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January 31, 2025

Via Email Only

Jessica Damon, Regional Licensing Manager
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RE: SLC-21; Certification of Allowed Use; Hammond Ridge Development, LLC
Tax Plan 01, Lot 1.2, T1 R8 WELS, Penobscot County, Maine & Tax Plan 01, Lot 1.2, T1 R9
WELS, Piscataquis County, Maine

Dear Jessica:

On January 16, 2025, the Maine Department of Environmental Protection (MDEP) submitted to the Maine Land Use Planning Commission (Commission) a Request for Certification. The Request is regarding Hammond Ridge Development Company, LLC, located in T1 R8 WELS in Penobscot County and T1 R9 WELS in Piscataquis County. The Request for Certification asks the Commission to determine (a) if the Project is an allowed use within the subdistricts in which it is proposed and, (b) the date on which the certification component of the Site Law application is accepted as complete for processing. The Request for Certification also asks for a certification of compliance with Commission standards not reviewed by the MDEP, which will be addressed separately.

Proposal and Applicable Subdistricts

Hammond Ridge Development Company, LLC proposes to develop 41 single-family residential lots, nine mixed-use lots for multi-family rental units and small-scale commercial use, one lot for community space with a small-scale amphitheater and seating, and one lot for a maintenance building and laundry facility. The existing Event Center, Activity Center, and associated utilities on the site have already received the applicable permits from the Commission.

The proposed development is preceded by the Commission's approval of Zoning Petition 710 (June 6, 2007), which rezoned 244 acres of the Parcel from General Management Subdistrict (M-GN) to General Development Subdistrict (D-GN). Subsequently, Amendment A to ZP 710, submitted in November of 2018, was approved by the Commission to allow for relocating the Operations Center



and the new Event Center. Amendment B to Zoning Petition ZP 710 approved an approximately 1,409-acre Planned Development (D-PD) subdistrict on the Parcel. The purpose of the D-PD subdistrict is to allow for the development of a range of complementary recreational, agricultural, cultural, and residential uses, utilizing an existing network of interconnected recreational trails, and proximity to Millinocket Lake and regional recreational assets. The D-PD subdistrict establishes three (3) subareas for the project, integrating previous plans and balancing development, recreation, and open space on the property. A copy of the Commission-approved Development Plan is attached to this letter for reference.

Amendment C to Zoning Petition ZP 710 approved an 18-month extension for filing a permit application with the Commission or the MDEP to complete the work of previous amendments to the zoning petition, expiring on January 12, 2025. The Site Law application was submitted to MDEP on January 10, 2025.

The bulk of the proposed subdivision would be located in Subarea 1-A, Mixed Use/General Development within the Artisan Village, including single-family residential lots and mixed-use lots for commercial and multi-family rental units. The proposed maintenance building is located in Subarea 1-D, the Operations Center area. The single-family residential lots range in size from 0.5 acres to 1.67 acres, with an average lot size of 0.7 acres. The mixed-use lots range from 1.4 to 8.2 acres in size and are proposed for several commercial and residential uses. These uses include retail space, a laundry and operations building, condominiums, and rental cabins. The subdivision would include designated open space, a wildlife corridor, and several new unnamed roads currently shown as “Roads A, B, C, and D”. Conceptual driveway entrances are depicted on the plan; however, those driveways would be developed as part of the building permits.

Review Criteria

The following statutory provision is relevant to the determination of whether the Project is an allowed use in the subdistrict in which it is proposed to be located:

12 M.R.S. § 685-B,(1-A),(B-1). “...a permit from the commission is not required for a development of state or regional significance that may substantially affect the environment as defined in Title 38, section 482, subsection 2. A project meeting that definition is reviewed under Title 38, section 489-A-1...The Department of Environmental Protection must receive certification from the commission that the proposed development is an allowed use within the subdistrict or subdistricts for which it is proposed...before issuing a permit.”

Allowed Use Assessment

Based on the materials submitted by Hammond Ridge Development Company, LLC, the Commission, through its staff, determines that:

- Pursuant to Chapter 10 § 10.21(H)(3) governing the Planned Development (D-PD) subdistrict, all uses in the Development Plan must be allowed. The project site is located in an area identified as “Subarea I – Mixed Use/General Development” within the Development Plan for Hammond Ridge.
- Accordingly, § 4(C)(10) and § 4(C)(18)(a, b) of the Development Plan, mixed use buildings, commercial subdivisions, recreational facilities, and high-density residential subdivisions are

uses allowed upon issuance of a permit from the Commission. This is pursuant to 12 M.R.S. §685-B, subject to applicable standards set forth in the Commission's Chapter 10 Land Use Districts and Standards, subchapter III, unless otherwise specified.

- A high-density subdivision is defined as a residential subdivision with a minimum lot size of 20,000 square feet, a maximum lot size of 3 acres, and an average lot size of less than two acres. Chapter 2 § 2.02(232).
- The proposal is for single-family residential lots ranging in size from 0.5 acres to 1.67 acres, with an average lot size of 0.7 acres. The proposal meets the definition of a high-density residential subdivision.
- The proposed mixed-use lots intended for multi-family rental units and small-scale commercial uses constitute a commercial subdivision for uses allowed in the subdistrict. Commercial subdivisions are an allowed use upon issuance of a permit by the Commission in the Subarea I Mixed Use/General Development area of the subdistrict.
- Commercial Use is defined as the use of lands, buildings or structures the intent or result of which is the production of income from the buying or selling of goods or services. Commercial use does not include a home-based business or the rental of a single dwelling unit on a single lot or incidental sales of goods or services as may be allowed by permit or standard within a recreational lodging facility or forest management activities where such activities are otherwise exempt from review. Chapter 2 § 2.02(41).
- The proposal includes small-scale commercial uses, including retail space and a laundry and operations building. The Development Plan allows commercial and industrial uses on any lot approved during the Site Law and subdivision process. The Development Plan states these uses may not exceed a building footprint of 5,000 sq. ft., but does allow one commercial or industrial structure to exceed this square footage limit per Development Hub. One larger building may be allowed in Subarea I of the Hammond Ridge D-PD subdistrict upon issuance of a Special Exception approval from the Commission pursuant to 12 M.R.S §685-A(10), and subject to the applicable requirements set forth in Sub-Chapter III and, provided the applicant shows by substantial evidence that (a) the use can be buffered from those other uses within the subdistrict with which it is incompatible; and (b) such other conditions are met that the Commission may reasonably impose in accordance with the policies of the Comprehensive Land Use Plan.
- The proposed maintenance building is considered a commercial use by the Commission and is allowed in the Subarea I-D Operations Center of the Mixed Use/General Development area, subject to the 5,000 square foot limitation noted above.
- The proposed amphitheater with a stage and seating in the community open space is considered a recreation facility by the Commission. It is an allowed use in Subarea I Mixed Use/General Development area of the subdistrict. The Development Plan states under uses requiring a permit: "(12) Recreation facilities: Public or private recreation facilities including, but not limited to, parks, playgrounds, and golf courses." The amphitheater, seating, and stage is similar in nature to activities fitting under this designation, and would be allowed, subject to permitting by the Commission as such.

