

Community Guided Planning and Zoning (CGPZ) Meeting Minutes April 16, 2014

Attendees: Mark Draper, Fred Corey, Cheryl St. Peter, Bill Patterson, Ked Coffin, James May, Jim Nadeau, and Sarah Medina

Others present: Nick Livesay, Samantha Horn-Olsen, Jamie Francomano, Billie MacLean, Paul Bernier, and Mike Eisensmith

Welcome and Introductions

Meeting opened at 9:05 with Mark Draper, Chair offering a welcome and introductions.

Minutes of January 8, 2014 meeting

Meeting minutes of the January 8th meeting were approved, by consensus.

Guest Speaker- Mobilize Northern Maine Agriculture Working Group- Mike Eisensmith

Mike provided a brief overview of the work that is being completed as part of the Mobilize Northern Maine Agriculture working group. Mike felt that there were a number of issues/opportunities affecting the agricultural industry in the region. These included:

- 28,000 Acres Coming Out Of Conservation
- Some Portion Will Go Back Into Potatoes
- Many Parcels Available For Other Uses (Small Farms)
- Organic farming increasing
- Dick York/Meg Scott “objective to feed Maine – anecdotal information that many more young farmers want to come to the County to farm organically”
- Crown of Maine distribution successful/growing
- Potential for more beef cattle raising - organic and naturally raised that red-meat slaughter facility would kick-start
- Root crops (beets, carrots), Peas, Hemp, Soybeans, Canola, vineyards, grains, all possibilities
- Increase in tapping capacity for crops from Amish community?
- Need to keep land viable

There were also several selected initiatives currently underway:

1. Food Hub/Food Coop development
2. Investigate commercial scale carrot/peas production and processing
3. Farmer education (i.e., creating business plan, accessing capital, identifying and accessing markets, marketing, etc.)
4. Small producer marketing (creating brochures, social media, etc)
5. Market/Distribution/Branding Analysis
6. “Bounty from the County” Food Celebration

Large Scale Rezoning Projects

Nick Livesay and Samantha Horn-Olsen presented an overview of a large scale rezoning project and potential products for the community guided planning and zoning effort. Samantha discussed the “lessons learned” from the Rangeley Plan. She indicated that the Plan was the direct result of development wanting to occur but not being able to happen. The entire process took approximately five (5) years beginning with a land use inventory in 1995, staff analysis in 1996, local meetings to craft proposal between 1997-1999, local meetings and a public hearing in 2000, and an effective date of January 1, 2001. There were six (6) guiding principles to the process including:

- Consistency with CLUP
- Place-specific
- Long term vision
- Room for reasonable expansion
- Focus on locations for development, make permitting easier and more equitable there
- Stick to the plan

Samantha felt that the Rangeley Plan worked well for that region as it released pent-up development demand, focused development as designed, the community was generally supportive, the anticipated conservation was executed, and that the new types of zones seem to work well. She indicated that some landowners are asking for more development and that LUPC staff are looking into this request.

Nick Livesay presented an overview of potential products that could be expected from the CGPZ effort. The CGPZ process could result in any one of a number of types of products, addressing a range of topics or issues. Products that seek to revise LUPC rules or policies would need to go through the statutorily mandated approval process with the Commission, because the LUPC continues to have jurisdiction over the land use planning and regulation in the unorganized and deorganized areas of the state. Examples of products that would be subject to Commission approval are zoning changes, amendments to existing land use standards, or creation of new land use districts (new “zones”). More generalized plans, without specific regulatory criteria or standards, would likely not require any Commission approval, and could be used as significant guidance in future land use decision making, or could serve as a broad indicator of community or regional values and needs.

Nick felt that there were some important considerations to consider during the process. These were:

- What are the region’s goals?
- What level of effort and resources are available
 - From the steering committee?
 - From NMDC?
 - From other entities?
 - From property owners in the future?
- What level of predictability is desired?

Other business.

Several committee members felt that we need to re-invigorate the process and not postpone agreed to meeting times and dates. Jay presented an updated potential timeline for project completion which indicated that a final product be submitted to LUPC by the end of March 2015. While most agreed to the timeline there was a concern as to “what if” good progress is being made but the timeframe could not be kept. The consensus was that we need to make stronger progress and attempt to keep the revised timeline.

Jay indicated that he had received permit data from the LUPC and was in the process of reviewing and developing a report. Jim May, Cheryl St. Peter, and Billie Maclean agreed to assist Jay with that project.

Bill Patterson inquired about developing a visioning process for each of the sub-regions to guide what products may be appropriate. Bill, Fred Corey, and Mark Draper agreed to work on this exercise.

The next meeting will be May 21, 2014 at NMDC in Caribou

The meeting adjourned at 12:31 PM.

Respectfully submitted

Jay Kamm
Senior Planner