PISCATAQUIS COUNTY COMMISSIONERS MEETING

April 21, 2026

DOVER-FOXCROFT

Minutes

8:30 AM PLEDGE OF ALLEGIANCE

Piscataquis County Commissioner Chairman Paul Davis called the meeting into session at 8:30 AM in the Chambers. Commissioner Andrew Torbett attended with Commissioner Adam Coover participating via Zoom. Commissioner Chair Paul Davis asked Commissioner Andrew Torbett to open the meeting with a prayer. The meeting was available online on Zoom.

1. Piscataquis County Commissioners reviewed and approved the minutes of the April 7, 2026 meeting. M: Andrew Torbett S: Adam Coover V: 3-0-0

2. Piscataquis County Commissioners added an Executive Session per MRSA 1, section 405, paragraph 6 C., contract matter to the end of the meeting.

3. Piscataquis County Commissioners reviewed for approval the County expenditures in the amount of $41,002.25. M: Adam Coover S: Andrew Torbett V: 3-0-0

4. Piscataquis County Commissioners reviewed for approval the Jail expenditures in the amount of $16,317.79. M: Andrew Torbett S: Paul Davis V: 3-0-0

5. Piscataquis County Commissioners reviewed for approval the Unorganized Territory expenditures in the amount of $33,380.90. M: Andrew Torbett S: Paul Davis V: 3-0-0

6. Piscataquis County Commissioners reviewed for approval the Payroll Warrant for April 9, 2026 in the amount of $157,114.09. M: Andrew Torbett S: Paul Davis V: 3-0-0

7. Piscataquis County Commissioners approved the request from the Probate Office to transfer $2,000.00 from account E#130-01-03-06 (Advertising) and $1,000.00 from account E#130-01-03-130 (Family Assistance) both to account E#130-01-03-160 (Professional Fees). M: Andrew Torbett S: Paul Davis V: 3-0-0

8. Piscataquis County Commissioners heard an update from Stacy Benjamin, Acting Planning Manager for the Land Use Planning Commission (LUPC) on the current process for the Comprehensive Land Use Plan (CLUP). Staff also attended: Benjamin Godsoe, Executive Director, Jenny Ward, LUPC Commissioner, and Heidi Gaffney, Environmental Licensing Specialist. The CLUP was last updated in 2010 when it used to be LERC and then in 2012 more reform was made where they changed the scope: relocation was adopted for a primary location, process was updated, did a phased in approach where they looked at the issues of the UT, plantations, and a few organized towns. They held info sessions on forestry resources, development, flood hazards, etc. The next one held in June will be on lakes/rivers. The Comprehensive Land Use Plan Update handout was passed out along with the Operating a Short-Term Rental handout (attached). They will hold community workshops in the fall. It is a very lengthy adoption process and we encourage people to participate. With Short-Term Rentals, we had some concerns and did an outreach effort and voted to have a notification which we will continue with and see what the data tells us. We have had several people move-on or retire and the permitting staff is fully staffed with a location right here in Dover-Foxcroft at 8 Moosehead Lane, Suite 107 (adjacent to the Mayo Mill Dam).

9. Department Heads:
   a. County Manager, Michael Williams

- The UT Roads are not holding up so well with the weather. The Hamm Road is closed except to local traffic. We will tear up the road if we try to do anything to fix it right now. The frost needs time to fully come out. We have put about $15-$20k in this road over each of the last four years. The Williamsburg Road is bad. The back side of Boyd Lake is bad and was basically built in a swamp as a winter woods road. The road to the transfer station in Orneville is bad. The north end of the County Roads still has frost that is not out yet and Road Commissioner Carl Henderson was able to drive in and out about 35MPH. The roads will heal up once the frost is out.
- We have many employees at the Critical Incident Exercise Training today at Foxcroft Academy.
- Heads up from DA Office Manager Corina Rackliff, the grand jury that is usually done in July is delayed this summer until August or September. Keep in mind traffic wise.

b. County Treasurer, Trisha White-did not attend.

c. Jail Administrator, Jean Larson-did not attend.

d. Sheriff, Robert Young-did not attend (excused for training).

e. EMA Director, Debra Hamlin-did not attend (excused for training).

f. Probate Register, Donna Peterson

- We have had a run of guardianships and used to pay $80 an hour but the State bumped the rate up to $160. We had a couple of requests to increase our rate and we settled on $120 which is why you saw the transfer request above. Our budget was over on this line and we will have several more as the year goes on.
- Last week, we had a large estate with a $4,000 filing fee which will help with Probate expenses.

g. Deeds Register, Gail Clark

- Nothing new to report, we are all good.

h. District Attorney Office, Corina Rackliff-did not attend (excused for training).

i. Head of Maintenance, Joshua York

- Hoping to have the guys done at the bunker soon with maybe another week worth of work. This morning they made a run to pick up some needed stuff.
- Contacted a roofer to see about removing that large flag pole that we are no longer using.
- I will be out after today for the rest of the week.

