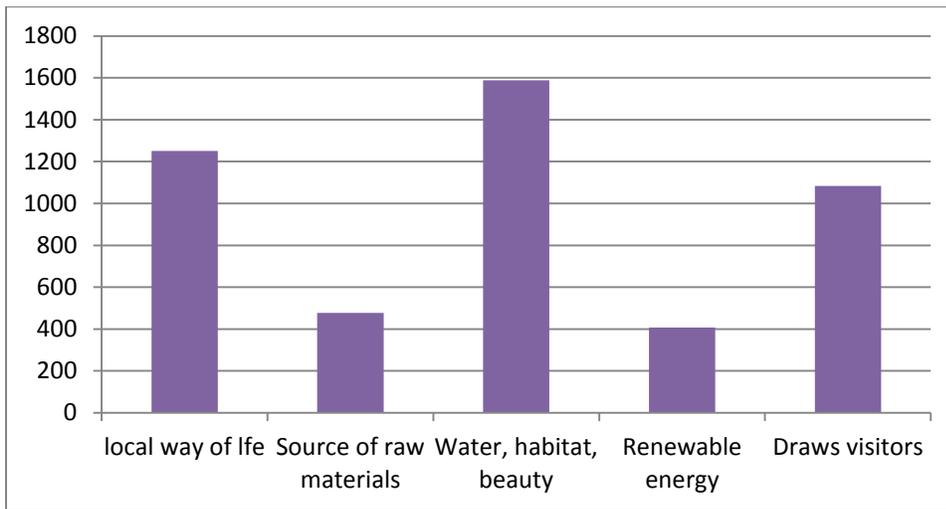-Source of renewable energy
-Draws visitors to the area

Figure 14: Natural Resources - importance to area

Respondents made 155 comments in the "other" box. They varied, but some themes were comments on wind energy facilities and climate change, the uniqueness of the forest and water resources in Maine compared to other parts of the country, strong feelings about what the resources mean to the human population in terms of culture, quality of life and economy, and the value of recreation.

Location

Travel distance

Respondents were asked to report how many miles is the place they identified at the beginning of the survey from fire department or ambulance services, healthcare, shopping, and schools. Most people report that the place they were thinking of is within 20 miles of these services, and almost all report that it is within 30 miles. Of those who live in an area served by the Commission, the commuting distances are quite variable. There is a substantial number of people who are retired and don't commute. Otherwise, most people work from home or

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commute fewer than 10 miles. As commuting distances increase, steadily fewer people report commuting that far, although some people do report commuting more than 51 miles.

Respondents were then asked how far is too far away to travel for retail or services; healthcare; and schools. The results are relatively consistent, regardless of age, region, or whether the respondent is in the "LiveWork" category. There are some small differences, especially in the North Woods and The Forks regions that indicate that people there expect to drive a little farther, but the number of respondents in each category is small enough that those differences may not be significant. The charts below show the results for all respondents as one group.

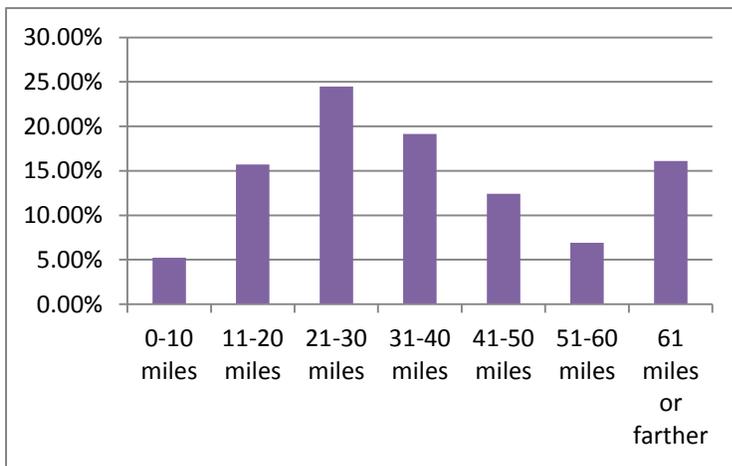How far is too far away to travel for retail or services?

Figure 15: Travel distance - retail or services

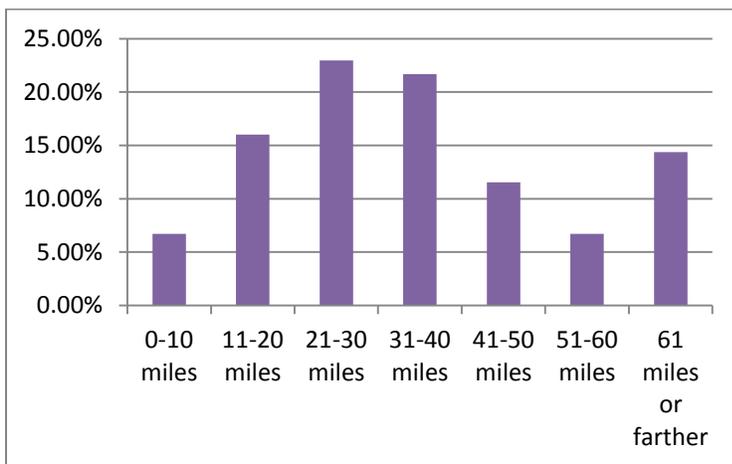How far is too far away to travel for healthcare?

Figure 16: Travel distances – healthcare
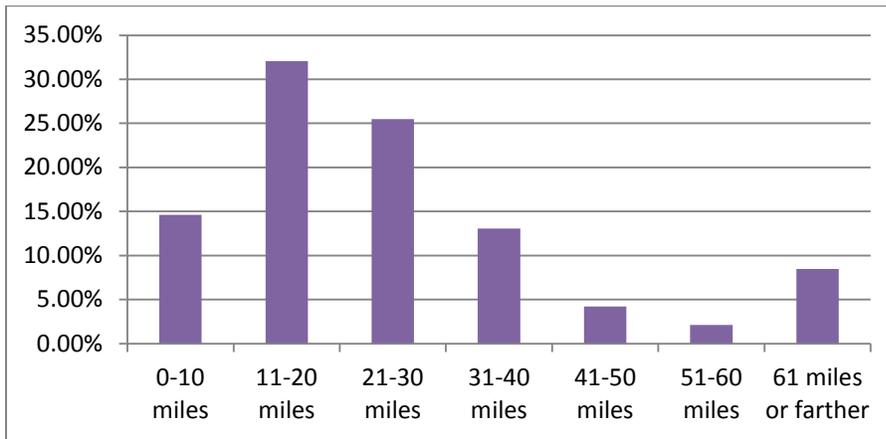
25

How far is too far away to travel for schools?

