

Dover-Foxcroft Comprehensive Plan Changes

Dover-Foxcroft Comprehensive Plan

August 19, 2016 Update

Changes Made in Response to Public Input

A draft Comprehensive Plan was posted on the Town's website in early April and a public meeting was held on April 13th. The following changes were made to the Comprehensive Plan as a result of public input at that meeting.

1. Volume I Recommendations, Chapter 9 Future Land Use Plan, Implementation Strategy #4. Permitting Capacity, Staffing, and Code Enforcement (page 43), the following was added: *"k. Amend public notice requirements to ensure adequate notice to nearby property owners and the community consistent with the size and impacts of a proposed development."*
2. Volume I Recommendations, Chapter 9 Future Land Use Plan (page 48, 2nd paragraph) and Map 19 Future Land Use Map – a cluster of residential uses located at Branns Mill Pond in the area of the dam and at the intersection of Bear Hill Road, Merrills Mill Road and Notch Road was included in the "Hamlet District". The text was modified as follows: *"The Hamlet District is proposed to accommodate very small villages or clustered residential neighborhoods in outlying rural areas, with the goal of enhancing the historic or existing character by allowing the traditional smaller lot sizes and corresponding dimensional standards. Typical uses would include single and two family homes, home occupations, a corner grocery, a small church or other public use. East Dover, South Dover, and residential clusters associated with Branns Mill Pond and Sebec Lake, and perhaps other similar places would benefit from this designation. Good neighbor standards would ensure compatibility with existing uses, and incompatible uses would be restricted. The only capital investments envisioned are improvements to the state highways serving these areas to include wider shoulders for pedestrians, and improvements to any water access facilities. The Hamlets associated with Sebec Lake, Branns Mill Pond and the Piscataquis River would have shoreland zones to provide protection for these water bodies. These water bodies, as well as others, would also be protected through state laws and local performance standards."*
3. Volume I Recommendations, Chapter 9 Future Land Use Plan (page 50, 2nd paragraph) and Map 19 Future Land Use Map – the Industrial District where Pleasant River Lumber is located was reduced in size with Daggett Brook established as northernmost boundary of the district. The text was modified as follows: *"These districts have areas of developable land, interspersed with some wetlands that would be protected through state and local standards. The Pleasant River area abuts Daggett Brook which is protected through shoreland zoning, and an associated wetland that can be protected through state law and LUO performance standards. A candidate deer wintering area has also been identified in the Pleasant River District, which would be verified with any expansion. (See Table 9-2 and Map 19 Future Land Use)"*

Changes Made in Response to State Review for Consistency with the Growth Management Act

The Maine Department of Agriculture, Conservation and Forestry deemed the Dover-Foxcroft Comprehensive Plan (draft dated May 1, 2016) to be consistent with Maine's Growth Management Act on July 7, 2016.

The Comprehensive Plan Committee made the following changes to the May 1, 2016 Draft Comprehensive Plan based on the recommendations of several state agencies that reviewed the Plan.

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Volume I Recommendations

1. Page 21 #3.d.iii Natural Resources: a footnote was added as follows – *“The Beginning with Habitat Program is a collaboration comprised of the Maine Natural Areas Program, the Maine Department of Inland Fisheries and Wildlife, the Nature Conservancy, the Maine Coast Heritage Trust, the U.S. Fish and Wildlife Service and others.”*
2. Page 22 # 5.Regulatory Considerations: Potential Amendments to Land Use Regulations: Add a footnote to letter e. *“Incorporate more specific guidance on controlling phosphorus runoff into Sebec Lake and other great ponds for developers of subdivisions and other developments within lake and pond watersheds. See Comprehensive Plan Volume II Special Protection for Great Ponds on pages 101 through 103, which contains detailed information for calculating phosphorus runoff.”*
3. Page 24 #6.Public Infrastructure, Public Works, and Contractors - Best Management Practices for Protecting Natural Resources: Added footnotes to letters h and i, as follows
 - h. Refer to the MaineDOT Waterway and Wildlife Crossing Policy and Design Guide when planning future road construction or rehabilitation projects with the goal of maintaining critical fish and wildlife passage. Footnote: *“See <http://www.beginningwithhabitat.org/pdf/MARoadsWildlife-Final.pdf>; <http://maineaudubon.org/streamsmart/>”*
 - i. Take advantage of funding opportunities and programs to protect natural resources, such as internships and grants to perform watershed surveys, remedial work on ditches and driveways, planting of buffers, improvements to culverts and bridges to allow fish passage, and other conservation efforts. Footnote: *“See http://www.maine.gov/dep/land/water_bond_rfp.html and <http://mapserver.maine.gov/streamviewer.streamdocHome.html>”*

