



# Maine Association of Planners

The Maine Association of Planners, or MAP, is an organization of over 100 members, including professional public, private, and nonprofit planners, citizen volunteers serving on local boards, and Mainers from other professions like attorneys, landscape architects, professors and developers. Though our membership works in diverse settings, we are all dedicated to enhancing the practice of planning in Maine.

## Come One! Come All! 2011 Annual MAP General Membership Meeting

Don't forget to check out the NNECAPA photo sharing library available here:

<http://www.flickr.com/photos/nnecapa/>

The general membership meeting is scheduled for Friday, **January 21, 2011** in Augusta. All of you who are members of MAP are invited to participate in the meeting and share in the discussion of possible bills to follow for this legislative session. The list of bills that might be relevant to the membership will be sent out prior to the meeting for your review. Please come prepared to choose which bills the Legislative Policy Committee (LPC) should work on for this coming year. This promises to be a very interesting session and MAP should be prepared to provide feedback to the legislators on our most important priorities.



The Board of Directors will meet earlier that same day in Augusta prior to the general membership meeting. The agenda for both meetings will be provided as we move closer to the date.

Now is your chance to affect the changes in laws that affect your work. If you are interested in joining the Legislative Policy Committee (LPC), please contact Carol Tukey at [ctukey@town.harpswell.me.us](mailto:ctukey@town.harpswell.me.us).

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### 2010/11 MAP Deadlines

*(Submission / Publication)*

#### Fall '10

Nov. 19/Dec. 3

#### Winter '11

Feb. 11/Feb. 25

#### Spring '11

April 22/May 6

## Rockland Receives Northern New England APA Planning Award

At the Annual Conference of the Northern New England Chapter of the American Planning Association held on October 7 and 8, 2010 in Portsmouth, New Hampshire, the City of Rockland was presented with the Chapter's coveted 2010 Plan of the Year Award for the *2009 Downtown Revitalization Plan Update*. The conference was attended by nearly 300 public, non-profit and private sector planners.

In making the presentation, Maine Chapter Director Rebeccah Schaffner-Tousignant, GPCOG, noted that "Rockland's downtown is a testament to the strength of its planning and commitment by its community. Fifteen years ago the city recognized that with its traditional economies on the decline it needed to take action in order to renew the once thriving

[\(See APA Planning Award on page 10\)](#)

## Voters Approve Refunding of Land for Maine's Future

The outcome of the November 2<sup>nd</sup> statewide referendum Question #3 is that Maine voters overwhelmingly approved (Yes: 59%- No: 41%), a \$9.75 million bond issue that includes important funding for the Land for Maine's Future Program. The Land for Maine's Future Board and its program, which over a period of twenty-three years has been the State of Maine's primary mechanism for funding acquisition of public lands and also been at the heart of Maine's public efforts to conserve the best Maine has to offer. This award-winning program has protected more than 500,000 acres (approximately 2/3 in conservation easement and 1/3 fee simple), which include mountain summits, river shoreline, lakes, ponds, coastal islands, coastal beaches, forest, grasslands, lands, unique natural state; 158 miles of from abandoned and regional parks the farmlands of these special places Working with helped acquire Maine's heritage public. This year that Maine voters measures.



Scarborough Beach, Scarborough was protected with help from the LMF

[\(Refunding of Land on page 9\)](#)

### **MEDIA RELEASE**

Contact: Patricia M Sears, Newport City Renaissance Corporation 802 323 1056  
[patricia.sears@discovernewportvt.com](mailto:patricia.sears@discovernewportvt.com)

#### **NEWPORT, VERMONT MAKES HISTORY ADOPTING FORM BASED CODE INTO ITS ZONING BY-LAW**

**6 December 2010**

#### **FOR IMMEDIATE RELEASE**

**NEWPORT, VERMONT** | At the December 6, 2010 Newport City Council meeting, Newport became the first municipality in the state of Vermont to adopt form based code into its zoning by-law.

Form based code is graphic form standards that regulate form of building rather than use of building. It has a positive approach illustrated by its language of 'build to lines' rather than 'set backs'. Form based code defines desired development patterns.

[\(Media Release on page 10\)](#)

#### **MAP Board 2010-2011**

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[bethdellavalle@maine.rr.com](mailto:bethdellavalle@maine.rr.com)

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## **Planning Bytes and Pieces** **by Rodney Lynch**

**WALDOBORO** — Waldoboro has hired Misty Gorski as the new planning and development director. Selectmen on Sept. 28 confirmed the appointment. Gorski was scheduled to begin work Sept. 29.

