

Stocco, MacGregor

From: Burns, Susan
Sent: Wednesday, October 12, 2011 4:17 PM
To: Horn-Olsen, Samantha; Bolstridge, Karen
Cc: Stocco, MacGregor
Subject: RE: Whitneyville Comp Plan

Samantha and Karen,

I have reviewed the Whitneyville plan. Centerville Township borders the northern half of Whitneyville's western boundary, and as expected, many resources cross the boundary between the two. I focused primarily on the habitat and water resources and found that the town's shoreland zones correspond to the Commission's zoning along the Machias River and its tributaries where they cross the boundary. The Centerville side of the river and streams have various protection subdistricts in place (Flood Prone Area, Recreation, Shoreland and Wetland) while most of those on the Whitneyville side are in the Resource Protection Zone with some small areas in Limited Residential.

One of the differences between the Commission's zoning approach and that in Whitneyville's shoreland zoning is that the LURC shoreland and other protection zones follow the high water mark of the river or streams while the town's zone starts at the upland edge of wetlands adjacent to the river or streams. That means in some places the Whitneyville zones follow the thread of the river or stream but in others it goes out around an adjacent wetland leaving a blank space compared to Commission maps. This results from the shoreland zoning act and varying definitions of high water on water bodies. LURC zones wetlands; some towns leave them to be regulated under NRPA by DEP. This does not happen immediately along the shared boundary between Centerville and Whitneyville.

Whitneyville doesn't have townwide zoning, so I couldn't make that comparison, but there is a Future Land Use Map with growth and rural areas generally delineated. The proposed land use map doesn't raise any issues or questions.

I did notice that the Topography and Floodplains map shows FEMA special flood hazard areas, so as far as I know there are flood maps for Whitneyville. Those could be informative for the Machias River and various streams at Centerville's boundary with Whitneyville, particularly since FEMA hasn't developed flood maps for Centerville. I didn't find any mention of a local floodplain management ordinance in the Land Use section of Whitneyville's plan, however, so I don't know if the town has adopted such an ordinance.

Sue

Susan Burns

Chief Planner
Maine Land Use Regulation Commission
207-287-4969

From: Horn-Olsen, Samantha
Sent: Friday, September 09, 2011 5:08 PM
To: Burns, Susan
Cc: Bolstridge, Karen
Subject: FW: Whitneyville Comp Plan

Adjacent to your area – please let me know if there are any issues we should raise with SPO.

Thx

From: Lessard, Lorraine

Sent: Tuesday, September 06, 2011 10:13 AM

To: Braley, David; Douglass, Jerry; Gilbert, Stephanie; Horn-Olsen, Samantha; 'Martin, Mike'; Mohny, Kirk; Santerre, Jan; Schneider, Deirdre; Scott, Duane; Swan, Brian; Walker, Steve; Witherill, Donald T

Cc: Stocco, MacGregor; Hertz, Elizabeth

Subject: Whitneyville Comp Plan

Attached please find notice of Whitneyville's comp plan submittal. The plan can be viewed at the URL included in the notice and comments are due by October 12, 2011.

If you have any questions or wish to speak to someone on staff re: this comp plan or the review process, please contact MacGregor Stocco at 624-6227 or Macgregor.Stocco@maine.gov.



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***** Our office has moved. Please note new address & phone number. *****