



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

PAUL R. LEPAGE  
GOVERNOR

22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB  
COMMISSIONER

Ms. Kathleen Lukas, Chairperson  
Comprehensive Planning Committee  
Town of Hudson  
2334 Hudson Road  
Hudson, ME 04449

October 10, 2012

Dear Ms. Lukas;

The Department of Agriculture, Conservation & Forestry wishes to thank the Town of Hudson for submitting its draft 2012 Comprehensive Plan for review for consistency with the Growth Management Act (the Act) in accordance with the Comprehensive Plan Review Criteria Rule. We appreciate the hard work put into this plan by the Comprehensive Planning Committee, members of the Select Board, and all the other citizens of Hudson who were involved.

Upon accepting your plan for review, we solicited comments from relevant state agencies, neighboring municipalities and your regional planning organization. We subsequently received comments from the Maine Departments of Environmental Protection; Inland Fisheries & Wildlife; Agriculture, Conservation & Forestry; and Economic & Community Development. Those written comments are attached to this letter.

We have now concluded our review of the plan's completeness and find the draft 2012 Hudson Comprehensive Plan to be **complete**. This Notification of Completeness means that all portions of the plan, aside from the Future Land Use section, have been found by the Department to be consistent with the Act.

We will now begin the final phase of the process - the review of the plan's Future Land Use section for consistency with the Act. We will complete that review and issue our finding on the consistency of the entire plan no later than Wednesday, October 24, 2012.

Again, thank you for submitting your plan for our review. Please do not hesitate to contact me at 287-3860 or [phil.carey@maine.gov](mailto:phil.carey@maine.gov) if you have any questions.

Sincerely,

Phil Carey  
Senior Planner  
Land Use Planning Program

Cc (via email): Kirby Ellis, Hudson Board of Selectmen  
Sandra Duchesne, Hudson Comprehensive Planning Committee  
Elizabeth Hertz, DACF Land Use Planning Program  
Tyler Collins, Eastern Maine Development Corporation

18 ELKINS LANE, HARLOW BUILDING

PHONE:

[www.maine.gov/acf](http://www.maine.gov/acf)

FAX:



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

PAUL R. LEPAGE  
GOVERNOR

PATRICIA W. AHO  
COMMISSIONER

17 September 2012

Department of Conservation  
Attn: Phil Carey

Subject: Hudson Comprehensive Plan Agency Review

Dear Mr. Carey:

Your office submitted the Hudson, Maine, 2012 Comprehensive Plan (Plan) for review. I have reviewed the Plan on behalf of the Department of Environmental Protection, Shoreland Zoning Program. The Department is charged with preventing, abating and controlling the pollution of air, water and land. The Shoreland Zoning Program was established to ensure municipalities carry out their mandate to prevent and control water pollution; to protect fish spawning grounds, bird and wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

The Department finds:

- The Plan's policies and implementation strategies to be consistent with the requirements of the *Mandatory Shoreland Zoning Act* (Act) and *Guidelines for Municipal Shoreland Zoning Ordinances*, Chapter 1000, as amended 5 May 2012 (Guidelines);
- The Plan to be consistent with the goals and purposes of the Act, Guidelines and the Shoreland Zoning Ordinance for the Municipality of Hudson, Maine, last amended on 21 March 2009 (Ordinance); and
- The data provided by the Department to be used appropriately in the Plan.

Please note that the current shoreland zoning map referenced in Natural Resources on page 26, did not appear on page 27; thus, it was not reviewed for consistency with the effective Town of Hudson Shoreland Zoning Map adopted on 21 March 2009 (Map). The Map is correctly referenced in many sections, but in Existing Land Use on page 115 the 1992 map is referenced; this should be corrected. Elsewhere it is indicated that the Map will be amended in 2012; as a reminder to the Municipality, any amendments to shoreland zoning must be submitted to the Department for approval in order to be effective.

Feel free to contact me with questions regarding this or any other shoreland zoning matters.

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826  
RAY BLDG., HOSPITAL ST.