- Four new roadways are proposed to be constructed, Roadway A (2,447 ft.), Roadway B (731 ft.), Roadway C (671 ft.), and Roadway D (1,878 ft.). As defined in Chapter 2 of the Commission's standards, being new roads, these roads qualify as a "Road Project, Level C".
- Road Projects, Level C (except for water crossings as provided for in Chapter 10, Section 10.21(C)(3)(b)) are allowed uses upon issuance of a permit by the Commission in the Subarea I Mixed Use/General Development area of the subdistrict.
- Driveways associated with residential uses are an allowed use without a permit subject to standards within the Development Plan Subarea I, subject to the applicable requirements set forth in § 4(B)(4) of the plan.
- Driveways associated with non-residential uses are an allowed use with a permit from the Commission within the Development Plan Subarea I, subject to the applicable requirements set forth in § 4(C)(5) of the plan.

Based on the project description provided by Hammond Ridge Development and the above analysis, the LUPC certifies that the Project is an allowed use pursuant to the D-PD subdistrict and the Commission-approved Development Plan, as amended.

Please note that this certification is not a final agency action and pertains only to the staff's determination of the use proposed by Hammond Ridge Development, LLC. The Commission will conduct a further review of the Request for Certification, including all application and administrative record materials, to determine whether to certify to the MDEP that the Project meets the land use standards established by the Commission that are not considered in the MDEP's permit review.

Thank you for your patience and cooperation through this process. If you have any questions or would like to discuss this matter further, please do not hesitate to contact me at 207-441-4020 or via e-mail at: eric.sanderson@maine.gov.

Sincerely,



Eric Sanderson
Senior Planner
Maine Land Use Planning Commission

xc: SLC-21 file
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Hammond Ridge Development Plan

HAMMOND RIDGE PLANNED DEVELOPMENT SUBDISTRICT (D-PD) DEVELOPMENT PLAN

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1. Purpose and Scope

- A. Purpose. The Land Use Planning Commission's (Commission) Land Use Districts and Standards Chapter 10 (Chapter 10) rules establish that the purpose of the Planned Development subdistrict (D-PD) is to allow for large scale, well-planned development, including developments separated from existing development, provided: 1) they are shown to be of high quality and not detrimental to other values established in the Comprehensive Land Use Plan; and 2) they depend on a particular natural feature or location that is available at the proposed site.

Planned development within a D-PD subdistrict must be consistent with a Development Plan approved as part of the rezoning process. A Development Plan identifies land uses allowed within the subdistrict, specifies which uses require a development permit, and outlines the nature, location, and design of the Planned Development for which the subdistrict was created.

The purpose of the Hammond Ridge D-PD and Hammond Ridge Development Plan are to allow for the development of a range of complementary recreational, agricultural, cultural and residential uses as a mixed-use growth area capitalizing on an existing year-round network of interconnected recreational trails, and proximity to both Millinocket Lake, and regional recreational assets and natural areas of state and national significance (see Site Concept Map, Appendix A; and Site Development Map, Appendix B). Planned Development Areas will include nodes of mixed residential forms and ownership models that will support destination scale non-residential development, highlighting the arts, events, motorized and non-motorized recreation, local culture, and food (see Site Development Map and Table, Appendices B and C). Large portions of the D-PD subdistrict will be reserved for lake protection, recreation, and forest management.

- B. Scope. The nature, location, and design of the planned development for this subdistrict are detailed in the zoning petition filed by Hammond Ridge Development Company, LLC, ZP 710-B, including the Site Development Map.

Changes to the Site Development Map may be authorized by permit and requests for certification, where applicable, but may not cause individually or cumulatively any of the following:

- (1) The addition of a land use not previously approved in the Development Plan;
- (2) A material change in the size, scope, or nature of the project;
- (3) Material increases in traffic volume or noise level;
- (4) Any reduction in vegetated buffers required for the D-PD Subdistrict;
- (5) A material reduction in open space or parking; or
- (6) A material change giving rise to adverse environmental impact.

All other changes to the Hammond Ridge Development Plan must be made as part of a zoning petition.

2. Description

A. General

The Hammond Ridge Planned Development Subdistrict includes:

- (1) All the land area shown as Plan 01; Lot 1.2 and Plan 01, Lot 1.23, in T1 R8 WELS, Penobscot County; and Plan 01, Lot 1.2 in T1 R9 WELS, Piscataquis County; excluding a 200-foot wide strip of land along the south side of Black Cat Road, and the adjacent +/-7.8-acre area currently zoned as D-GN. The total area of the D-PD zone is approximately 1,409 acres. Boundaries are as described in Penobscot County Registry of Deeds Book 10256, Page 1 and Penobscot County Registry of Deeds Book 15755, Page 264.
- (2) Future selling, leasing, or subdivision. Hammond Ridge Development Company, LLC (HRDC) intends to retain the majority of the 1,409 Planned Development Subdistrict under their direct ownership and management. In order to ensure financial feasibility and continued operation of the phased development outlined in the Development Plan and associated Site Development Map, Hammond Ridge Development Company may:
 - (a) Directly seek permit approval for specific elements of the Development Plan,
 - (b) Lease or sell land to a third party, expressly for execution of a specific element of the Development Plan, including residential subdivision development areas,
 - (c) Transfer land associated with permitted projects to a third party, for construction or operation of permitted structures and uses, or-
 - (d) Convey a conservation easement to a conservation organization.

Except as detailed in sections 2,a,(2),(a),(b), and (c) above, any future land divisions or transfers of ownership will be subject to Commission review, and subdivision approval when applicable. In particular, any future land divisions by HRDC or a third party within the designated Planned Development Areas for residential or mixed-use subdivision development may require subdivision approval. Based on the commitment of HRDC to provide a minimum of 100 acres of wildlife passage and adequate open space within the D-PD (see Site Development Map), and review standards applied during the permitting phase for specific elements of the Development Plan, the transfer of land in accordance with sections 2,a,(2),(a),(b), and (c) will not in itself require subdivision approval from the Commission. Lands transferred pursuant to sections 2,a,(2),(a),(b), and (c) will remain subject to all provisions of the Hammond Ridge D- PD Subdistrict. Any subsequent development of land within the Hammond Ridge D- PD must be in accordance with the terms of the approved Development Plan, and any applicable sections of the Commission's Chapter 10 Land Use Districts and Standards. At a minimum, any transaction transferring lands within the Hammond Ridge D-PD must include reference to this Development Plan and all related covenants, restrictions, and conditions.