Gorski said she "looks forward to helping support the town in its planning process." Gorski will also serve as a code enforcement officer for the town.

The position was filled after the resignation of Patrick Wright, who left in August after working for two years as the CEO and planning and development director.

On the planning front, one major activity has been the visioning project that included surveys, community meetings and a town-wide gathering. Town Manager William Post said results from that project will soon be presented at a meeting of the Board of Selectmen.

Selectmen on Sept. 28 unanimously endorsed the town manager's choice for the new planning and development director. But they told Gorski that she faces a difficult job with many challenges. The selectmen are Rebecca Maxwell, Theodore Wooster, Robert Butler and Craig Cooley.

Butler was on the committee that interviewed candidates. Twelve people submitted applications, and six were interviewed. Butler said he heartily endorsed Gorski for the job.

Cooley asked Gorski, who lives in Bowdoin, if she plans to relocate. Gorski said she had no immediate plans to move to Waldoboro, but would consider it in the future.

Gorski, 26, has a bachelor's degree in environmental studies from the University of Maine at Machias. She has a master's degree in resource management and conservation from Antioch University in Keene, N.H. Her previous job was with Friends of Merrymeeting Bay.

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## APA Small town and Rural Division

Hi folks!

I hope you were able to enjoy the holiday season and that your offices wound down a little bit during this time. I wish I could say that for here!

I wanted to take this moment to put in a plug for an APA division, Small Town and Rural or StaR. I am the Vice Chair of Conferences and Programs. If you are a member of APA, this is a great division to join to hear from other planners around the country handling the joys and tribulations of the small town and rural life of a planner. Right now, I am working on the APA national planning conference in Boston for 2011 and I hope you are all planning on heading down to it.

### Sessions

I had the privilege of helping out with the 1998 APA national conference in Boston and had a lot of fun then, and I think 2011 will be even better! On the STaR slate for the conference includes a session on Gateway 1. This is a project I am a big fan of (as they say on Facebook); and it won a MAP award (and yeah, EPA too...) I encourage you to make time to attend this session. There will also be a mobile workshop up to one of my favorite parts of the world, also where I began my public sector career, the north shore, up to Ipswich. I am also on a panel session on tourism with our friends in the Economic Development division and I am having a facilitated workshop with a friend from Iowa on the challenges of wearing the planner hat and the economic development director hat.

### Events

It's not just the sessions for the conference I know we all look forward to but also the events that chapters and divisions put on for attendees. STaR will be having a dinner on Sunday April 10, 2011 at Brasserie Jo, an easy 2 block walk from the convention center. We also will have our business meeting on Tuesday April 12<sup>th</sup> for breakfast. There will be raffles and awards at the business meeting so don't miss it!

### Awards

One of the items on our business meeting is the issuance of awards. Attached please find the awards forms to get your nomination in for Small Town and Rural Planner, Planning Initiative, Comprehensive Plan/Special Project Plan and Student Project. The awards committee members are Brian Peters; Lee Nellis; Michael Hershman; Richard Roedner and I. The deadline is the end of January so hurry! I know there are a lot of great projects, plans and people out there that should be recognized!

### Humor

In these difficult times many planners are having with the shifting of the political landscape and the fury of budget tightening, we can all use, I will end my column with my top 10 favorite light bulb jokes (in no particular order):

Q: How many optimists does it take to screw in a light bulb?

A: None, they're convinced that the power will come back on soon.

Q: How many planners does it take to screw in a light bulb?

A: Six - one to write an extensive study recommending an energy-efficient light bulb, one to post the problem to the list-serve, one to study if the feasibility of a natural light study for the room might be a better alternative, one to have a visioning session, one to research grant opportunities to hire a specialist, and one to put in a 10 watt bulb instead.

[\(APA on page 6\)](#)

## CALL FOR 20010/11 APA SMALL TOWN AND RURAL PLANNING DIVISION AWARD NOMINATIONS

The Small Town and Rural (STAR) Planning Division invites nominations for STAR's Planning Awards to recognize outstanding individuals and projects for their contribution to planning excellence in small town and rural communities. The program is open to any individual, organization, or consulting firm involved in planning for small town and rural areas. Members of the Awards Committee (and their organizations) are not eligible for an award. Nominated plans, projects, programs and studies must have been completed within two years of the nomination submittal date. For Comprehensive Plans and Special Project Plans prepared by consultants, the award recipient shall be the client for whom the planning activity was conducted. The categories are:

**Outstanding Small Town and Rural Planner**, Given to an individual in public service, academia or the private sector that has made an outstanding contribution to planning in their community.