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04679-2094  
(207) 764-0477 FAX: (207) 760-3143

Sincerely,



Stephenie MacLagan  
Shoreland Zoning Program  
Division of Land Resource Regulation  
Bureau of Land & Water Quality

cc. Town of Hudson, Attn: Select Board Chair



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



PAUL R. LEPAGE  
GOVERNOR

George Gervais  
COMMISSIONER

August 28, 2012

Phil Carey, Senior Planner  
Land Use Planning Program  
22 SHS/Harlow Bldg  
Augusta, Maine 04333-0022

RE: City of Bangor Comprehensive Plan

Dear Mr. Carey:

The Hudson Maine 2012 Comprehensive Plan is an interesting document and was clearly written by individuals who care deeply about their community. They have crafted a forthright and realistic plan that seeks to maintain the simple rural character that is the hallmark of the town.

Hudson is a bedroom community for the Bangor/Brewer area. As the plan states, "Today several small, privately owned businesses exist in Hudson, but the vast majority of the population commutes to employment in neighboring towns," (2012, p. 20). According to the table on page 17 of the plan the community intends to continue its existing relationship with Eastern Maine Development Corporation (EMDC) and with Maine Municipal Association (MMA) to attract new businesses.

"Hudson has no plan in place for business growth," and "There are currently no development or tax incentives in place," according to the document (2012, p. 59). Some of this may be due to the fact that while the town does have a village area there are some constraints to further development in it and there are no other "areas within the town that would be suitable for significant commercial development," (2012, p. 60). Other factors are the infrastructure to support development. The plan states, "There is no public water or sewer. Three-phase power is available in a limited area. Broadband is expanding," (2012 p. 60). There are some home-based businesses and micro-enterprise businesses that exist and the town is supportive, especially of the agricultural and forestry based endeavors.

The Town of Hudson has not participated in the Maine Community Development Block Grant (CDBG) program. That may be due to the fact that the town is 42.9% low-to-moderate income (LMI). To use CDBG funds for things with a town-wide benefit the community would need to be at or above 51% LMI. However, the town is eligible to apply for programs that have a direct benefit and are based on participants' income, such as Micro-Enterprise Assistance and/or Housing Assistance. Town officials may want to discuss this with the Technical Assistance provider at EMDC.

Thank you for this opportunity to comment. If I can be of further assistance do not hesitate to contact me.

Sincerely,

Terry Ann Holden  
Development Program Manager



**STATE OF MAINE**  
**DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY**  
**MAINE FOREST SERVICE**  
 22 STATE HOUSE STATION  
 AUGUSTA, MAINE 04333-0022

PAUL R. LEPAGE  
GOVERNOR

WALTER E. WHITCOMB  
COMMISSIONER

**Comprehensive Plan Review**  
**Town of Hudson**  
 Maine Forest Service  
 26 September 2012

One goal of the Maine Forest Service (MFS) is to ensure that Maine’s forests, both urban and rural, will continue to provide benefits for present and future generations of Maine citizens. We do this by:

- a) developing, advocating for, and promoting activities that encourage sound, long-term management of forest resources;
- b) protecting forest resources from the effects of fire, insects, disease, and misuse; and,
- c) Providing accurate, relevant, and timely information about forest resources.

MFS respectfully submits these comments and observations for consideration.

| Agricultural and Forest Resources  | ✓ | Page |
|--|---|------|
| <b>Analyses</b>  |   |      |
| How important is agriculture and/or forestry and are these activities growing, stable, or declining?   | ✓ | 35   |
| Is the community currently taking regulatory and/or non-regulatory steps to protect productive farming and forestry lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community? | ✓ | 33   |
| Are farm and forest land owners taking advantage of the state's current use tax laws?  | ✓ | 38   |
| Has proximity of new homes or other incompatible uses affected the normal farming and logging operations?  | ✓ | 39   |
| Are there large tracts of agricultural or industrial forest land that have been or may be sold for development in the foreseeable future? If so, what impact would this have on the community?   | ✓ | 39   |
| Does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers’ markets, or community-supported agriculture)? If so, how?                                | ✓ | 39   |
| Does the community have town or public woodlands under management, or that would benefit from forest management?   | ✓ | 41   |
| <b>Condition and Trends</b>  |   |      |