- (3) Existing structures and uses, as detailed on Appendix D, Existing Conditions Composite, and detailed in the application for ZP 710-B.

- (4) Proposed structures and uses, as detailed in the Site Development Map and Table (Appendices B and C).
- (5) All development, other than access roads and utility lines shall be at least 400 feet from any D-PD subdistrict boundary, with the following exceptions:
 - (a) A pre-existing gravel pit in the northeastern corner of the property, which is intended to continue operations;
 - (b) Maintenance and limited expansions of existing recreational trails;
 - (c) Utility development along the entrance road, which by necessity must be adjacent to the existing electrical transmission line and infrastructure.

B. Subareas

The overall Hammond Ridge D-PD is divided into three Subareas as described below, and as shown on the Site Development Map (Appendix B) and Subarea Plan Overlay (Appendix E); and accompanying documentation.

(1) Subarea I – Mixed Use/General Development

This subarea comprises approximately 572 acres in four separate development hubs on the site, reflecting the locations within the D-PD which best support compatible, concentrated development within the Hammond Ridge D-PD. The character of each development hub will differ, but overall, this subarea will support most of the development within this D-PD in the form of residential and mixed-use development and larger non-residential development such as the activity center and event center development.

- (a) Artisan Village: Development will be centered around the Activity Center, and consist of a Main Street style mix of walkable residential unit types, including flats, attached single-family, cabins, and detached single-family homes, up to a maximum of 108 residential units in total, in addition to community space and commercial spaces. This subarea is referenced in exhibits as subarea I-A, and is approximately 129 acres in total.
- (b) Adventure Lodge: Development will primarily be focused on hotel and lodging uses, along with accessory commercial uses focused on guests and day use visitors. A mix of residential, recreational, and commercial uses could be located here. Up to 161 residential units are envisioned, in a combination of hotel/lodging and smaller scale residential structures. This subarea is referenced in exhibits as subarea I-B, and is approximately 88 acres.
- (c) Mountain Homes: This area will include the Event Center commercial building, residential and lodging units for users of that facility and others, neighborhoods of small cabins and detached single-family homes and small common areas interconnected with a well-developed trail network, and larger, more secluded single-family homes on individual lots on quiet roads. This area also currently hosts a solar farm development. This subarea is referenced in exhibits as subarea I-C, could provide up to 141 residential units, and is approximately 275 acres.
- (d) Operations Center: Development will include a small amount of residential neighborhood development, along with commercial development and operations, maintenance, parking, and transportation uses for the overall project. Solar farm development is envisioned along the property boundary that abuts an existing utility corridor. This subarea is referenced in exhibits as

subarea I-D, could provide up to 24 residential units, and is approximately 80 acres.

(2) Subarea II – Lakeshore

This subarea comprises 71 acres within a 500-foot strip along the property's frontage along Millinocket Lake. Low impact, well-buffered development is envisioned, modeled after the existing Great Pond Protection Subdistrict. Allowed uses and development may include water dependent uses and uses that support other development on the property, such as education and cultural meeting and instruction space and recreational skills facilities. Water access will be provided at limited, designated points, and at least 80% of the total lake frontage area will remain undeveloped.

(3) Subarea III – Trails and Forest Management

This subarea comprises 743 acres within the D-PD and includes all portions of the property not included in Subareas I and II. This land will generally remain undeveloped with the exception forest management activities, motorized and non-motorized trail and recreational development, and roads to access other portions of the property.

3. Land Uses

Land use anticipated for the Hammond Ridge D-PD subdistrict include:

- Uses and activities allowed without a permit;
- Uses and activities allowed without a permit subject to standards; and
- Uses and activities allowed with a permit.

The Hammond Ridge D-PD subdistrict is divided into three subareas, each with specific allowed uses, as provided below. Except as noted or modified herein, terms are used as defined in Chapter 2 of the Commission's rules, and referenced standards are contained in the Commission's Chapter 10 Land Use Districts and Standards.

4. Subarea I – Mixed-Use/General Development

A. Uses Allowed Without a Permit

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea I of the Hammond Ridge D-PD Subdistrict:

- (1) Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations;
- (2) Forest management activities, except for timber harvesting;
- (3) Motorized vehicular traffic on roads and trails, and snowmobiling;
- (4) Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing;
- (5) Surveying and other resource analysis;
- (6) Trails, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies; and
- (7) Wildlife and fishery management practices.

B. Uses Allowed Without a Permit Subject to Standards

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea I of the Hammond Ridge D-PD Subdistrict subject to the applicable activity specific standards set forth in the Commission's Chapter 10 Land Use Districts and Standards, Sub-Chapter III, unless otherwise specified:

- (1) Accessory structures: New or expanded structures accessory to, and located on the same lot as, any legally existing principal structures and uses, provided that:
 - (a) The accessory structure is located in a subdistrict that allows the principal use;
 - and (b) The total square footage of the footprint of all new or expanded accessory structures built on a lot within a two-year period is not more than 750 square feet and all other requirements and standards of Chapter 10, Section 10.27,P are met;
- (2) Agricultural activities:
 - (a) Agricultural management activities in conformance with Chapter 10, Section 10.27,A,1;
 - (b) Small-scale agritourism in conformance with Chapter 10, Section 10.27,A,2;
- (3) Constructed ponds: Creation, alteration or maintenance of constructed ponds of less than 4,300 square feet in size which are not fed or drained by flowing waters provided they are constructed and maintained in conformance with the vegetative buffer strip requirements of Chapter 10, Sections 10.27,C,2,a;
- (4) Driveways associated with residential uses, in conformance with Chapter 10, Section 10.27,H;
- (5) Filling and grading, in conformance with Chapter 10, Section 10.27,F;
- (6) Home-based businesses: Minor home-based businesses, in conformance with Chapter 10, Section 10.27,N;
- (7) Mineral exploration activities: Level A mineral exploration activities, excluding associated access ways, in conformance with Chapter 10, Section 10.27,C¹;

¹ Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

- (8) Road projects: Level A road projects, in conformance with Chapter 10, Section 10.27,D;
- (9) Service drops to legally existing structures;
- (10) Signs in conformance with Chapter 10, Section 10.27,J;
- (11) Utility services: Buildings or structures necessary for the furnishing of public utility services, including electrical, communications, pump houses, above ground water storage, and underground water storage, provided they contain not more than 500 square feet of floor area, are less than 20 feet in height; and
- (12) Water crossings of minor flowing waters, in conformance with Chapter 10, Section 10.27,D,2.

C. Uses Requiring a Permit

The following uses, and related accessory structures, may be allowed within Subarea I of the Hammond Ridge D-PD Subdistrict upon issuance of a permit from the Commission pursuant to 12 M.R.S §685-B, subject to the applicable requirements set forth in the Commission's Chapter 10 Land Use Districts and Standards, Sub-Chapter III, unless otherwise specified.

