

Forward-looking Recommendations¹ from Current LURC Chair and Staff

Prepared for the LURC Reform Commission – October 6, 2010

Outline of Presentation

Overview- Gwen Hilton, Chair of Commission

- Strong desire to improve and respond to needs of jurisdiction, and focus on getting into the jurisdiction more
- Make recommendations as straightforward as possible - beware of drastic, complicated changes that introduce confusion and potentially stymie greatly needed economic progress in rural Maine
- Preserve the citizen board- many options to reform
- Citizen board policy and decision-making is transparent and fair by design
- Citizen board is changing with new Commissioners appointed by this administration
- Make recommendations to the LURC Commissioners
- Consensus statement – generally concur, but one suggestion:
 - Bullet 4 – “to encourage and facilitate *long-term* economic viability”
- Our recommendations focus on 3 themes in the Consensus Statement (due to time constraints):
 - Customer Service and Communications (more user-friendly and responsive)
 - Local Input and Impact (more time in the jurisdiction listening and working with citizens)
 - Long-term Regional Economic Viability (improving approach to planning and development)

Samantha Horn-Olsen, Manager – Planning Division

- Where should development be located and how much area should be designated for development?
Today = < 1% for subdivisions and commercial development, 90+% for residential (non- subdivision).
- How should this be approached? proactive vs. reactive
 - Either way, look at: what the community wants, what the market wants, where development can be supported by infrastructure, where development will least disrupt intensive silviculture/agriculture and sensitive resources
 - Lots of options to address this - 5 examples:
 - Proactive: Regional planning and zoning
 - Proactive: Transfer of development rights
 - Proactive: Better approach to concept plans
 - Reactive: Increased flexibility in application of the adjacency criterion
 - Reactive: Improve streamlined subdivision (one step without zoning) option

Rod Falla, Acting Manager – Permitting & Compliance Division

- **Short Term Suggestions** (3 months)
 - Base of Operations in Greenville with regular visits to other regional offices
 - Public outreach sessions to get input on improving customer service
 - 10 day decision guarantee; make residential permit application more user-friendly
 - Common sense approach to find practical solutions to permitting and compliance issues; communicate using straight forward terms.
 - Policy guidance memos to improve predictability, consistency, and fairness of rules and standards; make these readily assessable to staff and public.
 - Prompt, predictable, consistent and fair solutions to resolve non-compliant activities
- **Long Term Suggestions** (10 months) Work with Planning Division and Commission on rule revisions (Chapter 10) to improve definitions, standards, permit by rule, non-conforming uses, etc.

¹ Specific suggestions/recommendations do NOT necessarily reflect the consensus of current Commissioners