The median distance cited as being too far away for retail or services and healthcare was 31-40 miles. The median distance cited as being too far away for schools was 21-30 miles. This was the same regardless of the respondent's age or whether the respondent lived or worked in the Commission's service area.

Comparison of locational factors for types of development:
The survey responses acknowledge that different types of development vary in their reliance on infrastructure and proximity to natural resources, and that it is appropriate to take this into account when considering where to encourage or allow development. Infrastructure factors that were frequently cited in both numerical and text responses to questions, were public roads and broadband access, as well as emergency services. There appears to be a continuum in which people-intensive commercial activities, such as retail, services, and some manufacturing and repair facilities need to be closest to infrastructure, with residential and home occupation having a little more flexibility, and forestry, agriculture, resource extraction, and certain recreation facilities located closest to the resource, with less dependency on infrastructure. There are also some obvious ways in which respondents feel uses should be separated, such as significant resource extraction operations or noisy commercial uses separated from residential. And layered over all of this is a basic concern for the protection of the water, air, habitat, character, scenery and traditions of the area.

While this result is not surprising, the survey does provide a sense that the public draws distinctions between types of uses that may, on the surface, seem similar. For instance, some types of recreation facilities such as a trail center were seen as needing to be closer to the resource, while a recreation equipment rental business was seen as needing to be closer to

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public roads. In addition, there seems to be significant concern about locating new residential development in areas that already have substantial vacancy rates either in that area or in nearby towns, or where providing public services could prove costly to the taxpayer.

Conclusions

Surveys are designed to take complex and diverse opinions and summarize them in a form that can be counted and more easily understood by policy makers. Charts and percentages cannot do justice to the passion with which many respondents spoke of the importance of the place they had in mind when answering the survey questions. Several respondents offered to volunteer their time to help make their place better. The fact that so many people took the time to add their voice makes it clear that how we plan for the future of the Commission's service area matters.

While only a minority of respondents favored new development in their location, it would be unrealistic to think that no development should occur in the future. On the contrary, some level of development is important for the communities in the Commission's service area, and the operative question is how to plan for future development. This survey gives us one important perspective on that question. The results point the Commission toward encouraging different types of development in different locations, depending on the need for infrastructure and the probable impacts. The results also draw attention to the ways in which the service area is different from many organized areas of the state. The next phases of this process can help the Commission to put a finer point on those statements and what that may mean for a refined view of the location of future development.

Appendices

Appendix A: Question 6 – "What about your area should change for the benefit of future generations?"

Themes and Concepts:

Improve watershed protection
Living wage for young people/ better jobs
Emergency services access
Manage traffic so that residential areas don't have large trucks
More enforcement near lakes – esp. buildings and tree removal, effects on water quality
More upscale places to stay
Should be more economic development friendly
Allow property improvements
Zoning should guarantee recreational access
Subdivide and build on 10+ acre lots
Economic growth within towns in the area
More business development opportunities
Use existing housing stock first
Increase access to specific places
Technology upgrades alongside transportation corridors
More renewable energy production (varying opinions on what type)
Nothing (this was a frequent response)
Encourage more farms through tax incentives
Rules about shorefront development
Consistent application of the rules
Common community access points for waterbodies – limit private ones
Limit future large scale development
Improved infrastructure – roads, cell service, especially broadband. Broadband came up a lot.
Remove infrastructure
Central population clusters
Better coordination of permanent trails and access points
Future development only in existing towns and villages or near service centers
Economic development: forest products, energy, extended recreation visits
Reduce roads, especially unused ones
Allow forests to age
Stability to allow business planning
Uses and employment with low impact on natural resources
Make development easier – camps were mentioned

Make it wilder

Additional areas for recreation – motorized and non-motorized/ trails/ campsites, etc.

Economic and community vitality in towns

Identify certain areas for industrial expansion

Reduce development potential

Many specific comments about forest practices and road building

Better access to jobs and entertainment without destroying history and traditions

Improved wildlife crossings

Maintain existing roads

More monitoring of land use in the field

Lower property taxes

Electrify additional areas

Preserve wild and scenic areas for public recreation access

Reduce noise and light pollution

More signage

Remove the windmills

Reduced noise, other impacts from motorized recreation

Diversify economy

Increase home business opportunities if not a nuisance

More stores close to me

Re-use of existing commercial properties

Better flood maps

Allow for quality lake shore development

Clean up grandfathered septic systems near lakes

Easier access to health care

New development on lakes should be set back and not visible

Limit boat access points on lakes

More emergency services

Sale of leased lots at reasonable prices

Residents should have fewer restrictions on what they can build

Some comments about better schools

Fair treatment for all, regardless of income or connections

Relax rules for building near lakes

Less government intervention

No metallic mineral mining

Involvement of local people in planning process

Respect for presence of indigenous peoples

Limit the pace of new building

Restrict building size on lakeshores

Improve permit process

Allow zoning changes for recreation support and forest/ag businesses

Quality standards for lodges and guides

Particular lake water levels

In limited drinking water situations, explore shared wells

Education quality and choice

County should provide garbage pick-up

Stronger local leadership capacity

Better fish passage at stream crossings

Gravel pits – minimize and ensure good close-out

Maintain the small-town look, which is not happening now

Don't allow every place to be accessible by vehicle and with cell reception – need different levels of difficulty and experience

