

Rule-Making Fact Sheet

(5 MRSA §8057-A)

AGENCY: **MAINE LAND USE PLANNING COMMISSION,**
Department of Agriculture, Conservation & Forestry

NAME, ADDRESS, PHONE NUMBER OF AGENCY CONTACT PERSON:
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CHAPTER NUMBER AND RULE TITLE: Chapter 10, Land Use Districts and Standards

STATUTORY AUTHORITY: 12 M.R.S. § 685-A(3); § 685-A(7A); and § 685-C(5)

DATE AND PLACE OF PUBLIC HEARING: *NA*

COMMENT DEADLINE:

Written comments must be submitted on or prior to April 3, 2015;
Written rebuttal comments must be submitted on or prior to April 10, 2015.

PRINCIPAL REASON OR PURPOSE FOR PROPOSING THIS RULE:

The Maine Land Use Planning Commission is seeking public comment on proposed amendments to Chapter 10 Land Use Districts and Standards that would allow the Commission to designate areas of cultural, historical, or other special significance. Within a designated area, applicants would be able to apply for a permit to reconstruct in place or expand legally existing, nonconforming structures, provided that proposed reconstruction projects conform to the purpose of designation. In designating a proposed area, the Commission would consider the unique cultural or historic characteristics of the proposed area that may benefit the public by preserving the look and feel of the community, attracting visitors and new residents, and enhancing the quality of life for residents. Once an area is designated by the Commission, its purpose, specific geographic location, and other relevant information would be recorded in an Appendix to Chapter 10, Land Use Districts and Standards, and property owners within the designated area would then be able to apply for a permit to reconstruct in place or replace structures, so long as the proposed reconstruction project conforms with the purpose of the designation.

ANALYSIS AND EXPECTED OPERATION OF THE RULE:

The proposed rule change would allow reconstruction in place or expansion of legally existing, nonconforming structures that provide significant public benefit due to their historic or cultural significance; and would be consistent with LUPC policy as expressed in the Comprehensive Land Use Plan.

FISCAL IMPACT OF THE RULE:

There will be no measurable fiscal impact of these rule changes.

FOR RULES WITH FISCAL IMPACT OF \$1 MILLION OR MORE, ALSO INCLUDE:

ECONOMIC IMPACT, WHETHER OR NOT QUANTIFIABLE IN MONETARY TERMS:

INDIVIDUALS OR GROUPS AFFECTED AND HOW THEY WILL BE AFFECTED:

BENEFITS OF THE RULE:

Note: If necessary, additional pages may be used.