- (1) Agricultural activities:
 - (a) Agricultural management activities which are not in conformance with the standards of Chapter 10, Section 10.27,A; and
 - (b) Medium-scale agritourism;
- (2) Commercial and industrial:
 - (a) Facilities having a building footprint of up to 5,000 square feet, including facilities offering food and beverages prepared on the premises, retail stores and services, and laundromats; but excluding auto service stations or repair garages and uses which may create a nuisance or unsafe unhealthy conditions or are otherwise incompatible with residential uses (see Site Development Map and Table);
- (3) Constructed ponds: Creation, alteration or maintenance of constructed ponds 4,300 square feet or greater in size which are not fed or drained by flowing waters, or of such ponds less than 4,300 square feet in size which are not in conformance with the vegetative buffer strip requirements of Chapter 10, Section 10.27,C,2,a;
- (4) Draining, dredging, or alteration of the water table or water level for other than mineral extraction;
- (5) Driveways associated with non-residential uses; driveways associated with residential uses which are not in conformance with the standards of Chapter 10, Section 10.27,H;
- (6) Filling and grading which is not in conformance with the standards of Chapter 10, Section 10.27,F;
- (7) Home-based businesses: Major home-based businesses;
- (8) Land management roads;
- (9) Mineral exploration activities: Access ways for Level A mineral exploration activities, Level A mineral exploration activities which are not in conformance with the standards for such activities in Chapter 10, Section 10.27,C, and Level B mineral exploration activities²;
- (10) Mixed-Use Building:

² Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

- (a) A building containing multiple uses, which may be separate distinct uses or a blend of integrated uses, such as residential, commercial, cultural, or entertainment uses in a single space. Examples include non-residential uses on the ground floor, with residential uses above or at the rear of the building, or live-work spaces for artisans and crafters;
 - (b) Up to a maximum of 35 feet in height and a footprint of 5,000 square feet; and
 - (c) Allowed in “A” and “B” development areas;
- (11) Public and Institutional: Places of worship and other religious institutions; public, private and parochial schools, public and other institutional buildings such as, but not limited to, libraries, fire stations, post offices, and day nurseries;
- (12) Recreation facilities: Public or private recreation facilities including, but not limited to, parks, playgrounds, and golf courses;
- (13) Recreational lodging facilities:
 - (a) Level A;
 - (b) Level B;
 - (c) Level C;
 - (d) Level C – Expanded Access; and
 - (e) Level D;
- (14) Residential: Attached or detached single family dwellings, two-family dwellings, and multi-family dwellings;
- (15) Road projects: Level B and C road projects, except for water crossings as provided for in Chapter 10, Section 10.21,C,3,b;
- (16) Signs which are not in conformance with the standards of Chapter 10, Section 10.27,J;
- (17) Solar energy generation facility: a solar energy generation facility not located on soils recognized by the U.S. Department of Agriculture as prime farmland soils, up to a total of 35 acres in size;
- (18) Subdivisions:
 - (a) Commercial and industrial subdivisions for uses allowed within this subdistrict; and
 - (b) Residential subdivisions: High- and moderate-density subdivisions;
- (19) Timber harvesting;
- (20) Transportation hub:
 - (a) This Operations Center Hub facility will provide a parking area and transfer services to both internal van service or other transportation options, as well as to external bus, touring and guided travel providers leaving for day trips from the development.
 - (b) Associated structures not to exceed 2,500 total square footage;
- (21) Utility facilities compatible with residential uses, other than servicedrops, and wire and pipeline extensions which do not meet the definition of service drops; and
- (22) Water crossings of minor flowing waters which are not in conformance with the standards of Chapter 10, Section 10.27,D and water crossings of bodies of standing water and of major flowing waters.

D. Special Exceptions

The following uses, and related accessory structures, may be allowed within Subarea I of the Hammond Ridge D-PD Subdistrict upon issuance of a permit from the Commission pursuant to 12 M.R.S §685-A(10), and subject to the applicable requirements set forth in Sub-Chapter III and, provided that the applicant shows by substantial evidence that (a) the use can be buffered from those other uses within the subdistrict with which it is incompatible; and (b) such other conditions are met that the Commission may reasonable impose in accordance with the policies of the Comprehensive Land Use Plan:

- (1) Commercial and light industrial facilities having a building footprint of greater than 5,000 square feet:
 - (a) No more than one such facility allowed within each Development Hub as indicated in the Site Development Map and Table; and
- (2) Recreational lodging facility, Level E:
 - (a) No more than one such facility allowed within the Hammond Ridge D-PD.

5. Subarea II – Lakeshore

A. Uses Allowed Without a Permit

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea II of the Hammond Ridge D-PD Subdistrict:

- (1) Docking structure: Temporary docking structure for commercial use:
 - (a) No more than one such facility on Millinocket Lake within the Hammond Ridge D-PD;
- (2) Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations;
- (3) Forest management activities, except for timber harvesting;
- (4) Motorized vehicular traffic on roads and trails, and snowmobiling;
- (5) Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing;
- (6) Surveying and other resource analysis;
- (7) Wildlife and fishery management practices.

B. Uses Allowed Without a Permit Subject to Standards

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea II of the Hammond Ridge D-PD Subdistrict subject to the applicable activity specific standards set forth in the Commission's Chapter 10 Land Use Districts and Standards, Sub-Chapter III, unless otherwise specified:

- (1) Accessory structures: New or expanded structures accessory to, and located on the same lot as, any legally existing principal structures and uses, provided that:
 - (a) The accessory structure is located in a subdistrict that allows the principal use; and
 - (b) The total square footage of the footprint of all new or expanded accessory structures built on a lot within a two-year period is not more than 750 square feet and all other requirements and standards of Section 10.27,P are met;
- (2) Filling and grading, in conformance with Chapter 10, Section 10.27,F;
- (3) Hand-carry launches in conformance with the requirements for such activities in Chapter 10, Section 10.27,L;
 - (a) No more than two such facilities on Millinocket Lake within the Hammond Ridge D-PD;
- (4) Mineral exploration activities: Level A mineral exploration activities, including associated access ways, in conformance with Chapter 10, Section 10.27,C³;
- (5) Road projects: Level A road projects in conformance with the requirements for such activities in Chapter 10, Section 10.27,D;
- (6) Service drops to legally existing structures;
- (7) Signs in conformance with Chapter 10, Section 10.27,J;
- (8) Trails, provided that any associated vegetation clearing or filling and grading are in conformance with the standards of Chapter 10, Sections 10.27,B,1,c and d,2, and 4

³ Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

and Section 10.27,F, and provided the trails are constructed and maintained so as to reasonably avoid sedimentation of water bodies; and

- (9) Utility services: Buildings or structures necessary for the furnishing of public utility services, including electrical, communications, pump houses, above ground water storage, and underground water storage, provided they contain not more than 500 square feet of floor area and are less than 20 feet in height; and
- (10) Water crossings of minor flowing waters, in conformance with Chapter 10, Section 10.27,D,2.