Make the regulations clear, do better planning

Recycling options

Allow a camp on a wood lot formed through exemptions

Better protection of ridgeline vistas

Better water quality/ lake health monitoring

Businesses where there is infrastructure, but that allows access to the woods

Plan for future development with historical nature of community in mind

Don't allow vehicles, hunting or trapping, or natural resource extraction

Lake communities should have access roads, not logging roads

Limit excessive security lighting/ glare on neighbors

Redevelopment of old brownfield buildings

Use docking facilities to increase water access, rather than road access to wilderness areas

More local law enforcement

Subdivisions should be in town and city areas for roads, jobs and town efficiency

Avoid development that is too spread out

Invest in communities that can attract new families to live and work

Better roads for access to hiking trails and remote ponds

Better public transportation

Development along roads should be compact

Need to develop to keep communities alive

Development should only be in already developed areas

Allow only traditional camps/ maximum size

Wider roads make people drive faster – should be like woods roads

In developed areas, transfer authority from LUPC to towns

Increase penalties so wealthy people don't ignore them

Greater clarity about how property taxes relate to services provided

Allow winter RV storage and other recreation-support uses in certain places

More flexibility in rules to address changing recreation and forest economy patterns

Protection fro corporate developers and state government

Keep businesses together in select areas to avoid sprawl

Border/gateway communities need to support the recreational traffic needs

Restrict ability to put multiple trailers on property that is close to water

Don't allow organizations that receive tax dollars to restrict access to property
Build new housing to encourage settlement in the rural areas – economic stability
Applications are complex – need more staff support for applicants
Better educated public might help with compliance
Western Maine – lots of complaints about truck traffic
Don't cherry pick best inland lakes for development
Deal with unsightly junk and debris in yards and unfinished developments
Plow the road to my house
Rangeley plan zoning should be flexible to allow more low cost housing
Implement a uniform building code

Appendix B: Question 15 Answers

Question 15: *"Where should new homes be built in the place you identified at the beginning of the survey?"*

Answers (516):

year round homes near roads or seasonal homes near recreation resources
Would mostly have to replace existing camps.
Would have to be back from the lakes because of current regulations, but I feel there is a market there.
Within town limits, or refurbishing of existing homes, some well-built and lovely.
within the town limits
within the general approximation of existing homes and camps.
Within the existing towns and plantations
Within the existing town lines
within the community, not the designated open space areas.
Within existing villages served by existing roads and Town/County services
Within existing developments
within a mile of existing homes.
Within a certain proximity of existing homes or town centers
within 500 feet of LFD or town roads with access to grid.
within 5 miles of Greenville
Within 10 miles of a State or County road.
within 1 mile of road
With significant Minimum lot sizes to maintain rural nature
with common sense
With access to amenities that draw people to this area (lake, river or mountain access)
wherever they want to be
wherever they don't impact other residents adversely, fit into the natural setting, unobtrusive.
wherever the owner wants to build
Wherever really.

wherever people want to build, but not too close to shorelines.

wherever people are willing to live.

whereever the landowner wants to build

where they don't threaten natural resources (displacing animals, creating water issues, etc.)

Where they can take advantage of the natural vistas that the area offers

where they can enjoy the beauty of the area

Where they best meet the demand. This can be far from services for some development. They do not need to be on a public road, but should have access to public roads.

where there is easy access to public roads

Where there is a demand for them. The landowner is the best one to decide that as they are taking on the risk.

where the landowner designates; that is how our communities originated

Where the land owner wants to build while maintaining water quality

where the development will not harm the soil and water, and be away from lakes and streams.

Where should new homes be built in the place you identified at the beginning of the survey?

where people want to put them

Where people want to be and where the land sellers are willing

where ever the land owner wants to build there home

Where ever people can afford to build them..Keep the 100 foot rule for any water front homes...

Washington street, Camden

Washington Co.

Very near existing residential developments

Vernon St, Hunts Corner Rd, private roads

variety of places depending upon interests, need, demands. Near employment, recreational resources, generations on family farms, sometimes in seclusion/ sometimes in comunities...

Vacated farmland. Please use perameters stated earlier, (5 and 1 acre lots.)

up further than the dump road

unused farm lands

Unsold or used lots.

town approved areas

Town and area

this is a ridiculous question. They should be located where the market would support them. Some people want seclusion; others want neighborhoods. There is no right answer and defining it as such will create the wrong solution.

They should be located closer together to preserve Natural spaces and recreation areas.

There's still some room along McCorrison Rd.

there is a lot of wooded land already available -- most of it is very pricey.

There are several locations in Brookton, but are mostly private owned

There are plenty of opportunities for new homes in existing areas, the real issue is growth and business development. Focus on that and we will be a thriving community. Also loosen some of the restrictions on building and use of lake front in some areas. Towns have much more lax regulations when it comes to development than LUPC and this discourages home building. Things like strategic movement of rocks on shoreline that is inaccessible by boat.

there are acreas of private land that could lend itself to building homes or camps that fit in the area

The set-backs in place now from water & boundrys seem reasonable.

The people that are building seem to want to build way off the paved roads.

The area along 201, from Moscow to Jackman. Near 201, not deep into the land/woods.

surrounding towns and existing camp lots

springfield, prentiss, lee

Springfield

spread out, say a two acre minimum lot size for non-waterfront.

sparsely on large tracts of land to prevent overpopulation and maintain natural regions.

Southern part of Moosehead lake, around Greenville area

south

somewhat close to service centers or existing communities but not necessarily strictly within 1 mile of existing development.

Some on the lake but not so close to each other. Keep lakefront lot size large enough not to have a home right next to each other. Keep lots large enough no to concentrate sewerage toward the lakes and away from the tributaries to the lake.

Some could be located on lake shore with appropriate set backs.

so they are not horribly conspicuous along the shore. In Bailey's Mistake someone built a huge home sticking up on a rocky point, making no effort to design it for the location. It will always be an eyesore and the owner promptly put it up for sale - unsold years later.

So as not to dominate the landscape or stand out from the natural settings

Single homes should be allowed as landowners request and multi home developments be kept where there is electricity and road structures in place.

Since I am someone who visits the areas I mentioned, but does not live in them, I'd say it is up to the people living in the communities in the Greater Moosehead Lakes area to determine where new homes should be built. This survey needs to be redesigned to better correspond with the different relationships the people who are filling out the survey have with the areas they mentioned in the beginning.

should be located in areas that don't disrupt wildlife, take down forest land, or interfere with the provision of water to the population already in the area

Shin pond road and arround Shin pond if properly zoned, Patten sure could benefit form development.