|  |    |         |
|--|----|---------|
| The community's Comprehensive Planning Agriculture and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees.  | ✓  | 38, 39  |
| A map and/or description of the community's farms, farmland, and managed forest lands and a brief description of any that are under threat.  | ✓  | 37-39   |
| Information on the number of parcels and acres of farmland, tree growth, and open space enrolled in the state's farm, tree growth, and open space law taxation programs, including changes in enrollment over the past 10 years.   | ✓  | 38      |
| A description of any community farming and forestry activities (e.g. community garden, farmer's market, or community forest).  | NA |         |
| <b>Policies</b>  |    |         |
| To safeguard lands identified as prime farmland or capable of supporting commercial forestry.  | ✓  | 43      |
| To support farming and forestry and encourage their economic viability.  | ✓  | 43      |
| <b>Strategies</b>  |    |         |
| Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.   | ✓  | 43, 134 |
| Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.  | ✓  | 134     |
| Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.   | ✓  | 134     |
| Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.   | ✓  | 134     |
| Encourage owners of productive farm and forest land to enroll in the current use taxation programs.  | ✓  | 134     |
| Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.   | ✓  | 134     |
| Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.   | ✓  | 134     |
| <p><b>Comments:</b> MFS appreciates the town's attention to the retention of working forests and their contributions to the local economy, as well as providing water quality protection in the plan. For landowners who choose to be long-term stewards of forest land, well-planned and managed timber harvesting can be economically rewarding to landowner and logger alike. Providing a policy and regulatory environment that rewards the beneficial outcomes of forest management will help with stated goals concerning open space and rural character.</p> <p>MFS also administers the <b>WoodsWISE</b> program, directed toward family forest landowners with ownerships of less than 1000 acres. District Foresters are available to walk and talk with these landowners, to get them started on a path of stewardship and responsible forest management. MFS will help landowners secure consulting services from a licensed forester. Cost-share assistance is available to help with obtaining a Forest Management Plan, prepared by consultants. When harvesting is recommended, further advice and referral to trained and certified logging companies is available.</p> |    |         |

The plan references Best Management Practices. MFS's "[Best Management Practices for Forestry: Protecting Maine's Water Quality](http://www.maine.gov/doc/mfs/pubs.htm)" is an appropriate reference manual for forestry and road, trail and driveway construction in and around Hudson's waters. Copies are available from MFS at [www.maine.gov/doc/mfs/pubs.htm](http://www.maine.gov/doc/mfs/pubs.htm).

| Public Facilities and Services  | ✓  | Page |
|---|----|------|
| <b>Analyses</b>   |    |      |
| Does the community have a street tree program?  |    |      |
| <b>Condition and Trends</b>   |    |      |
| <p>the following information related to each of these public facilities and services:</p> <ul style="list-style-type: none"> <li>a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served</li> <li>b. Septage – Identify any community policies or regulations regarding septage collection and disposal.</li> <li>c. Solid Waste – Describe the community's solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past five (5) years.</li> <li>d. Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements.</li> <li>e. Power and Communications – Availability of 3-phase power, Internet (including broadband), and cable within the community.</li> <li>f. Emergency Response System –Average call response times for fire, police, and emergency/rescue.</li> <li>g. Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the ten (10) years after the anticipated adoption of plan.</li> <li>h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy.</li> <li>i. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations.</li> <li>j. Street Tree Program - Describe the community's street tree program.</li> </ul> | NA |      |
| <p><b>Comments:</b> MFS encourages towns to consider street and shade trees in reference to downtown character and beautification. Strong municipal street tree programs and street trees support a number of state goals for comprehensive planning. Street trees are part of the public infrastructure supported by comprehensive planning. Numerous studies have demonstrated the value of street trees beyond shade and beauty. Street trees play an important role in air filtration, stormwater interception, and increasing both property values and business. All of these values support the state's goals of encouraging orderly growth and development, making efficient use of public services, planning for, financing and developing an efficient system of public facilities, and promoting an economic climate that increases overall economic well-being. Communities with town forests can also benefit economically from active management of their forest resources.</p> <p>MFS administers several programs that have and can continue to benefit</p>  |    |      |

