

**Community Guided Planning and Zoning Meeting Minutes
December 11, 2013
Caribou Inn and Convention Center**

Members Present: Doug Beaulieu, Mark Draper, Cheryl St. Peter, Bill Patterson, Kathy Mazzuchelli, Ned Berce, Ked Coffin, James May, Sarah Medina, and David Cambridge.

Others Present: Robert Dorsey, Billie MacLean, Elgin Turner, Hugh Coxe, Jay Kamm, Robert Clark, Jamie Francomano, and Paul Bernier.

Welcome and Introductions

Mark Draper was introduced as Chair (appointed by NMDC's Executive Board) and opened the meeting at 9:10 AM with a welcome and asked for introductions.

Minutes of October 23, 2013 Meeting

Mark reviewed the October 23, 2013 meeting minutes and asked if there were any changes. David Cambridge indicated that his name was omitted from the minutes. Jay will make that change. Meeting minutes were approved, as amended, by consensus.

Review of Mapping completed to Date

Jay provided an overview of all mapping completed to date. This included the development of an industrial sites map, breaking the County into three distinct regions, the addition of prime farmland soils, zoning, and regional infrastructure. The Committee asked that these maps be displayed on the wall (if possible) at each meeting.

Baseline of Current Zoning and Land Use Regulations in the UT

Jay provided an overview of land use regulations in the unorganized townships and plantations as well as a brief review of Chapter 10. LUPC initially adopted its land use districts and standards (Chapter 10) in January 1977 with the most recent revision in September 2013.

- LUPC has established zoning districts within its jurisdiction to protect important resources and prevent conflicts between incompatible uses.
- These districts are grouped into three categories: Management, Protection, and Development districts.
- Pursuant to the LUPC's Comprehensive Land Use Plan, the major districts are then divided into various subdistricts. Subdistricts are numerous and were not specifically mentioned at the meeting.
- All townships and plantations have zoning maps.
- Depending on the make-up and resources in the township, some are basic while others are more complex.

- Standards have been developed for each subdistrict and include: Uses Allowed Without a Permit; Uses Allowed Without a Permit Subject to Standards; Uses Requiring a Permit; Special Exceptions ; Uses Regulated by the Maine Forest Service; and Prohibited Uses.

The Committee reviewed several zoning maps (T18 R10, Connor Plantation, and Forkstown Twp.) and determined that the Protection subdistricts were based on science (wetlands, deer wintering areas, steep slopes, etc) while the Management and Development subdistricts were more arbitrary in nature. The committee felt that these subdistricts were the “areas” where the prospective zoning project could make the most positive impact to the region.

There was considerable discussion as to greatest impact this project could have on the region. The Committee felt that they should be looking at the standards in the subdistricts and the potential for creating new Aroostook County specific subdistricts, similar to those created the Rangeley region. There was also discussion as to the creation of a floating zone so when a development is proposed; it could be located in a number of areas after it meets the appropriate standards. Much more discussion will take place in the future regarding this topic.

Data gathering

Mark provided a list of data and reports that had been gathered to date. These reports have been placed on the Community Guided Planning and Zoning webpage. Mark indicated that there was a huge amount of materials that could potentially be generated and that it could also be overwhelming to the Committee. He felt that the Committee should prioritize what data and reports should be gathered and read.

The Committee felt that they should become familiar with two documents (Chapter 10 and the Rangeley Plan). There was some discussion as to the importance of the CLUP and it was decided that members should be aware of the document and have access to it but that a majority of that plan may not apply to this project.

Mobilize Maine Initiative

The committee was updated on Mobilize Northern Maine, an asset-based economic development initiative by Aroostook Partnership for Progress President Bob Dorsey. The CGPZ process will use an ‘asset-based’ approach, similar to that which has been successfully used in Mobilize Northern Maine, which proceeds by identifying key assets and exploring ways to leverage the assets to create greater benefits for the area. Bob highlighted the use of regional experts in each subject matter. Mobilize Northern Maine has built a network of four working groups that are key in growing the economy of Aroostook County: agriculture, forestry, manufacturing and renewable energy, and review barriers to those industries in the UT. Bob also emphasized the need for new industry, like mining, and the challenges associated with the declining 18 to 44 year-old workforce in the region.

The Committee asked if members of the Forestry working group could discuss their work at a future meeting. Jay and Bob will ask members to attend the January meeting.

Topics for next Meeting

The committee asked for a list of potential guest speakers for these meetings. The list included:

- Mobilize Northern Maine Working Group
- Aroostook County Tourism-Recreation and tourism
- Conserved Lands presentation-LUPC and TNC
- Taxation
- North Maine Woods

Next Meeting

The next meeting will be on January 8, 2014 at the Northern Maine Development Commission Office in Caribou.

Meeting adjourned at 11:38 AM

Respectfully submitted

Jay Kamm, Senior Planner