Set back from shorelines

See below

Second their from the lake

rural townships

route 161 or not have lake frontage. But use grandfather rule.

Restrictions should be applied to maintain an "acceptable" distance of new structures from existing homes and to minimize the impact of development in environmentally-sensitive locations.

Replacing existing homes that are run down, In existing develoments already cleared and approved.

Rangeley, Sandy River, Dallas, Coplin Plantations

Probably wherever people want with some restrictions.

private landowner property

Prentiss, Drew Plantation, Webster Plantation

prentiss

Predominantly along the south shore.

Pond Road on Plunkett Pond, or on the Sherman Road (main street in town)

Plenty of space, but keep near existing homes do that undeveloped wilderness areas are kept intact

Permanent homes should be near existing development or in areas identified in planning to be suitable and desirable. Seasonal homes should be located according to different criteria.

perhaps a central location close to a town and away from waterways so that access to water and food is not cut off for the wildlife that shares the space

Patten

outside the residential zone

Outside the flood zone

outscrits of town

Our community has a lot of land near roads and services

Otisfield, it has great access to Portland and LA.

only on land over 10 acres

only in areas that are not crowed already, there should be plenty of space between properties

only adjacent to major roads and existing developments

One home for each 40-45 acre lot

On the south end of South Twin lake and the east side of North Twin lake (T3 & T4 Indian Purchase)

On the shore lane.

On the secondary roads mainly. Whetstone Pond is pretty well populated with limited waterfront.

On the outskirts of the villages

on the main road

on the lake shore and inland

On the existing roads,

On the edge of town

on suitable ground conditions

On said property

on rt.86

On route 4 or Reeds Mill road

On road to lake not on lake

On relatively small lots of several acres, throughout the already developed side road areas within reasonable reach of public school bus routes and community businesses and social activities.

On property with the ability to maintain guilt neighborhoods

On property that people sell to individuals. Mass development would be out of place.

On privately owned lots.

on private property, including camps

On private property

On private lots

on planet earth?

On paved roads near town.

on our road and on main street

on or very close to main roads

on minimal of 4 acres of property for well septic and house for privacy and safety.

On main roadz

On main roads, with businesses serving visitors

on large parcels five acres or more

On large parcels

on large lots only and not in subdivisions or clusters

On large lots and not visible from highways

On lakes

on lakefront property currently owned by Irving but hopefully available for sale

On individually determined lots----not a residential community developed by a commercial entity

on good quality land and soils

on existing vacant lots.

on existing roads, and in a manner not destroying views.

On existing roads very near existing homes or developments. Not in remote areas or large undeveloped tracts.

On existing roads on minimum 5 acre lots

On existing roads

on existing roads

on existing private lands that already have development

On existing parcels, or in subdivisions that are built/designed with current set-backs and restrictions

On existing non developed lots in acordance to existing rules.

On available small lots

on available lots

On available land?

on appropriate sites

on any of the state or local roads.

On all paved roads in the area identified. New homes should have an acreage restriction

On 2 acre lots

Off the main drag

Off the lake

OFF ROUTE 6

Off of the lake shore.

Off of access roads leading from Rangeley to Saddleback Mountain

Off existing roads on 201.

Off Beech Road, off Bolt Hill Rd or off a new feeder road from Rt. 236.

off 163, or Scopan Rd.

Nowhere

Not sure. I belive all the lots have buildings already on them.

Not sure

Not sure

Not so close so as to create a congested area

not on ridges viewed from the lake, back from the roads

Not a good area

Northern Aroostook County

Non-agricultural land

Non shorefront properties and on Schoodic Lake Rd., Brownville, Milo, Brownville Jct

no restrictions, possibly consider a minimum lot size of 2-5 acres per house or per family unit in a subdivision.

Nice one story residential communities with views of the mountains and lake for professionals or retirees to purchase as second homes.

next to existing, compatible development in order to limit the costs of public services

new individual single family homes on private property at discreation of land owner, Subdivisions near existing highways and infrastructure,

New homes should be located ...

New homes should be located on the unused farm land.

new homes could be built closer to the bigger cities like Machias but when existing development has started out further, they have not done well selling this land for home developmennts

new CAMPS, not residences

near/in the midst of existing development

Near, but not in sight of the Kennebec River.

Near village for easy access to services

near towns or in clusters

near towns

near town services

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near town of Rangeley, non-shorefront

near town

Near to public roads

Near the towns

Near the present development

Near the main highways, but not on the main highways, leaving room for yards without fear of highspeed traffic.

near the existing village areas

Near the existing lake

Near the center of town

Near the center of the community (near the Dennys River and the school

Near single family homes (not in a development)

near services and adequate roads but away from large-scale or disruptive small scale development.   Baileyville is an example of how not to do it.   Small scale industry, which is welcome, should be away from homes if noisy, smelly or visually unappealing,

Near service centers

Near roads, in woods

Near roads

Near roads

Near recreation areas...that's where the market is oriented anyway

Near Rangeley or centers that are already occupied.

near Rangeley and Saddleback Mountain

Near public services, good roads and established neighborhoods

Near public services

near public roads(winter matain)

Near public roads

Near populated areas

near paved roads

Near other homes, near public services, near recreational and shopping areas.

near other homes and public roads

near other homes

near other homes

near other development

near or on Bennoch Road or route 16

Near old ones.