both the town and its residents. **Project Canopy**, MFS's community forestry assistance program, is available to all Maine towns and cities. Project Canopy can assist financially with street tree planting and maintenance and continued forest management planning of city-owned parcels. MFS encourages planners to recognize street trees and shade trees as part of the infrastructure, particularly in village and historical districts. Tree planting and maintenance is a viable way to improve downtown appearance, reduce pollution, and mitigate storm water runoff. Project Canopy provides cost share assistance for management planning on parcels such as these. Cost-share grants are available on a limited, competitive basis. Grant applications typically are available annually. For more information, go to: [www.projectcanopy.me](http://www.projectcanopy.me) or contact Jan Santerre at 207-287-4987.

### **Use of inventory information:**

MFS's Forest Policy and Management Division supports sustainable forest management by providing technical assistance, information and educational services to the public, forest landowners, forest products processors and marketers, municipalities, and others.

MFS has ten District Foresters who provide technical assistance, conduct educational workshops, field demonstrations, media presentations, and can provide one-on-one contact with individual landowners. Jim Ecker is the District Forester who assists landowners in Hudson. He can be contacted by phone at 207-441-4308; or by e-mail at [jim.ecker@maine.gov](mailto:jim.ecker@maine.gov).

Please direct questions or comments to:

Jan Ames Santerre

Project Canopy Coordinator

Department of Conservation - Maine Forest Service

22 State House Station

Augusta, ME 04333

Office: (207) 287-4987

Fax: (207) 287-8422

email: [jan.santerre@maine.gov](mailto:jan.santerre@maine.gov)

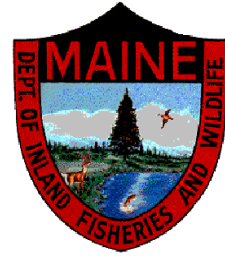


## Maine Department of Inland

### Fisheries and Wildlife

284 State Street  
Augusta, Maine 04333-0041  
Telephone: 207-287-5878  
Fax: 207-287-6395

Email: bethany.atkins @maine.gov



Paul LePage, Governor

Chandler Woodcock,  
Commissioner

---

Date: September 25, 2012  
To: Phil Carey  
From: Bethany Atkins  
Re: Towns of Hudson Comprehensive Plan Review

---

On behalf of the Maine Department of Inland Fisheries and Wildlife (MDIFW), the Beginning with Habitat program (BwH), and the Maine Natural Areas Program (MNAP), we have reviewed the Town of the Hudson Comprehensive Plan and have provided the following comments.

As you are aware, MDIFW's mission is focused on the protection and enhancement of the State's freshwater fisheries and wildlife. MNAP has a commitment to conserving lands in Maine that support rare, threatened, and endangered plants and animals, and rare or exemplary natural communities. The BwH program provides objective and comprehensive habitat information to equip local decision-makers with the necessary tools to make informed and responsible land use decisions that mesh wildlife habitat conservation with future town growth needs. The comments submitted below are based on the Maine State Planning Office's (SPO) instructions for agency commentors.

Please feel free to contact me should you have any questions regarding this information.

- **Appropriate use of data provided by MDIFW & MNAP**

Beginning with Habitat data is appropriately used in this plan and a good inventory and analysis of Hudson's fish and wildlife resources is presented. A few minor suggestions for improvements are provided below.

As the town is aware, data depicting high value plant and wildlife habitats and critical natural resources is available to all Maine towns through the Beginning with Habitat program. Data is regularly updated and we encourage the towns of Hudson to request data often in the future to ensure that land use decisions are based on the best available information.

**Relation of plan's policies and implementation strategies to MDIFW & MNAP principal objectives and directives**

The town does not expect significant growth during the planning period and most of their critical natural resources are located within the shoreland zone. As a result, they plan to rely primarily on existing shoreland zoning and existing land conservation efforts to protect their critical natural resources. We encourage Hudson to carefully monitor their critical natural resources as well as local land use patterns to assure that the rural character and natural resources that the community values will not be jeopardized.