**Outstanding Comprehensive Plan or Special Project Plan**, Given to an outstanding comprehensive plan or special project plan that addressed the development of a neighborhood, community, county or region.

**Outstanding Planning Initiative**, Given to an outstanding initiative or program in public education, workshops, ordinances, or enforcement that promotes planning in small towns and rural areas.

**Outstanding Student Project**, Given to an outstanding project by a graduate or undergraduate class or individual that addresses a planning issue facing small town or rural areas.

Award recipients will receive the award, a one-year membership in the STAR Division, and some reimbursement for travel, lodging and/or registration expenses for public sector or academic employees to attend the National APA Conference in Boston 2011. Additional copies of the award may be ordered for support staff and consultants at a nominal cost.

### **Awards Committee**

The STAR Executive Committee has appointed a four-member Awards Committee responsible for evaluating award nominees. All awards will be made at the sole discretion of the Awards Committee and the concurrence of the STAR Executive Committee. The Committee may grant more than one award in each category.

[\(Nominations on page 6\)](#)



[\(Nominations from page 5\)](#)

The Awards Committee will use the following criteria in its consideration of award nominees:

Innovation,  
Quality,  
Measurable results and implementation,  
Role of Elected Officials,  
Transferability,  
Collaboration/Public Involvement, and  
Long-Term Sustainability and/or use of Smart Growth Principles.

### **Nomination Procedures**

Anyone may place a nomination for any of the awards categories before the Awards Committee. Nominations must be submitted according to the following rules. A complete nomination package must be **RECEIVED no later than Monday, January 31st, 2011** using the Entry Form. All submissions are non-returnable and each application package must include:

Five (5) copies of the award nomination Entry Form;

[\(Nominations on page 7\)](#)



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**Judy Colby-George**  
Principal

[\(Nominations from page 6\)](#)

Five copies of a 300 to 500 word summary statement indicating why the nominee merits the award;

Five copies of the plan or project report being nominated, or a resume or biography for an individual being nominated;

Five copies of letters in support of the nomination;

Five copies of any supporting reports, plans, articles, newsletters or other supporting documentation (CD-ROM is an acceptable format); and

A check for the nomination fee made payable to APA STAR Division (\$25 if nomination is made by STAR member, \$100 if nomination is made by someone who is not a member of the STAR Division)

Nomination packets must be submitted to:

Anne Krieg, AICP  
STAR Awards Committee Chair  
Planning Department  
93 Cottage Street  
Bar Harbor, Maine 04609

**If you would like to submit electronically, you MUST do the following:**

An ftp site or a domain that directly connects to the documents must be created and readily available for the submission deadline. No links to company open websites shall be accepted. This site shall contain the plan or project nominated, the letters of support, and any supporting documentation. An email must be received to the address noted above on or before the submission deadline. This email shall have the entry form as an attachment, the URL and the password for the ftp site. No other attachments shall be made part of this email. It is the risk of the nominator/applicant if we cannot open your email or your ftp site so please use programs that are readily available for viewing (eg Adobe, PowerPoint, etc.). It is suggested said email arrive a few days prior to the submission deadline to allow time for possible issues with downloading documents by committee members.

You will receive a confirmation email that we received your submission. Please note the nomination fee is \$25 and must be submitted by USMail prior to the submission deadline.

**Process for Awards**

Awards recipients will be notified as soon as possible and invited to receive their award at the STaR breakfast meeting on Tuesday, April 12, 2011, at the 2011 APA National Planning Conference in Boston. STAR will make other arrangements to present awards to recipients who are unable to attend the 2011 Conference.

**For further information**, contact Anne Krieg, AICP, Bar Harbor Planning & Development Director and Vice-Chair of Conferences & Programs for STaR at 207-288-3329 or [krieg@barharbormai](mailto:krieg@barharbormai)

[\(Nominations on page 11\)](#)

[\(APA from page 4\)](#)

Q: How many consultants does it take to change a light bulb?

A: We don't know. They never get past the feasibility study.

Q: How many graduate students does it take to screw in a light bulb?

A: It all depends on the size of the grant.

Q: How many Ph.D thesis supervisors (advisors) does it take to change a lightbulb?