Near old ones

Near Moosehead Lake, on Burnt Jacket penisular, in North/East Greenville and South Beaver Cove

Near lakes or in areas that have already been developed

Near improved roads and existing development

near greenville or rock wood

near existing towns, like Greenville, Millinocket, Patten, Bethel

Near existing towns in the area
near existing towns
Near existing support so as not to trash undeveloped areas.
Near existing settlement.
Near existing services
near existing roads.
near existing roads, proximity to emergency services needed for year round residences
near existing roads, away from water bodies & mountains
Near existing roads and services, not way out in the backcountry
Near existing residential developments
near existing residential areas
Near existing public roads.
Near existing populated areas without spoiling wild land
Near existing infrastructure, not on prime soils for farmlands.
Near existing homes. Residential development should be clustered.
near existing homes, villages
near existing homes, services and recreational areas
near existing homes, away from unique areas,where they have low impact visually and on environment
near existing homes
Near existing homes
Near existing developments, roads and services.
Near existing developments
Near existing developments
Near existing developments
near existing development and town centers.
Near existing development - esp ski areas
Near exisiting housing
near developed areas and existing homes
Near current roads
Near current homes, or in community clusters, where most necessary amenities can be accessed via walking, skiing or biking. I helped develop and lived in an Ecovillage near a small town--that was a good model. Most small towns in Maine can easily be shifted to ecovillage principles
Near current development
near current "major" through ways
Near centers of towns
Near already developed areas.
Near a road.
near Greenville, Jackman and Millinocket
mt. Chase, Shin Pond

Most of the land is owned by the paper company so resale of existing camps and homes and building new, well spaced homes is okay.

most anywhere though ideally not too close to existing homes or natural areas that need protection

More intensive recreational development (like a subdivision), should be closer to the village area, while single homes or camps could probably be built in most places near roads.

more homes aren't needed

mixed use development in downtown stratton and lower CV, controlled single home 1 acre lots in wyman, greater eustis and upper CV

Mix alone route

Millinocket area

Millinocket

Mainly on side roads rather than highways (traffic). Not between Crooked River and Rt 5/35 because of potential pollution to river.

LOW ELAVATION housing permitting with sceanic views protected

Lots of land available

Long Falls Dam Rd

Located well away from lake shoreline. Exclude all projects within 100' of water.

Limited to seasonal camps only 3-4 A in size, near current gravel roads only; not in marshlands.

Limit how many homes are built here

Large parcels, e.g. 5 acre minimum, separated from one another.

Large open areas along existing streets.

Lake lots

jackman

it's up to local landowners if they want to sell. again - not suitable for developments. There are no lakes or 4-season attractions to make sense for developments or condos

In, or close to, the service center communities in those regions. This would enahce those areas, encourage recreation and limit costs for those service center communities.

in zoned residential areas.

In wooded areas not currently developed

in villages and towns such as Greenville, Rockwood, or Millinocket. Not outside.

In village areas

In towns and villages.

In towns and on existing roads

In town. Clustered

in town.

In town, or on the lakes

in town and on the shores of the lake

In town

In the village itself.

In the towns near by

in the towns and in existing zoned areas owned by Weyerhauser

in the town of princeton

In the town of Jackman

In the town of Greenville.

In the several large "associations" off of route 4 in Sandy River Plantation.

in the old part of town and rural areas around it.

In the middle of big lots where nobody can see them

In the Kingfield area.

in the general area of rockwood

in the country

in the center of towns

in the center of town, and river side

In the built-up areas, especially replacing existing dilapidated housing or structures

In the areas already permitted by decisions made by LURC when the application by Plum
Creek or in existing developments

In the already built up portion of the plantation.

In similar areas, not encroaching on high quality farmland or wildlife areas

In Sandy River Plantation along Route 4.

In place of old ones that don't sell

in Parkman

in or very close to towns

in or out of town, in a way that fits the beauty and character of the area

In or near village centers

in or near Farmington and other larger towns

In or near existing towns

in or near existing develpment

In or near existing built up areas

in low density developments along good roads.

in Lakeville

In Greenville, Rockwood, Shirley, Monson, Jackman or immediately adjacent to existing
development and accessible to public services and served by local schools.

in Greenville

In Grand Lake Stream area

in existing towns/villages

In existing towns.

in existing towns or nearby

in existing towns

In existing subdivisions

In existing small towns, or on existing roadways between towns. Not too close to
waterways.

in existing residential areas or farms

In existing neighborhoods.

In existing neighborhoods with services

in existing deveopments for small lots or singley on large property lots (min 20 acres)

in developments near but not on the shoreside

in current (or potentially new) villages. It should not be spread out in the wilderness areas.

in concentrated areas near village centers

In cluster-style in-town developments with common areas to be shared by all residents.

In clusters near roads, not immediately on undeveloped shorelines.

in clusters around existing communities

In clusters

In cluster developments or with large lot requirements for individual homes

In closer proximity to one another.

In close proximity to route 16.

in Bingham/Moscow

In Ashland

in areas with other homes nearby.

In areas that preserve the natural viewscape

In areas surrounding the downtown area.

In areas identified in the Moosehead Concept Plan

In areas already surveyed as large parcel lots.

In areas already pretty much open land - not forested.

In areas already improved

In areas accessed by existing roads in the area.

In and surrounding the villages

in and around Rangeley, Saddleback Mountain

In already developed areas

In a place and manner that minimizes the visual impact on the environment

in a cluster, so as not to disturb wildlife habitat and environment as much

I'll let others decide this important decidion

If possible in town and in the edge of town

I trust LURC to decide.

I think homes/camps should be alowed to be rebuild where they are and have septic done to code

I have no problem with new homes being constructed. I do have an issue with housing developments going in as it is out of character for the area.

I have no idea.

I have no idea!

I don't know.

I don't know.

I do not wish to have any new homes built

I am not sure.

Greenville, existing development in Beavercove and Rockvile.

