SUMMARY
Amendments to the Town of Dover-Foxcroft Land Use Ordinance
pertaining to the regulation of Mega Land Uses

What is the Purpose of the Proposed Amendments?

- To give the Town greater authority over Mega Land Uses
- To establish clear guidelines and standards for Mega Land Uses so the Town can protect the public health, safety, and welfare
- To prevent or minimize any potential adverse effects on the Town
- To support the Vision, Goals and Policies of the Comprehensive Plan

What is a Mega Land Use?

A large-scale project or development that can have very substantial impacts on the community. (Examples: large-scale - water extraction, highway/utility corridor, wind and solar energy, mining, resort, etc.) These specific uses will need to be defined in future amendments to the Land Use Ordinance.

Phase I Amendments: What does this mean?

These “Phase I” amendments establish basic standards for any Mega Land Use that will allow the town to better prepared if a Mega Land Use is proposed. These amendments do not define or include standards for any specific type of Mega Land Use (corridor, wind, etc.), nor do they allow any type of Mega Land Use. These specific uses will need to be defined in future amendments to the Land Use Ordinance.

“Phase II” amendments will need to be adopted by the Town in the future to address specific types of Mega Land Uses, but the Town will have Phase I provisions in place to be better prepared.

What do these amendments include?

- A More Thorough Review Process with Extensive Public Input
  - An Applicant must hold an initial public meeting to present a project and get public feedback
  - Three stage review process, Planning Board Meetings, Public Meetings and Hearings
  - Planning Board can hire its own experts to assist in its review (paid for by the applicant)
- Requirements to Address:
  - Environmental Protection (air & water quality, stormwater, wildlife habitat, scenic character, etc.)
  - Noise, setbacks, buffers, blasting, nuisances
  - Public services and facilities, emergency services, public roads, traffic, solid waste
  - Impact and alternatives analysis, mitigation (economic, land values, natural resource, etc.)
  - Significant tangle benefits to the town (economic, capital improvements, etc.)
  - Technical and financial capacity to construct and operate the project
  - Performance guarantees to ensure project meets regulatory standards
  - Decommissioning and site restoration, in case project is shut down permanently
  - Ongoing licensing requirements
  - Complaint protocol to address public concerns as they arise
  - Liability insurance