C. Uses Requiring a Permit

The following uses, and related accessory structures, may be allowed within Subarea II of the Hammond Ridge D-PD Subdistrict upon issuance of a permit from the Commission pursuant to 12 M.R.S §685-B, subject to the applicable requirements set forth in Sub-Chapter III.

- (1) Filling and grading which is not in conformance with the standards of Chapter 10, Section 10.27,F;
- (2) Mineral exploration activities: Level A mineral exploration activities, including associated access ways, which are not in conformance with the standards of Chapter 10, Section 10.27,C; and Level B mineral exploration activities⁴;
- (3) Recreation supply facility that may involve structural development:
 - (a) No more than one such facility within Subarea II,
 - (b) With a total floor area of no more than 2,000 square feet;
- (4) Road projects: Level B and C road projects, except for water crossings as provided for in Chapter 10, Section 10.21,C,3,b;
- (5) Shoreland alterations, including reconstruction of permanent docking structures, and permanent on-shore structures used to secure docks and moorings; but excluding marinas, new or expanded permanent docking structures, water-access ways, hand-carry launches, and water crossings of minor flowing waters;
- (6) Signs which are not in conformance with the standards of Chapter 10, Section 10.27,J;
- (7) Structures: Non-commercial structures utilized for educational, scientific, or nature observation purposes, which are not of a size or nature which would adversely affect the resources protected by this subdistrict;
- (8) Trails which are not in conformance with the standards of Chapter 10, Section 10.27,B,1,c and d,2, and 4 and 10.27,F;
- (9) Utility facilities other than service drops;
- (10) Water crossings of minor flowing waters which are not in conformance with the standards of Chapter 10, Section 10.27,D;
- (11) Water-dependent structures for recreational lodging facilities in compliance with Chapter 10, Section 10.27,Q,7;

⁴ Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

6. Subarea III – Trails and Forest Management

A. Uses Allowed Without a Permit

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea III of the Hammond Ridge D-PD Subdistrict:

- (1) Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations;
- (2) Forest management activities, except for timber harvesting;
- (3) Motorized vehicular traffic on roads and trails, and snowmobiling;
- (4) Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing;
- (5) Surveying and other resource analysis;
- (6) Trails, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies; and
- (7) Wildlife and fishery management practices.

B. Uses Allowed Without a Permit Subject to Standard

The following uses and structures, along with accessory uses and structures, are allowed without a permit from the Commission within Subarea III of the Hammond Ridge D-PD Subdistrict subject to the applicable activity specific standards set forth in the Commission's Chapter 10 Land Use Districts and Standards, Sub-Chapter III, unless otherwise specified:

- (1) Accessory structures: New or expanded structures accessory to, and located on the same lot as, any legally existing principal structures and uses, provided that:
 - (a) The accessory structure is located in a subdistrict that allows the principal use; and
 - (b) The total square footage of the footprint of all new or expanded accessory structures built on a lot within a two-year period is not more than 750 square feet and all other requirements and standards of Section 10.27,P are met;
- (2) Agricultural activities:
 - (a) Agricultural management activities in conformance with Chapter 10, Section 10.27,A,1;
 - (b) Small-scale agritourism in conformance with Chapter 10, Section 10.27,A,2;
- (3) Constructed ponds: Creation, alteration or maintenance of constructed ponds of less than 4,300 square feet in size which are not fed or drained by flowing waters provided they are constructed and maintained in conformance with the vegetative buffer strip requirements of Chapter 10, Sections 10.27,C,2,a;
- (4) Filling and grading, in conformance with Chapter 10, Section 10.27,F;
- (5) Mineral exploration activities: Level A mineral exploration activities, including associated access ways, in conformance with Chapter 10, Section 10.27,C⁵;
- (6) Natural resource extraction: gravel extraction less than 5 acres in size;
- (7) Road projects: Level A and B road projects in conformance with Chapter 10, Section 10.27,D;
- (8) Service drops to legally existing structures;

⁵ Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

- (9) Signs in conformance with Chapter 10, Section 10.27,J;
- (10) Utility services: Buildings or structures necessary for the furnishing of public utility services, including electrical, communications, pump houses, above ground water storage, and underground water storage, provided they contain not more than 500 square feet of floor area and are less than 20 feet in height; and
- (11) Water crossings of minor flowing waters, in conformance with Chapter 10, Section 10.27,D,2.

C. Uses Requiring a Permit

The following uses, and related accessory structures, may be allowed within Subarea III of the Hammond Ridge D-PD Subdistrict upon issuance of a permit from the Commission pursuant to 12 M.R.S §685-B, subject to the applicable requirements set forth in Sub-Chapter III:

- (1) Agricultural activities:
 - (a) Agricultural management activities which are not in conformance with the standards of Chapter 10, Section 10.27,A; and
 - (b) Medium-scale agritourism;
- (2) Constructed ponds: Creation, alteration or maintenance of constructed ponds 4,300 square feet or greater in size which are not fed or drained by flowing waters, or of such ponds less than 4,300 square feet in size which are not in conformance with the vegetative buffer strip requirements of Chapter 10, Section 10.27,C,2,a;
- (3) Filling and grading which is not in conformance with the standards of Chapter 10, Section 10.27,F;
- (4) Land management roads;
- (5) Mineral exploration activities: Level A and B mineral exploration activities, including associated access ways, which are not in conformance with the standards of Chapter 10, Section 10.27,C⁶;
- (6) Natural resource extraction: Mineral extraction operations, except for gravel extraction less than 5 acres in size⁷,
 - (a) affecting an area less than 5 acres in size and which are not in conformance with the standards of Section 10.27,C;
 - (b) affecting an area between 5 and 30 acres provided the unreclaimed area is less than 15 acres; and
 - (c) structures essential to the extraction activity having a total gross floor area of no more than 2,000 square feet;
- (7) Road projects: Level C road projects;
- (8) Signs which are not in conformance with the standards of Chapter 10, Section 10.27,J;
- (9) Structures: Non-commercial structures utilized for educational, scientific, or nature observation purposes;
- (10) Timber harvesting;
- (11) Utility facilities, excluding service drops; and wire and pipeline extensions which do not meet the definition of service drops;

⁶ Metallic mineral exploration and extraction are also subject to Chapter 13, Metallic Mineral Exploration and Mining Certifications, including but not limited to the standards for metallic mineral exploration in that chapter.

- (12) Water crossings of minor flowing waters which are not in conformance with the standards of Chapter 10, Section 10.27,D.