Greenville in town

GREENVILLE AND/OR JACKMAN
Greenville and Jackman and Rockwood
Greenville and Beaver Cove area
Greenville
Greenville
Greenville
few and far between
far enough back of water bodies that they can not be easily seen by other users of the water bodies
everywhere
Every vacant lot
established roads
Either in dowtown areas (higher density) or on more rural space lots. Liming waterfront development to preserve existing lake experience
Eastbrook
E. Plantation
downstream of the narrows; allows access from The Forks and Moxie, but keep the boat traffic down.
dessinated development
Designated areas located around the Plantation of Grand Lake Stream
Depends
current standards are fine.
Clusters
Clustered near utilities and public/ civic resources
clustered near public roads
Clustered in a development with common access to common land, shore front, etc. Winslow Common development in Falmouth ME is a good example of residential housing done in the Highland Lake watershed.
clost to existing cluster. use the "Moosehead" concept you adopted -- prevent sprawl
closer together, closer to the communities, for easier access, keeping wild lands wild and not chopped up.
Closer to town centers or in town
closer to the roads, towns but not in the interior of the tracts of land (on the edges)
closer to Moosehead Lke
Close to town, but having easy access to new trails for recreation.
Close to town so not to sprawl into wild areas
Close to the town of Strong, with just a few farther out (to the north).
Close to stores and schools
close to services if they are primary residence with some exceptions.
Close to service areas and public roads. Residential development outside of service areas adds tremendous costs for communities in accommodating emergency services.
Close to service areas

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close to schools , town centers, retail and restaurants within a 5-10 mile commute of recreational opportunities.

close to rt. 5

close to other residential areas

Close to homes that are allready built

Close to Greenville Maine

close to existing towns - Phillips, Salem, Madrid, Rangeley

Close to existing homes along major road systems

Close to existing development, either in the town corridor as it exists, or abutting the core roads and development already in place.

Cherryfield, Milbridge, Hancock

Blanchard, Shirley

between Greenville and Rockwood

Behind and above the lake itself so that people would have a view of the lake and maybe be provided an area where they too could enjoy the lake for swimming, boating etc.

Based on the topography of the land the building should be a reasonable distance from the lake. The 100ft rule is offen unreasonable to the property owner.

Based on aligning with service center and emergency routes, along Route 189; if it is camps, then that would suggest an allowance for these near water (fresh and salt) and would need to consider appropriate setbacks.

Baie Creuse (undeveloped side of the road). Where roads are in good condition (maintained).

Back lots off water

back from the water

away from the water in a fashion not to be an eye sore from the lake

Away from the village

away from the roads out of sight

Away from the lakefront area but still mindful of the vastness & fragility of the entire watershed area

Away from the lake shore

Away from the Lake in structures subdivisions

away from the edges of waterways, to preserve public access and maintain the natural environment

Away from the East Grand Lake

away from the coastline to preserve the natural beauty for all

AWAY from shorelines and along existing roads without very long driveways. Generally in existing residential areas.

Away from shore lines of lakes, rivers, etc

away from lakes, ponds, and streams and not interfere with existing views

Avon Maine

Athens town line and beyond. South main Street /rt43

At or relatively close to Routes 161, 162 and 11

As close to town as possible.

Around the base of Squaw Mt., Rockwood, Greenville and "The Junction

Around the base of Squaw Mt., Rockwood, Greenville and "The Junction

Around Mars Hill, Blaine and even E. Plantation

Around Ellsworth - has room for many more retail, restaurant, and service-based businesses - right now underdeveloped and many derelict properties

Areas zoned for residential that protects natural resources

Areas that already have roads.   Some older buildings could be restored or changed to be more energy efficient.

areas off Route 161 (Caribou Rd)

area already present

anywhere you own enough land to locate a dwelling 1a.+

Anywhere withing the community, in that Lakeville is solely a residential community.

anywhere within the limits of any of the towns I named

Anywhere that meets site qualifications for a septic system.

Anywhere someone would like to build.

Anywhere but with restrictions on size, height, and acreage

anywhere but T2R3

Anywhere as long as balance is maintained with land conservation.

anywhere along existing roads

Anywhere

Anywhere

Anywhere

Anywhere

anywhere

Anyplace the owner desires

anyplace that would meet the criteria for site review under current state law

Anyplace

any where in our twp of course.

Any where

ANY WHERE

any

Andover

Along the shorelines, wih special attention to set-backs from the lake, and separation of lots to afford as much privacy as possible

along the major paved roads.

along the major highways rt 6 & 15

Along the existing road through our property which has been improved with a deep gravel base and power extending for a half mile to two year round homes.

Along the existing public roads

along the Bancroft, Kelly and Baskehegan Roads

Along Rt. 1

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Along routes 2 and 157.
Along route 86
Along Route 6
Along route 35
Along Route 201
Along route 161
Along route 11 closer to Medway
Along public roads.
Along public roads, on former logging parcels.
Along major roads.
along lake, in sinclair township, St. Agatha--renovate and improve existing cottages
Along existing roadways. Many have lovely scenic settings in a quiet rural countryside.
Along existing roadways only.
along existing roads/near existing power supply
Along existing roads that can easily be accessed by emergency vehicles, school buses, etc
along existing roads on lots of ample size
along existing roads
Along existing public roads
Along existing paved roads.
along existing paved roads
along existing camp owners association roads. No new roads should be built for development of the waterfront areas
Along already built roads. We don't need more roads.
Along adequate roads that support year-round travel, including some woods roads.
Adjacent, but not on the resources protected...having common undeveloped access adjacent to waterbodies.
adjacent to the existing paved road with 2 acre minimum lot requirement.
adjacent to other subdivisions
Adjacent to existing roadways and away from wilderness recreation areas.
Adjacent to existing development rather than spread out into the woods.
Adjacent to current homes & camps
accessible to existing major roadways, i.e.US202, SR135, SR133, SR41
preserve historic areas by building similar structures 2. modern structures go outside of historic zones
....in areas not close to the Kennebec River or areas where ponds would not be polluted such as Jackson Pond.
Near current homes. There are land owners that would probably be willing to sell a half an acre or a quarter of an acre for a home.
In groups with a a common recreational area

Appendix C: Location of Development Survey Questions

The Land Use Planning Commission needs your help!

Are you a resident or property owner or have another connection to the towns, townships, or plantations the Commission serves? If so, you can help influence the future by telling us what your community should look like in the years to come, and where new development should locate. This will help the Commission improve its zoning system.

Below are a few things to keep in mind as you answer the questions.

