



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

Public Comment Opportunity

Tuesday, September 9th at 5:30 p.m. – at The Rangeley Inn

www.maine.gov/dacf/lupc

August 22, 2014

Property owners, residents and other interested individuals are invited to review and provide comment on the current status of the Prospective Zoning Plan for the Rangeley Region (the Plan) at a public meeting at 5:30 p.m. on Tuesday, September 9th at the Rangeley Inn.

The Land Use Planning Commission (the LUPC) has analyzed permitting data from 1986 through 2013 in the ten Plantations and Townships covered in the Plan. This analysis is contained in a new report: “2014 Evaluation and Progress Report to the Commission.” Highlights of the report include:

- Residential development remains the top category of new permits in the region, by a large margin.
- New residential development in the Plan area is occurring within the anticipated rate / amount.
- Over the period studied, development trends in the region have followed similar ups and downs as other regions in the Commission’s service area as the economy and real estate market have fluctuated.
- Since the Plan was adopted, a higher percentage of new homes is being built in Development zoning subdistricts, even though residential construction is still allowed in many other zones. New development within the Plan area has been concentrated in Dallas Plantation, Rangeley Plantation and Sandy River Plantation, as opposed to the outlying townships and plantations also covered in the Plan.

Based on this information, it appears that the Plan is functioning as the many stakeholders involved in the creation of the Plan intended. However, the data cannot tell the whole story, and we want to hear from the public! The Commission would like your own observations on the status of development in the Rangeley Plan area. We value your comments, and have the following questions in particular:

1. Are the zoning and regulations adopted pursuant to the Plan meeting the needs of people in the region?
2. How would you describe the current balance between lands designated for development and conservation in the region? Would you like to see this balance change? Why or why not?
3. Where is the Rangeley region headed overall? What is the keystone to the region’s future economy? Has this changed since the Plan became effective in 2001?
4. How can the Commission serve the region better?

Please join us at the Rangeley Inn at 5:30 p.m. on Tuesday, September 9th.

PHONE: 207-287-2631

18 ELKINS LANE, HARLOW BUILDING
www.maine.gov/acf

FAX: 207-287-7439

Map of Plantations and Townships covered in the Prospective Zoning Plan for the Rangeley Region:



For more information on the Rangeley Plan, please visit the following www.maine.gov/dacf/lupc and click on “Rangeley Plan Information” under “Featured Links.” Items available online include:

- [5-Year Evaluation and Progress Report](#) of August 22, 2014 for review and discussion as noted above.
- [Memo dated March 7, 2014](#) summarizing an informal survey on the current status of the Plan.
- [Prospective Zoning Plan for the Rangeley Region](#) effective January 1, 2001.

If you have questions or suggestions in advance of this scheduled meeting please do not hesitate to call or email us using the contact information below.

James Francomano, Senior Planner
Maine Land Use Planning Commission
22 State House Station, Augusta ME 04333-0022
(207) 287-4930 / james.francomano@maine.gov