A: Only one; but every time they see a lightbulb they have an irresistible urge to change it!

Q: How many preservation society members does it take to screw in a lightbulb?

A: One, but it takes a year to find an antique Edison light bulb so it'll be architecturally accurate.

Q: How many lawyers does it take to change a light bulb?

A: Fifty four. Eight to argue, one to get a continuance, one to object, one to demur, two to research precedents, one to dictate a letter, one to stipulate, five to turn in their time cards, one to depose, one to write interrogatories, two to settle, one to order a secretary to change the bulb, and twenty-eight to bill for professional services.

Q: How many Supreme Court Justices does it take to screw in a light bulb?

A: Nine-three to form a plurality, two to concur in part, two to dissent one to concur in part and dissent in part with the plurality opinion, and the last to concur with the dissenters in part.

Q: How many economists does it take to screw in a light bulb?

A: None. If the light bulb really needed changing, market forces would have already caused it to happen.

Q: How many social scientists does it take to screw in a light bulb?

A: They do not change light bulbs; they search for the root cause as to why the last one went out.

Best wishes for 2011!

Anne Krieg, AICP

Bar Harbor Planning & Development Director

Vice-Chair of Conferences and Programs –STaR Division



[\(APA Planning Award from page 1\)](#)

community, and hence developed its original downtown revitalization plan.

After successfully implementing the original plan and the subsequent update, the new plan continues with an emphasis on placemaking. Combining streetscape, traffic & parking, recreation, historic preservation and storm water management improvements the plan identifies 15 topic areas and 45 strategies for improving the downtown.”

“The plan is original in its careful assessment of the previous two plans and their outcomes and their relevance to current needs and the changing nature of the community. Its comprehensive inclusion of other city wide initiatives, straight forward layout, clear strategies and complementary graphics speak to both the quality of the plan and serve as a model technical tool.”

On hand to receive the award on behalf of the City of Rockland were City Manager Rosemary Kulow and Community Development Director Rodney Lynch, AICP. Competing for this award were municipal, regional, county and state planning agencies and groups from Maine, New Hampshire and Vermont. The plan updates the City’s 1996 and 2005 Downtown plans and was critical for the City in getting a \$600,000 Community Development Block Grant (CDBG) grant for the Downtown Main Street streetscape improvements that are currently underway. The plan was organized and written through the collaborative efforts of Mitchell Rasor LLC, Yarmouth, Maine; Rockland Community Development Rodney Lynch; Woodard and Curran, Portland, Maine; Scott Simon Architects, Portland, Maine; and Smart Mobility, Norwich, Vermont. Public input into the plan was provided by the Rockland City Council, Rockland Economic Development Advisory Committee, and Rockland Main Street, Inc. Unique to the plan were the inclusion of the sections of the *Route One Gateway 1 Corridor Action Plan* applicable to Rockland.

Mary McCrann, AICP, of Woodard and Curran prepared the award application package on behalf of the City and the consultant team. The plan was adopted by the Rockland City Council on January 11, 2010 and is now in the process of being implemented. A copy of the plan can be found on the City’s website under the Community Development Department. The plan was funded by a CDBG planning grant from the Maine Department of Economic and Community Development (DECD) and by the Rockland Community Development Department. As a result of this award DECD is touting the plan’s format as a model for other planning grant recipients to follow.

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[\(Refunding of Land from page 2\)](#)



Hiatt Farm, Dresden on the Kennebec River and Lakeside Orchards, Manchester were conserved with help from the LMF program. *(photo courtesy of R. Collin Therrien)*

In addition to supporting the LMF program, Question 3 will direct \$1.75 million into the Working Waterfront Pilot Project, an effort that permanently protects coastal parcels important to Maine’s commercial fishing industry. The bond will also direct \$500,000 to Maine’s State Park system. LMF provides funding towards land acquisition to state agencies as well as to municipalities and land trusts with certain provisions. For more information on the program visit the [Land for](#)

[\(Media Release from page 2\)](#)

“Form based code is a three-pronged approach to zoning,” stated Paul Dreher, Newport City Zoning Administrator. “It benefits the city with increased tax base, business benefits from expedited predictable permitting and it benefits the community with better public realm.”

Newport accomplished this in only eight months because of partnership. Newport City Renaissance Corporation, a non-profit organization that acts as a catalyst for community and economic development for downtown Newport, the Newport City Planning Commission and the Newport City Council worked together bringing resources and commitment to the process.