OTHER BUSINESS

EXECUTIVE SESSION(S):

Piscataquis County Commissioners entered executive session, per MRSA 1, section 405, paragraph 6 C., contract matter. M: Andrew Torbett S: Paul Davis V: 2-0-0

Time in: 9:00 AM

Time Out: 9:06 AM

Action: No action taken, for informational purposes only.

Meeting adjourned at 9:07 AM - M: Andrew Torbett S: Paul Davis V: 2-0-0

Comprehensive Land Use Plan Update
Maine Land Use Planning Commission

What is the Comprehensive Land Use Plan (CLUP)?

- The Land Use Planning Commission (LUPC or the Commission) is required by statute to adopt a CLUP.
- The CLUP is used "...as a guide in developing specific land use standards and delineating district boundaries and guiding development and generally fulfilling the purposes of..." the LUPC statute.
- The last CLUP was adopted in 2010 and **the Commission voted to begin an update process in December 2024.**

Why update the CLUP now?

- In 2012, the Maine legislature made several changes to the statute that applies to the Commission's activity (P.L. 2011, ch. 682 enacting LD 1798)
  → **a new plan would improve consistency with these changes.**
- Many of the goals and policies of the 2010 CLUP have been accomplished
- Maine and the world have changed since 2010
  → **a new plan would be based on current information and be more forward facing.**

What does an update process include?

The CLUP update will happen in <u>three phases</u>:

1. <u>Pre-Process (in progress)</u>. Information gathering and public input. Staff are conducting the following activities:
   a. *Initial Outreach Interviews.* Completed Summer 2025, read the final report on the CLUP update website.
   b. *Informational Sessions **(happening now)**.* Forest Resources, Flood Hazards and Resilience, Land and Wildlife Conservation, Recreation, Housing and Development, Water Resources, and potentially more!
   c. *Public Survey.* Coming Spring 2026
   d. *Public Workshops.* Coming Fall 2026
   e. *Final Proposal.* Proposal for the components and structure of the update process.
2. <u>Update Process</u>. Updating the goals and policies of the CLUP.
3. <u>Adoption Process</u>. Adoption through the legislature.

What comes next?

While LUPC staff are working on the update process, **you can**:

- Be on the lookout for the CLUP update survey going live Spring 2026.
- Visit the new CLUP update website: <u>http://maine.gov/dacf/clupdate</u>
- Sign up for GovDelivery updates about the CLUP process on the website.
- Contact the LUPC with your thoughts and suggestions for the CLUP.

Contact Us

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Operating a Short-Term Rental?
Starting a Short-Term Rental?

maine
LAND USE PLANNING COMMISSION
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

New Rule for Short-Term Rentals in the LUPC's Service Area

Effective **January 12, 2026**, operators of short-term rentals on property in the Maine Land Use Planning Commission's service area must file a notice with the Commission. Operators of existing short-term rentals have until **July 11, 2026**, to file the notice.

THERE IS NO FEE TO FILE THE NOTICE.

The notice may be filed online through the LUPC's short-term rental notice portal or by postal mail or email.

What is a Short-Term Rental according to the LUPC?

A short-term rental is defined as "a legally existing dwelling unit, portion of a dwelling unit, or single residential campsite that is rented for a fee or other compensation to a person or group for a period of tenancy of less than 30 consecutive calendar days." Short-term rentals **are limited to one** dwelling unit, portion of a dwelling unit, or residential campsite on a single lot, unless the lot is part of a condominium in which the units are individually owned. Please contact the LUPC if you operate more than one short-term rental on your property.

To File the Notice or Find More Information

Visit the LUPC's Short-Term Rentals webpage:

LUPC Short-Term Rentals Webpage

Have Questions?

Please fill out the LUPC's General Inquiries Form:

LUPC General Inquiries Form

Best Practices for Short-Term Rentals

Visit the LUPC's Short-Term Rentals webpage (use QR code above) and scroll down to "Best Practices."