D. Special Exceptions

The following uses, and related accessory structures, may be allowed within Subarea III of the Hammond Ridge D-PD Subdistrict upon issuance of a permit from the Commission pursuant to 12 M.R.S §685-A(10), and subject to the applicable requirements set forth in Sub-Chapter III and, provided that the applicant shows by substantial evidence that (a) the use can be buffered from those other uses within the subdistrict with which it is incompatible; and (b) such other conditions are met that the Commission may reasonable impose in accordance with the policies of the Comprehensive Land Use Plan:

- (1) Accessory Structures, that are accessory to existing principal structures and uses allowed within the D-PD, having a total gross floor area of no more than 2,000 square feet.

7. Dimensional Requirements

Hammond Ridge D-PD Subdistrict will be characterized by centers of residential and non-residential activity, residential nodes and pocket neighborhoods, and large swaths of forested land dedicated to recreational uses and traditional forest management activities. As a result of the wide-ranging uses, activities, mix of development and natural areas, and potential for various ownership arrangements, lot sizes will vary greatly across the subdistrict and from phase to phase of project development. As such, Maximum Residential Density will also be used to regulate and guide overall development patterns.

Maximum Residential Density for the overall D-PD area will be limited to no more than one dwelling unit per 3 acres. All residential dwelling units in all allowable residential structures as well as guest rooms in hotels and Recreational Lodging Facilities will count toward this calculation. This would allow for no more than 469 dwelling units in any combination of ownership style and structure type.

The following dimensional requirements apply to all lots on which structural development is proposed unless otherwise provided by Chapter 10, Section 10.26,G. Additionally, all development, other than access roads and utility lines will be at least 400 feet from any property line, with the exception of items listed in section 2,a,(5) of this Development Plan.

A. Subarea I – Mixed-Use/General Development

- (1) Minimum Lot Size
 - (a) 20,000 square feet
- (2) Minimum Road Frontage
 - (a) Residential and Mixed-Use structures = 50 feet
 - (b) Non-residential structures = 100 feet
- (3) Minimum Setbacks
 - (a) Road setback = 20 feet
 - (b) Side and Rear Property Line setbacks = 10 feet
 - (c) Shoreline setbacks:
 - i. 100 feet from each flowing water draining 50 square miles or more and of a body of standing water 10 acres or greater in size; and
 - ii. 75 feet from each flowing water draining less than 50 square miles; body of standing water less than 10 acres in size except for constructed ponds.
- (4) Maximum Structure Height
 - (a) 35 feet for Residential and Mixed-Use structures
 - (b) 75 feet for Commercial and Recreational Lodging Facilities
- (5) Maximum Lot Coverage
 - (a) Residential, Single Family detached = 50%
 - (b) Residential, Single Family attached; Residential, Multifamily; Mixed-Use Building = 50%
 - (c) All other commercial and non-residential uses = 50%

B. Subarea II – Lakeshore

- (1) Minimum Lot Size
 - (a) 40,000 square feet

- (2) Minimum Road Frontage
 - (a) 100 feet
- (3) Minimum Setbacks
 - (a) Road setback = 30 feet
 - (b) Side and Rear setbacks = 10 feet
 - (c) Shoreline setbacks:
 - i. 100 feet from each flowing water draining 50 square miles or more and of a body of standing water 10 acres or greater in size; and
 - ii. 75 feet from each flowing water draining less than 50 square miles; body of standing water less than 10 acres in size except for constructed ponds.
- (4) Maximum Structure Height
 - (a) 35 feet
- (5) Maximum Lot Coverage
 - (a) 20% for all uses

C. Subarea III – Trails and Forest Management

- (1) Minimum Lot Size
 - (a) 2 acres
- (2) Minimum Road Frontage
 - (a) 200 feet
- (3) Minimum Setbacks
 - (a) Road setback = 40 feet
 - (b) Side and Rear setbacks = 20 feet
 - (c) Shoreline setbacks:
 - i. 100 feet from each flowing water draining 50 square miles or more and of a body of standing water 10 acres or greater in size; and
 - ii. 75 feet from each flowing water draining less than 50 square miles; body of standing water less than 10 acres in size except for constructed ponds.
- (4) Maximum Structure Height = 35 feet
- (5) Maximum Lot Coverage = 30% for all uses