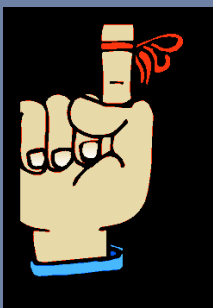
“Adoption of form based code in record time through the hard work of numerous people and really proves that grass roots efforts pay off,” stated Paul Monette, Newport City Mayor. “This type of zoning greatly improves the ability for the city to attract development while maintaining our historic downtown. While change does not happen overnight this zoning will help initiate change and much needed growth.”

“I am elated with the formal passage of the new Forms Based Code by the Newport City Council,” said Monette. “Newport City is the first in the State of Vermont and one of the few in the country to pass this type of code into its zoning bylaws.” In 2009, Newport was the first municipality in Vermont to receive the American Institute of Architects (AIA) grant for a Regional/Urban Design Assistance Team (R/UDAT). The team held community meetings and focus groups with community members and produced a report of recommendations for the City to pursue in planning development and re-development of its downtown and waterfront on Lake Memphremagog. One of its recommendations was to adopt form based code. If the downtown buildings fell down under the old zoning by-law it could not be built to replace the fabric of building forms. Form based code does.

“Form based code is efficient because it takes away the variance process which slows things down when a project is being developed,” said Patricia M Sears, Executive Director of Newport City Renaissance Corporation. “Form based code allows for long term vision for the city’s downtown.”

Because form based code promotes mixed use for buildings, with retail on ground floor, offices on second floor and housing on the top floors, Newport is looking forward to form based code refreshing neighborhoods and promoting entrepreneurs.

“Newport can truly say it is ‘Open for Business’,” declared Charlie Elliott, chairman of Newport City Planning Commission.



## REMINDER

**The *Maine* Association of Planners’ Executive Board meets the second Friday of every month at 10:30 am. Meetings are open to membership. If you are interested in attending a meeting, please contact a Board member for more information and any changes to the schedule**

[\(Nominations from page 7\)](#)

## 2010/11 APA STAR Planning Awards Entry Form

Award Category (check one – complete a separate entry form for each nomination)

Small Town and Rural Planner  Planning Initiative  
 Comprehensive Plan/Special Project Plan  Student Project

Project Name: \_\_\_\_\_

Nominee: \_\_\_\_\_

Population of Jurisdiction \_\_\_\_\_

Person Making Nomination: \_\_\_\_\_

STAR Division Member? Yes or No (Circle one)

Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Additional Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_ E-mail: \_\_\_\_\_

Application Checklist – Complete application packages should include the following documents: (All submittals are non-returnable)

- Entry Form – Five copies
- Nomination Summary Statement (300-500 words) – Five copies
- Plan or Program Document (Resume or Biography for Planner) – Five copies
- Letters of recommendation – Five copies
- Supporting Materials (reports, news articles, or other materials) – Five copies  
(It is important that four copies are received. Copies on a CD-ROM are acceptable in lieu of large documents.)
- Video tape or other media (optional) – Five copies
- Application Fee (payable to APA Star Division) – (\$25.00 for STAR members, \$100.00 for non-STAR members)

Submit Completed Entry Packets to: STaR Awards Committee Anne M Krieg, AICP Awards Committee Chair Planning Department, 93 Cottage Street, Bar Harbor, Maine 04609

Entries must be received no later than January 31, 2011. See directions for electronic submissions.

**Please make your check payable to:**  
Maine Association of Planners  
c/o Bruce Hyman  
68 Edgewood Ave.  
Portland, ME 04103  
phone 207-874-8833  
bhyman@portlandmaine.gov

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June 30, 2011  
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Name: \_\_\_\_\_  
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\* Indicate here \_\_\_\_ if you wish to keep work information confidential. \*

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Present Employer: \_\_\_\_\_

Job Title: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Business Fax \_\_\_\_\_

Business Email: \_\_\_\_\_ Business Web \_\_\_\_\_  
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City, State, Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Home Fax: \_\_\_\_\_

Home Email: \_\_\_\_\_ Home Web: \_\_\_\_\_  
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\* Indicate here \_\_\_\_ if you wish to keep education/experience confidential. \*

Degrees Held: \_\_\_\_\_

Years of Experience in General Field of Planning \_\_\_\_\_

Are you in the: public sector \_\_\_\_ or private sector \_\_\_\_

Membership in other professional organizations and societies: \_\_\_\_\_