

***Franklin/Somerset Community Planning Process
For
Townships & Plantations***

-Fact Sheet & Public Meeting Notice-

What is the Franklin/Somerset Community Planning Process for Townships & Plantations?

The unorganized territory in Franklin and Somerset counties covers over 2.4 million acres. Recent efforts to improve the effectiveness of land use planning and zoning in the unorganized areas of Maine have focused, in part on the need for more prospective or proactive planning for these areas, particularly in identifying appropriate areas for development. The Franklin/Somerset Community Planning Process for Townships & Plantations is the initial effort to improve the effectiveness of land use planning and zoning in the unorganized areas.

The initial area of focus of the community planning effort is the land uses needed to support commercial outdoor recreation opportunity growth, other uses such as manufacturing, and zoning changes needed to encourage/allow such uses

Why is the Community Planning Process being undertaken?

In May of 2012, the Legislature passed, and the Governor signed, L.D. 1788, *An Act to Reform Land Use Planning in the Unorganized Territory*. Among other provisions, the law called for the Land Use Planning Commission to work with regional planning and development districts to “initiate prospective zoning.

What is “prospective zoning”?

Prospective zoning” means planning to proactively direct growth in certain areas of the LUPC jurisdiction. Prospective zoning identifies areas within a community or region that are most appropriate for additional growth based on existing development patterns and demands, natural resources, constraints, and future planning considerations.

Whose is involved in the Planning Process?

There are appointed planning committees in both Franklin and Somerset Counties that meet on an individual county level and jointly. Committee members were appointed by the Sponsoring Organizations. There are about 10 members on each county committee. Committee members represent the two counties, large and small property owners, wood products interests, tourism and recreation interests, economic development groups, environmental interests and private citizens. Each of the committee members has a connection with townships and plantations.

-over-

Who are the Sponsoring Organizations and what do they do?

The Sponsoring Organizations are the Androscoggin Valley Council of Governments, Kennebec Valley Council of Governments and the Somerset Economic Development Corporation. In 2014 the Land Use Planning Commission selected the three organizations to partner in the community guided planning effort in the two counties.

The Sponsoring Organizations appoint the chair and committee members, coordinate committee meetings, provide professional planning staff, prepare reports, approve the final products before submitted to LUPC and seek funding to continue the planning process.

Why is public involvement important in the Franklin/Somerset Community Planning Process?

To be successful the process must meet these tests:

- * The process must be locally desired and driven;
- * The process must allow for broad participation by all with an interest in the region;
- * The resulting zoning must address property owner equity through consideration of the distribution of development subdistricts, both geographically and across large land holdings, within a single ownership; and
- * Taken together, all community-guided planning and zoning efforts must balance regional uniqueness with jurisdiction-wide consistency in regulatory structure and predictability for property owners.

***Franklin Community Planning Process
For
Townships & Plantations
Public Meeting***

When.....Tuesday June 23, 2015

Where.....Kingfield Town Office (Webster Hall)

Time.....4:00-6:00PM