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## About LURC (Land Use Regulation Commission)

Maine Land Use Regulation Commission

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PERMITS (continued from overleaf)

- (4) Farming and the harvesting of timber in certain areas. In those plantations and townships which have been zoned, a permit is required before farming or cutting can be done in some critical areas (Protection Districts) such as deer wintering yards, a 250 foot strip along shorelines, mountain areas above 2,500 feet and other important historic or natural areas.

### LURC and the Future

The task assigned the Land Use Regulation Commission is a huge one, and while there is much discussion and controversy over how it should be done, no one can reasonably deny the need that exists.

If LURC is to do the job of protecting the wildlands for future generations to enjoy and make a living from, it must have the cooperation of every landowner.

### Want to Know More?

This brochure outlines the basic story on LURC—yet it is impossible to tell the whole story in a single brochure.

If you have further questions about LURC, its regulations, standards, or plans, please contact us.

### LURC Publications

Additional copies of this brochure and the following publications are available from the Land Use Regulation Commission office:

*Building in the Wildlands*, a 64 page book detailing the considerations which should be given a building site prior to construction.

*Subdividing in the Wildlands*, a 70 page book dealing with site considerations for subdivisions.

*Sewage Disposal Regulations for Dwellings*, gives specifications and restrictions on the use of septic systems and privies.

*Standards For Interim Land Use District Boundaries And Permitted Uses*, explains the standards LURC uses to zone the wildlands and which land uses are permitted with and without a permit in each zone.

*Revised Statutes Annotated, Title 12, Chapter 206-A*, the Maine statutes pertaining to the creation and operation of LURC.

*Rules For Conduct of Public Hearings - Zoning and Comprehensive Plan.*

*Rules For Conduct of Public Hearings - Applications & Permits.*



Maine Land Use Regulation Commission  
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about  
**LURC**  
The Maine Land Use Regulation Commission



## The Wildlands

Just about half of the State of Maine lies in that area commonly called the "wildlands." This is the land of the spruce-fir forest which is so important to the State's paper and wood products industries. It is also the land of crystal clear lakes and sparkling streams, and it contains the headwaters of our major rivers. Fish, wildlife, scenic beauty and the yearn to escape the crowds attract many seasonal visitors, but very few people live in the wildlands year round.

In recent years drastic changes have occurred in the plantations and unorganized townships which comprise this area. The recreational building boom reached the lake shores and mountains. Increased timber harvesting has resulted in the construction of hundreds of miles of major logging roads. The woods were opening up and people were swarming in.

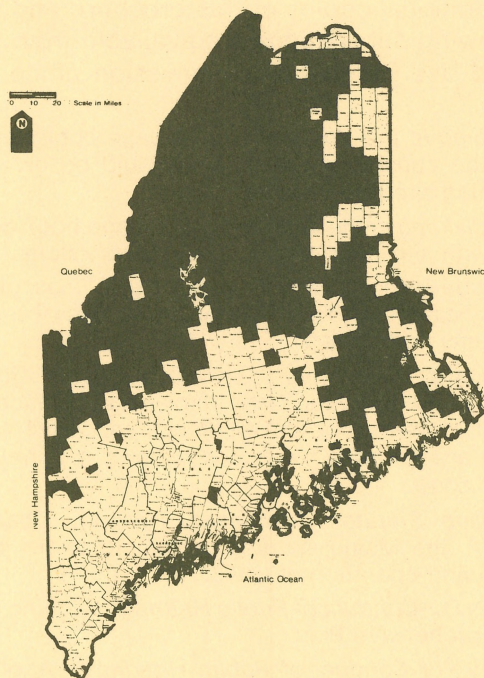
## LURC — What and Why

The Land Use Regulation Commission was created by the Maine Legislature to plan for the wise use of the State's wildlands.

The commission is composed of seven members, consisting of the Commissioner of the Department of Conservation and six members, appointed by the Governor, and representing the general public. Of the six members, four must be knowledgeable in at least one of the following areas: commerce and industry, fisheries and wildlife, forestry, and conservation.

LURC's job is to plan for the future, enact zoning, and control development in the plantations and unorganized townships — just as planning and zoning boards do in Maine's towns and cities. The Commission sets policy and makes regulations for wildlands use and protection. It has a professional staff which is responsible for preparing plans, zoning and developing standards; granting permits; and enforcing the Commission's regulations.

## LURC's Jurisdiction



More than 10 million acres — 56 plantations, 407 unorganized townships, and numerous coastal islands — are under the Commission's control.

Most of this land is in the Northern and Western parts of Maine, except for the coastal islands and a sizable block of townships in Washington and Hancock counties.

Most of the wildlands area is owned by large corporate landowners, primarily paper and timber companies, so all of the Commission's activities are of great interest to them. Because of the traditional public recreational use of the area, sportsmen and other conservationists are also vitally concerned with LURC's actions.

## How LURC Works

The Commission has three basic functions — comprehensive planning, establishing land use districts (zoning), and issuing permits for certain land use activities.

**COMPREHENSIVE LAND USE PLAN** — This plan will describe the present use of the area, analyze future needs, and make recommendations which will serve as a basis for decisions to be made by the Commission.

**LAND USE DISTRICTS** — This is the zoning process, whereby all the land will be placed into one of three district types, depending on the physical characteristics of the land and how it is presently being used. In Development Districts — land is used, or appropriate to be used, for residential, commercial or industrial development. In Management Districts — land used, or appropriate to be used, for agriculture or commercial forest products purposes. In Protection Districts — lands where development or other use is restricted to protect significant natural, recreational, and historic resources.

**PERMITS** — from the Commission are necessary for certain land use activities.

**IN ALL PLANTATIONS AND UNORGANIZED TOWNSHIPS A PERMIT IS REQUIRED FOR THE FOLLOWING:**

- (1) The building of any structure, including the placement of mobile or modular homes. An exception to this is that structures originally built before September 23, 1971 may be "renovated" without a permit and "accessory structures", such as garages, new porches, or minor construction, may be added without a permit to structures built before September 23, 1971.
- (2) The subdividing of any land — To subdivide means to divide a single parcel of land into three or more lots of less than 40 acres each within a five year period.
- (3) The developing of any land — Development includes construction of new or expansion of existing gravel pits, roads, camping areas, ski trails, and others.

PERMITS (continued on overleaf)