

## MEMO

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To: Aroostook CGPZ Steering Committee  
From: Jay Kamm, Senior Planner, NMDC  
Hugh Coxe, Chief Planner, LUPC  
Date: March 16, 2015  
Re: Agenda Item #3, Proposed Small Business District

### **Materials Provided**

Narrowing the Geography – This includes a list of 18 townships, plantations, and towns (minor civil divisions or MCDs) which appear to have sufficient levels of existing development and economic activity to be considered candidates for the D-SB subdistrict. Also included are five other MCDs discussed at the February meeting but that may not have sufficient levels of existing development and economic activity to be considered. This document provides some potential indicators of existing development and economic activity that could be used as objective factors for identifying MCDs as candidates for the D-SB subdistrict.

Proposed small business district (D-SBD) – This has been revised since the February meeting. The draft purpose and description of the D-SBD subdistrict were revised to reflect the comments of the committee. The examples of small businesses and services was revised based on committee input and further research, thought and discussion by staff. The list includes more detailed descriptions of uses mirroring use listings in some current LUPC subdistricts – including limitations on building scale for some uses - and the use listing have been grouped into four categories.

### **Objectives for Agenda Item #3**

1. Refine the basis for selecting candidate MCDs –
  - a. What makes a township, plantation or town eligible for the D-SB?
  - b. Can they be identified with objective factors?
  - c. If so, what factors?
2. Refine the **Examples of Small Businesses encouraged in the D-SB** –
  - a. Should all the uses, or categories of uses, in the draft document be included in the D-SB?
  - b. Are all of the uses needed in the D-SB or are some of the uses already allowed in sufficient locations?
  - c. What should the D-SB achieve? Are all of the uses appropriate for the D-SB?
3. Explore what objective factors might serve as locational criteria for where a D-SB would be appropriate within a candidate MCD.

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### What the Committee will be asked to do

- Review maps identifying the 18 candidate MCDs and the 5 others being considered as potential candidates.
- Review maps that depict potential indicators of existing development and economic activity that could be used as objective factors for identifying MCDs as candidates for the D-SB subdistrict.
- Decide whether any of the 5 other MCDs should be included with the list of candidates.
- Decide whether these factors are representative of the region and defensible as a basis for selection.
- Consider whether there are other factors that should be included.
  
- Review the **Examples of Small Businesses**, maps of some of the 18 MCDs, and specific scenarios showing size and types of development.
- Consider the differences and similarities of the four categories of uses and whether that has implications for where those uses should be allowed to locate.
  - For example, if the intent is to allow for natural resource processing to occur closer to the resource, what are the best ways to ensure that the activity is related to the natural resource at or near the location of the processing facility?
- Consider whether there should be other limits on the scale of development within the D-SB.
- Consider whether these uses are compatible with the objectives of the D-SB.
- Refine the objectives of the D-SB.
  
- Consider ways to identify where the D-SB would, could or should go.
- Assess indicators that would identify locations for the D-SBD.
- Begin to consider what objective factors might serve as locational criteria for where a D-SB would be appropriate within a candidate MCD.