- **In directing the Commission to adopt zoning maps starting in 1971, the Legislature wanted to improve the health of the state's rural economy, communities, and the environment for the benefit of future generations.**

- **Zoning is a map and set of rules that says what types of buildings or uses can happen in a given location. The goal of zoning is to prevent conflicts and make it easier to predict how a community will change over time.**

- **Zoning is meant to encourage future development in places that keep costs low for road maintenance and emergency services; keep land available for forestry, agriculture, and recreation; and promote the health of existing communities.**

- **Right now, this means that new homes can be built in most places, but new zones for**

- **Subdivisions or businesses need to be within 1 mile of existing development. There may be better ways to account for different situations when deciding where to encourage new development.**

Thank you for participating. We will use the results of this survey to improve the Commission's zoning system.

Location of Development

Section 1: Please tell us about the towns, townships, and plantations that you know best.

The Commission serves unorganized townships, plantations, and some towns in 13 counties and many different regions in Maine, covering roughly half the state (see map). Please take a couple of minutes to tell us about the place served by the Commission that is most important to you. Keep this place in mind as you answer each question.

1. Please check all boxes that apply to you.

☐ I live in an area served by the Commission.

☐ I work in an area served by the Commission.

☐ I visit or recreate in an area served by the Commission.

☐ Other (please specify)

[   ]

2. Do you own or manage property in an area served by the Commission?

☐ Yes

☐ No

If yes, about how many acres is your property?

[   ]

* 3. Where do you live, work, own property, or recreate? Please describe the area you have in mind by completing 1 of the 2 following statements.

The town, township, or plantation I have in mind is...

[   ]

I have in mind a group of towns, townships, or plantations that are near each other. This area includes (name a few places within your area)...

[   ]

Section 1: Please tell us about the towns, townships, and plantations that you know best.

4. What are two things that you like about your area?

I like...

and, I like...

5. What about your area should remain the same for the benefit of future generations?

6. What about your area should change for the benefit of future generations?

7. What is important in making your community or area a place where you want to live, work, own property, or recreate?

	Very important	Important	Neutral	Less important	Not important
Natural resources like forests, mountains, lakes, or coastline	○	○	○	○	○
Economic opportunities	○	○	○	○	○
Way of life	○	○	○	○	○
History of the area	○	○	○	○	○
How buildings in towns and villages look	○	○	○	○	○
Art and Culture	○	○	○	○	○

Other (please specify)

Location of Development

Section 2: Types and locations of new businesses

The next questions will be about locating businesses and residential subdivisions.

Here is some information to keep in mind about why zoning is important when thinking about businesses and residential subdivisions:

- **The Commission cannot create new businesses, but it can influence where any new business might locate and how easy it is to get permits for the buildings.**

- **Encouraging most subdivisions and businesses near existing development continues the historic pattern that defines many places in the Commission's service area.**

- **Encouraging groupings of businesses, including in new locations, can create economic opportunities that would be hard for a single business to accomplish.**

- **Locating development near existing public services generally is cheaper for the taxpayer in the long run and helps towns and small villages keep population and tax base.**

- **There are also some places that are away from existing development that are a good fit for new subdivisions and businesses. Please share your thoughts about where new businesses or subdivisions should locate in your community or area.**

* 8. Is the area, or portions of the area, you identified at the beginning of the survey a good place for more commercial business development?

○ Yes

○ No

9. If no, why not?

Location of Development

Section 2: Types and locations of new businesses

* 10. What type of businesses would you most like to see in the area you identified at the beginning of the survey? Please check all boxes that apply.

☐ Retail or Restaurants

☐ Services (such as professional offices, auto repair, hair salon, and others)

☐ Businesses related to forestry

☐ Businesses related to agriculture

☐ Businesses related to recreation

☐ Businesses related to resource extraction (such as wind, mining, gravel, water, and others)

☐ Home-based businesses

☐ Other (please describe the type of business you have in mind)

Location of Development

Section 2: Types and locations of new businesses

11. What types of businesses are needed the most in the area you identified at the beginning of the survey? Please rank the following, where 1 is the most needed.

Retail or Restaurants	☐ N/A
Services (such as professional offices, auto repair, hair salon, and others)	☐ N/A
Businesses related to forestry	☐ N/A
Businesses related to agriculture	☐ N/A
Businesses related to recreation	☐ N/A
Businesses related to resource extraction (such as wind, mining, gravel, water, and others)	☐ N/A
Home-based businesses	☐ N/A
Other (please describe the type of business you have in mind)	☐ N/A

12. What about a location makes it a good place for the businesses you identified? Please check all boxes that apply.

	Near public roads	Near services like fire, police, or ambulance	Access to broadband internet	Access to people and markets	Away from homes	Near recreational resources	Away from recreational resources	Near raw materials
Retail or Restaurants	☐	☐	☐	☐	☐	☐	☐	☐
Services (such as professional offices, auto repair, hair salon, and others)	☐	☐	☐	☐	☐	☐	☐	☐
Businesses related to forestry	☐	☐	☐	☐	☐	☐	☐	☐
Businesses related to agriculture	☐	☐	☐	☐	☐	☐	☐	☐
Businesses related to recreation	☐	☐	☐	☐	☐	☐	☐	☐
Businesses related to resource extraction (such as wind, mining, gravel, water, and others)	☐	☐	☐	☐	☐	☐	☐	☐
Home-based businesses	☐	☐	☐	☐	☐	☐	☐	☐
Other (please describe the type of business you have in mind)	☐	☐	☐	☐	☐	☐	☐	☐

Other (please specify)

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Location of Development

Section 3: Locations for new homes and camps

* 13. Is the area, or portions of the area, that you identified in the beginning of the survey a good place for more residential development?

  ◯ Yes

  ◯ No

14. If no, why not?

Section 3: Locations for new homes and camps

15. Where should new homes be built in the place you identified at the beginning of the survey?

New homes should
be located ...

16. How important are the following, when considering where new homes should be located?

	Very Important	Important	Neutral	Less Important	Not Important
Access to existing public roads	◯	◯	◯	◯	◯
Access to emergency services	◯	◯	◯	◯	◯
Access to electricity	◯	◯	◯	◯	◯
Access to recreation	◯	◯	◯	◯	◯
Access to internet	◯	◯	◯	◯	◯
Good soils for residential development	◯	◯	◯	◯	◯
Minimal impact to wildlife habitat	◯	◯	◯	◯	◯
Privacy	◯	◯	◯	◯	◯
Design (is it a good fit for the neighborhood or area?)	◯	◯	◯	◯	◯

Are there other things that are important to think about when considering where new homes should be located?

