

Community Guided Planning and Zoning

Background Information

Proposed Region

- The region proposed includes all of the unorganized townships located in Aroostook County.
- Includes areas of industrial forest lands, agricultural properties including potato production, significant natural resources, mineral deposits, numerous deer wintering areas and wading bird and waterfowl habitat, and townships that have residential and commercial development.
- Major transportation corridors include but are not limited to: US Route 1, Route 11, Route 161, Route 2, Route 2-A and the state owned rail line terminating in Madawaska.
- There are also significant water resources such as the Allagash Wilderness Waterway, Fish River Chain of Lakes, St. John River Corridor, and the Grand Lakes region.
- The region covers approximately **5,900** square miles with a relatively dispersed population density.

What is Prospective Zoning

- Prospective zoning means planning to proactively direct growth in certain areas of the jurisdiction. Prospective zoning identifies areas within a community or region that are most appropriate for additional growth based on existing development patterns, natural resources, infrastructure and natural constraints, and the information and general policies contained in the Maine Land Use Planning Commission's Comprehensive Land Use Plan.

Process Review

- **The planning effort should meet the following tests for success:**
 - Transparency
 - Clarity of roles
 - Involvement of all perspectives
 - Simple, understandable results
 - Actionable results
 - The achievement of as much consensus as is possible

Steering Committee

- A subcommittee of the NMDC Executive Board, appointed by the NMDC Executive Board, and advisory to the NMDC Executive Board.
- Should number between 10 and 15 members.
- Diverse group representing interests throughout Aroostook County.

Planning Committee

- Appointed by the NMDC Executive Board.
- Advisory to the NMDC Executive Board.
- May form subcommittees for research purposes; such subcommittees must include at least one committee member, and may include non-committee members.
- May recommend additional individuals for membership on the committee to the NMDC Executive Board.
- Approves the draft final report and recommendations and forwards them to the NMDC Executive Board for action.
- Committee submits its final report to NMDC Executive board for approval and submission to LUPC.

Chair of the Planning Committee

- Work with NMDC staff to develop agendas.
- Oversees meetings in coordination with NMDC staff or external facilitators.
- Manages the modified consensus process (see Attachment 2).
- Acts as a public spokesperson for the effort.

Modified Consensus

- **The committee should follow a “modified consensus” decision-making procedure (“consensus minus one”)**
 - ❖ In order for the committee’s work to carry the maximum weight, the committee should seek to achieve consensus on all recommendations.
 - ❖ However, the committee should not be able to be stymied by one member. After a consensus has been sought on a proposal, and the proposal is modified to reflect committee members concerns, if one persists in blocking the decision, the chair has the authority to override the blocking member and approve the proposal.

Administration

- Need to:
- Nominate a minimum of 2 members for Chair. Names will be brought forward to NMDC's Executive Board for consideration and appointment. (November meeting)
- Meeting dates and times. Need location for public to be able to participate.

Community Guided Planning and Zoning

- The fun now begins.
- We embark on Phase I **Fact finding and general information gathering.**
- Strong efforts to gather public input and identify opportunity, concerns, and consider ideas.