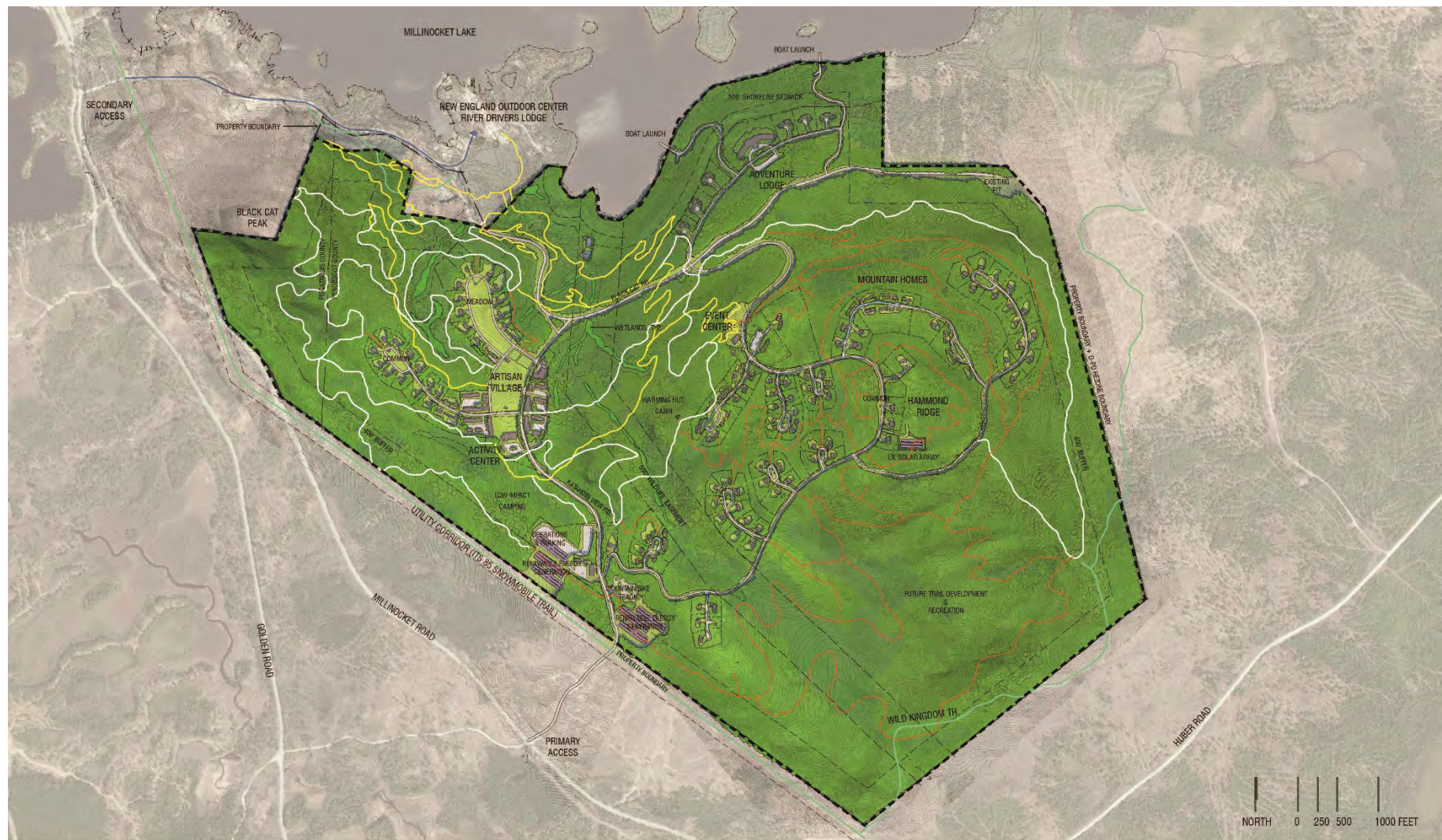
8. Subdivision Standards

- A. Subdivision and Lot Creation. All subdivision development in the Hammond Ridge D-PD will be in conformance with the layout and design standards for High- and Moderate-Density subdivisions in Section 10.25,Q of the Commission's Chapter 10 Land Use Districts and Standards.
- B. Conserved and Open Spaces.
 - (1) In addition to the standards in Chapter 10, Sections 10.25,Q and 10.25.S, Common Open Spaces, the following additional types of open space will be allowed:
 - (a) Community Space. A separate lot of record, to be used for low impact, temporary uses, such as performances, events, demonstrations, community programming, and which may include structural development pursuant to these uses;
 - (2) Lots designated as community space will not count towards the acreage requirements for Common Open Space or Wildlife Passage.