17. Sometimes homes that are not a primary residence or are used seasonally are called "camps." They may or may not have the same amenities as year-round homes. Would your answers to the questions above be different for camps than for primary residences or year-round homes?

My answers would be the same because...

My answers would be different because...

Location of Development

Section 4: Distances

18. Roughly how many miles is the place you identified at the beginning of the survey from the following services:

	Miles
Fire department or ambulance service	
Healthcare	
Shopping	
Schools	

19. How far is too far away to travel for retail or services (such as grocery stores, professional offices, auto mechanics, hair salons, or other similar services)?

- ( ) 0-10 miles
- ( ) 11-20 miles
- ( ) 21-30 miles
- ( ) 31-40 miles
- ( ) 41-50 miles
- ( ) 51-60 miles
- ( ) 61 miles or farther

20. How far is too far away to travel for healthcare?

- ( ) 0-10 miles
- ( ) 11-20 miles
- ( ) 21-30 miles
- ( ) 31-40 miles
- ( ) 41-50 miles
- ( ) 51-60 miles
- ( ) 61 miles or farther

21. How far is too far away to travel for schools?

○ 0-10 miles

○ 11-20 miles

○ 21-30 miles

○ 31-40 miles

○ 41-50 miles

○ 51-60 miles

○ 61 miles or farther

Location of Development

Section 5: Types and locations of new recreational development

The next questions are about new recreational development (such as sporting camps, trails, etc).

Here is some information to keep in mind about recreational development:

- **The mountains, lakes, ponds, rivers, coastal areas, trails, and other resources in the Commission's service area add to the quality of life for residents and attract recreational visitors.**

- **Recreational businesses rely on a variety of settings, some near town and some more remote.**

- **Making sure that there are a variety of recreation opportunities and settings will help with economic development.**

- **Where recreational development locates will shape the future of the community or area. Please share your thoughts about where it should be located.**

* 22. What types of recreational development would you like to see in the place you identified at the beginning of the survey? Please check all that apply:

☐ Sporting camps, lodges or huts, campgrounds, or other similar types of lodging facilities

☐ Activity centers (such as trail centers)

☐ Back-country trails

☐ Places to rent equipment

☐ Places to get supplies for recreational activities or trips

☐ None

☐ Other (please specify)

[   ]

23. If you selected none, why not?

[   ]

Section 5: Types and locations of new recreational development

24. What types of recreational development are needed the most in the place you identified at the beginning of the survey? Please rank the following, where 1 is the most needed.

[ ] Sporting camps, lodges or huts, campgrounds, or other similar types of lodging facilities	☐ Not needed
[ ] Activity centers (such as trail centers)	☐ Not needed
[ ] Back-country trails	☐ Not needed
[ ] Places to rent equipment	☐ Not needed
[ ] Places to get supplies for recreational activities or trips	☐ Not needed
[ ] None	☐ Not needed
[ ] [Insert text from Other]	☐ Not needed

25. What about a location makes it a good place for the types of recreational development that you identified? Please check all boxes that apply.

	Near public roads	Near recreational activities	Near emergency services	Near people's homes	Near natural features like a lake or mountain	Access to electricity
Sporting camps, lodges or huts, campgrounds, or other similar types of lodging facilities	☐	☐	☐	☐	☐	☐
Activity centers (such as trail centers)	☐	☐	☐	☐	☐	☐
Back-country trails	☐	☐	☐	☐	☐	☐
Places to rent equipment	☐	☐	☐	☐	☐	☐
Places to get supplies for recreational activities or trips	☐	☐	☐	☐	☐	☐
None	☐	☐	☐	☐	☐	☐
[Insert text from Other]	☐	☐	☐	☐	☐	☐

Other (please specify)

Section 6: Natural resources

The next questions are about natural resources.

Here is some information to keep in mind about natural resources:

- **Clean water, habitat for wildlife, and scenic resources are important for the quality of life for residents and attracting visitors.**

- **Maintaining areas for forestry, agriculture, recreation, tourism, and other natural resource industries is important to our economy.**

- **One of the important things that zoning can do is to encourage the use of natural resources in a way that is in keeping with the overall goals of the community or area. Please share your thoughts about the natural resources in your community or area.**

26. What are the most important natural resources in the place you identified at the beginning of the survey?

The most important natural resources in my area are ....

27. Why are the natural resources you identified important?

☐ Contributes to the local way of life (such as employment, or access for recreation)

☐ Source of raw materials for manufacturing or other production

☐ Provides clean water, wildlife habitat, and scenic beauty

☐ Source of renewable energy

☐ Draws visitors to the area

Other (please specify)

Section 6: Please tell us a little more about yourself.

28. What is your age? (Optional)

○ 0-15

○ 16-24

○ 25-34

○ 35-44

○ 45-54

○ 55-64

○ 65+

29. Which statement below best describes your employment status? (Optional)

☐ Full time employee

☐ Part time employee

☐ Seasonal employee

☐ Self employed

☐ Student

☐ Not employed

☐ Retired

☐ Other (please specify)

[   ]

30. If you live in an area served by the Commission, how far do you commute for work?

( ) I work at home.

( ) 0-10 miles

( ) 11-20 miles

( ) 21-30 miles

( ) 31-40 miles

( ) 41-50 miles

( ) More than 51 miles

( ) I am retired or do not work.

( ) I do not live in an area served by the Commission.

( ) Other (please specify)

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[                              ]
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31. Is there anything else you would like to tell us about yourself?

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[                    ]
[                    ]
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32. Is there anything else you would like to tell us about this topic?

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[                    ]
[                    ]
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Survey completed!

Thank you for taking a few minutes to complete the survey. We appreciate your feedback!

For more information about the Land Use Planning Commission, or to sign up to receive more information about the Adjacency Project, please visit us on the web: www.maine.gov/dacf/lupc/projects/adjacency. If you have questions or comments, please contact Ben Godsoe at Benjamin.godsoe@maine.gov, or (207) 287-2619.