Additionally, Beginning with Habitat staff and MDIFW Regional Biologists are available to assist with delivering public outreach and education efforts, with designing wildlife habitat management plans, and assisting with habitat conservation efforts. Contact us for more information.

- **Consistency of plan with MDIFW & MNAP programs and policies**

We feel this plan will be consistent with MDIFW programs and policies.

*Specific plan comments and recommendations are provided below. Comments provided by Nels Kramer, Mark Caron, and Bethany Atkins, MDIFW.*

## Natural Resources

### *Conditions and Trends and Analysis pgs 25-31:*

- The town of Hudson has provided a good inventory and analysis of the habitats present in town. Deer Wintering Areas and Significant Vernal Pools were not, however, mentioned and we encourage the town to include information about these resources and their associated protection measures.
- We also encourage Hudson to elaborate on the importance of large blocks of unfragmented habitat and the habitat connections between blocks in their plan text. Maintaining a network of large blocks is vital for maintaining Maine's suite of wildlife species, providing suitable amounts and types of habitat, and allowing plants and animals to easily move across the land (and through the waterways) in search of food and mates and to adapt to a changing climate. Wildlife most commonly travel along riparian corridors (along streams/rivers), along ridgelines and where there is suitable amounts of cover. Maintaining a connected landscape of large blocks is also essential to sustaining important outdoor recreation opportunities and supporting local farming and forestry industries.
- The plan lists the USFWS list of Bird Species identified in the Gulf of Maine Habitat Analysis, a modeled data set. We suggest replacing this list with a list of the Species of Greatest Conservation need (identified in the State Wildlife Action Plan) that occur in town.
- More information about the Caribou Bog Wetland Complex Focus Area (see pg. 34) is available for the town's interest and use at:  
<http://www.maine.gov/doc/nrimc/mnap/focusarea/factsheets.htm>.
- The plan elaborates on water quality issues in both Pushaw Lake and Little Pushaw Lake. We suggest also identifying other town resources where water quality monitoring may be important, including Pushaw Stream, Mohawak Stream, and Baker Brook etc. Additionally, we suggest expanding on the fisheries information provided, including information about species of concern, invasive species etc. Please contact Region F fisheries biologist Nels Kramer (732-4131) for assistance gathering this information.
- A map depicting the location of mapped wildlife habitats would also be helpful to inform town citizens.

### *Strategies:*

- *Pg. 33:* Beginning with Habitat maps are a great tool to incorporate into the Planning Board project review process. They can help to identify important features early in the project review process and inform project design. Beginning with Habitat maps are regularly updated, however. We encourage the town of Hudson to request Beginning with Habitat maps and data regularly to ensure they have the most up-to-date data to inform land use decisions.
- As nearly all the critical natural resources are located within the shoreland zone, the town of Hudson is relying primarily on shoreland zoning to protect critical resources.

### Transportation

- In the Transportation section of the plan, we encourage the Town of Hudson to include information on how roads and transportation facilities can affect wildlife. Roads can be a hazard and barrier for terrestrial species and poorly installed and maintained culverts are the leading factor in the degradation of local fishery resources. Wildlife need to be able to freely move across the landscape and through the waterways to find food, find a mate, access different habitats, and to adapt to range shifts as a result of a changing climate. For more information on the effects of roads on wildlife visit:  
[http://www.maine.gov/doc/mfs/fpm/water/docs/stream\\_crossing\\_2008/MaineStreamCrossingsPoster.pdf](http://www.maine.gov/doc/mfs/fpm/water/docs/stream_crossing_2008/MaineStreamCrossingsPoster.pdf) and  
[http://www.beginningwithhabitat.org/pdf/Conserving\\_Wildlife\\_in\\_MDL.pdf](http://www.beginningwithhabitat.org/pdf/Conserving_Wildlife_in_MDL.pdf)

### Future Land Use Plan

- The town does not expect significant growth during the planning period. They are relying primarily on existing shoreland zoning and existing land conservation efforts to continue to protect their critical natural resources. The town should carefully monitor their critical natural resources as well as local land use patterns to assure that the rural character and natural resource values that the community values are not being jeopardized.