9. APPENDICES

Appendix A

Site Concept Map



HAMMOND RIDGE | PRELIMINARY CONCEPT REV. NOVEMBER 2021

Appendix B

Site Development Map



HAMMOND RIDGE | DEVELOPMENT PLAN OVERLAY

REV. NOVEMBER 2021

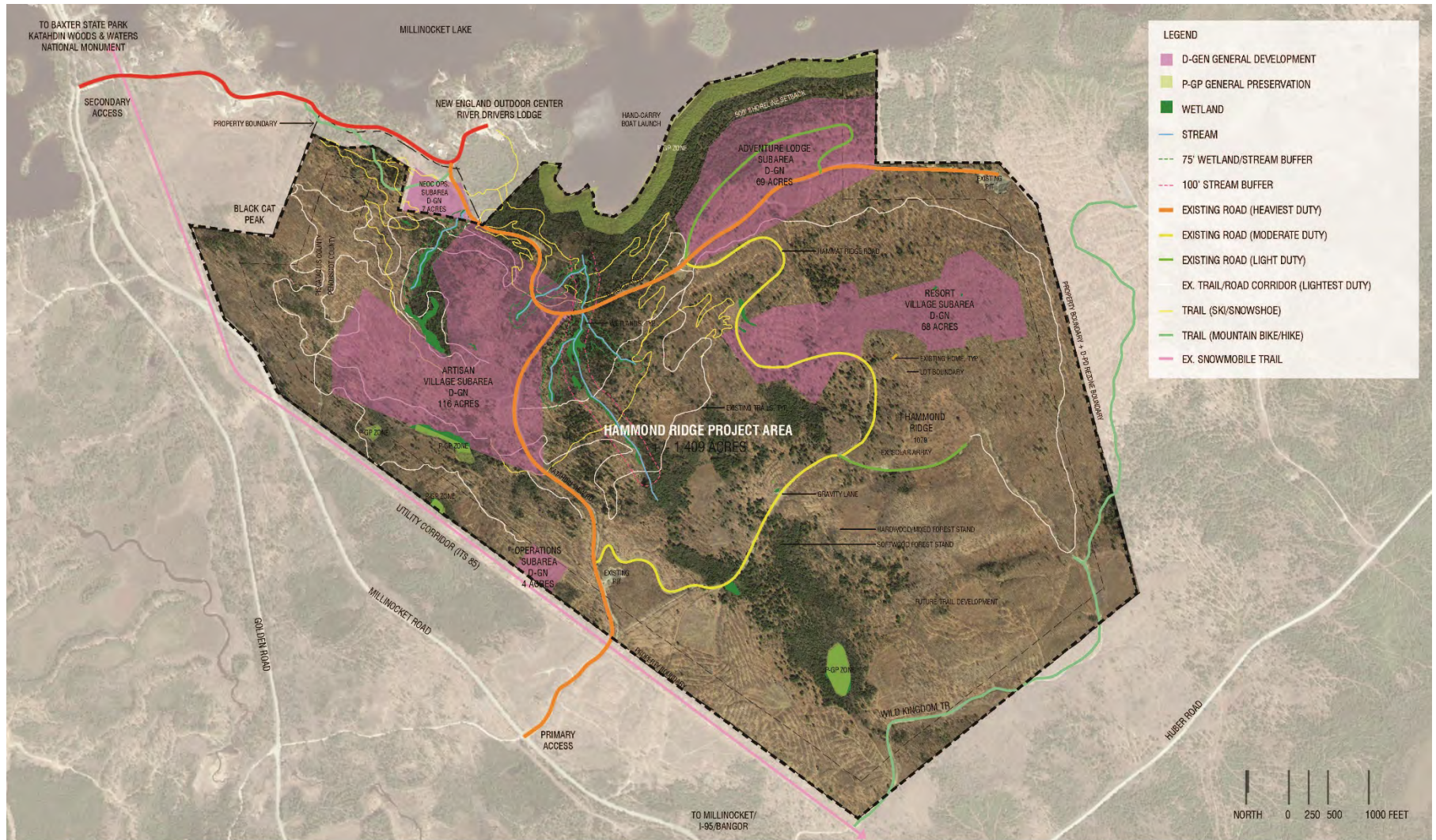
Appendix C

Site Development Table

Subarea	Development Hub	Character Zone	Bubble	Subdivision Type	Density	Appx Units
I-A	Artisan Village	Commercial/Lodging	A-1	n/a	n/a	n/a
I-A	Artisan Village	Village Mixed Use	B-1	Flex	High	24
I-A	Artisan Village	Village Mixed Use	B-2	Flex	High	24
I-A	Artisan Village	Mixed Residential	C-1	Flex	High	12
I-A	Artisan Village	Mixed Residential	C-2	Flex	High	12
I-A	Artisan Village	Mixed Residential	C-3	Flex	High	12
I-A	Artisan Village	Residential	D-1	Flex	Moderate	12
I-A	Artisan Village	Residential	D-2	Flex	Moderate	12
I-A	Artisan Village	Community Recreation	F-1	n/a	n/a	n/a
I-B	Adventure Lodge	Commercial/Lodging	A-2	n/a	n/a	125
I-B	Adventure Lodge	Mixed Residential	C-4	Flex	High	12
I-B	Adventure Lodge	Mixed Residential	C-5	Flex	High	12
I-B	Adventure Lodge	Mixed Residential	C-6	Flex	High	12
I-B	Adventure Lodge	Community Recreation	F-2	n/a	n/a	n/a
I-C	Mountain Homes	Commercial/Lodging	A-3	n/a	n/a	40
I-C	Mountain Homes	Mixed Residential	C-7	Flex	High	8
I-C	Mountain Homes	Mixed Residential	C-8	Flex	High	12
I-C	Mountain Homes	Mixed Residential	C-9	Flex	High	12
I-C	Mountain Homes	Residential	D-3	Flex	Moderate	12
I-C	Mountain Homes	Residential	D-4	Flex	Moderate	6
I-C	Mountain Homes	Residential	D-5	Flex	Moderate	10
I-C	Mountain Homes	Residential	D-6	Flex	Moderate	5
I-C	Mountain Homes	Residential	D-7	Flex	Moderate	14
I-C	Mountain Homes	Residential	D-8	Flex	Moderate	8
I-C	Mountain Homes	Residential	D-9	Flex	Moderate	14
I-C	Mountain Homes	Community Recreation	F-3	n/a	n/a	n/a
I-C	Mountain Homes	Infrastructure and Operations	G-1	n/a	n/a	n/a
I-D	Operations Center	Commercial/Operations	A-4	n/a	n/a	n/a
I-D	Operations Center	Commercial/Operations	A-5	n/a	n/a	n/a
I-D	Operations Center	Mixed Residential	C-10	Flex	High	12
I-D	Operations Center	Mixed Residential	C-11	Flex	High	12
I-D	Operations Center	Community Recreation	F-4	n/a	n/a	n/a
I-D	Operations Center	Infrastructure and Operations	G-2	n/a	n/a	n/a
I-D	Operations Center	Infrastructure and Operations	G-3	n/a	n/a	n/a
II	Lakeshore	Shoreland Recreation	E-1	n/a	n/a	n/a
II	Lakeshore	Shoreland Recreation	E-2	n/a	n/a	n/a
III	Open Space + Forestry			n/a	n/a	n/a

Appendix D

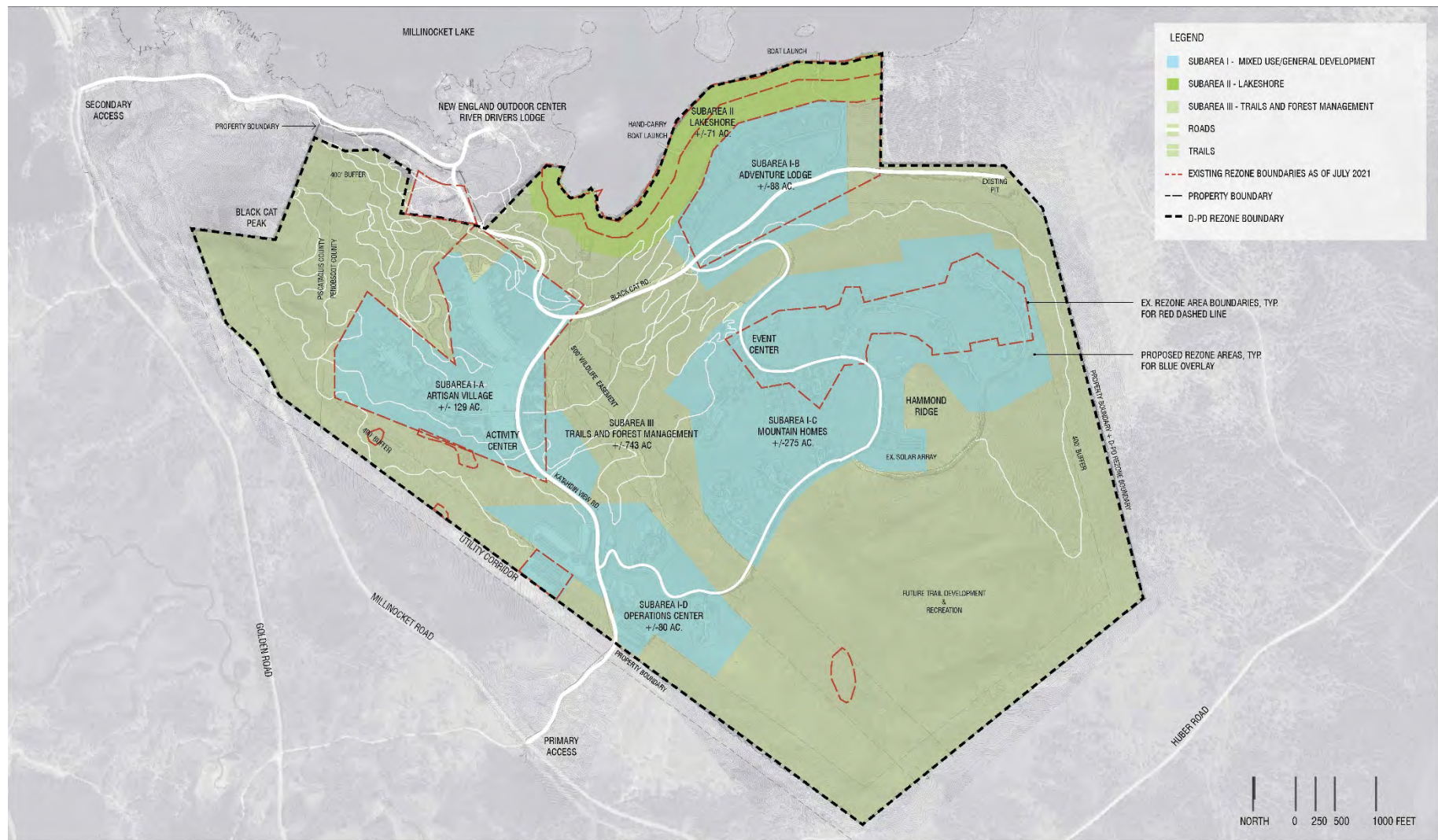
Existing Conditions Composite Map



HAMMOND RIDGE | EXISTING CONDITIONS COMPOSITE
REV. NOVEMBER 2021

Appendix E

Subarea Plan Overlay



HAMMOND RIDGE | SUBAREA PLAN OVERLAY

REV. NOVEMBER 2021