Volume II Recommendations

1. Page 21 Significant Fisheries: Sebec Lake – removed *“wild brook trout habitat”*
2. Page 115 Wild Brook Trout Habitat: removed reference to Sebec Lake as wild brook trout habitat; Sebec Lake tributaries, however, are wild brook trout habitat.
3. Page 106 Large Undeveloped Habitats and Habitat Connections: A reference to a the new map is added, as follows – *“(See Map 6B Undeveloped Habitat Blocks, Habitat Connectors and Conserved Land in the Volume I Appendices)”*
4. Page 107 Section 7.2 Significant Vernal Pools: The following wording was added at the end of the section – *“Since a comprehensive state-wide inventory of vernal pools has not been completed by MDIFW, there may be other vernal pools of significance in Dover-Foxcroft.”*
5. Page 111-112 Section 7.3 Rare and Unique Botanical Features: the names of three plant species have been removed and replaced with *“Rare Plant”* in Table 7-2, and the following text was added to the end of the paragraph – *“The names and locations of some of these plant species has been masked to protect against rare plant collectors.”* References to state websites for more information were added.
6. Page 111 Section 7.2 Rare, Threatened and Endangered Species: Bats were added with the following text: *“Bats - There are three species of bat that have been listed under Maine’s Endangered Species Act that could occur in Dover-Foxcroft. The white-nose fungus disease appears to be largely responsible for the die-off of large numbers of bats. Of the eight species of bats that occur in Maine, the three Myotis species are*

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protected under Maine's Endangered Species Act. The three *Myotis* species include the little brown bat (state endangered), the northern long-eared bat (state endangered), and the eastern small-footed bat (state threatened). Four of the remaining bat species are listed as Special Concern: red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, it is likely that several of these species occur within the Town during migration and/or the breeding season. More information on protecting bats can be obtained from the Maine Department of Inland Fisheries and Wildlife."¹ http://www.maine.gov/ifw/wildlife/human/lww_information/bats.html

7. Page 185 Table 13-1 Summary of Timber Harvest Information for Dover-Foxcroft: The Maine Forest Service provided 2014 timber harvest information that was included in Table 13-1, and the text was revised as, follows: *"According to the MFS there have been 1,343 timber harvest notifications since 1991 (Table 13-1). The annually reported data since 1991 indicates that, on average, there have been 56 harvests per year and about 1,174 acres harvested per year. Of the total acres harvested from 1991 through 2014, 88% were selection harvests, 10% were shelterwood harvests and 2% were clearcut harvests. About 1% of the total acres harvested were for a change of use, such as for a house, which was about 17 acres per year."*
8. Page 188 Land Use Regulations and Policies (3rd paragraph): Amended as follows – "The state-mandated shoreland zoning and subdivision laws, which are administered by towns, both contain provisions to address forestry and agriculture. The primary focus of shoreland zoning is to protect water quality. The Town opted to have the Maine Forest Service administer the shoreland zoning timber harvesting regulations, which are designed to protect water quality."¹ See http://www.maine.gov/dacf/mfs/policy_management/water_resources/sws/sws.html

Map Changes

1. Map 6A Important Habitats and Natural Areas was corrected to show that Sebec Lake does not have wild brook trout habitat. However, tributaries to Sebec Lake are identified as having wild brook trout habitat by the Maine Department of Inland Fisheries and Wildlife.
2. Map 6B Undeveloped Habitat Blocks, Habitat Connectors and Conserved Land has been added to the Comprehensive Plan. References to this map were made in all applicable sections of the Plan.