

**TESTIMONY OF MARK B. LAPPING
REGARDING ZP 707
PLUM CREEK PETITION FOR REZONING
MOOSEHEAD REGION**

**PRESENTED TO THE
MAINE LAND USE REGULATION COMMISSION**

August 27, 2007

INTRODUCTION

My name is Mark B. Lapping. While I am speaking here for myself, I will summarize my relevant credentials.

I am a Distinguished Professor in the Muskie School of Public Service at the University of Southern Maine (USM). I teach courses in planning, community development, and the foundations of public policy. At various times I have also taught state and regional economic development, land use and planning law, and rural sociology at USM.

I hold a Ph.D. from Emory University, did additional post-graduate certificate work in regional economics at MIT, and was initially trained in forestry. At the present time I am serving as Interim Provost/Vice President for Academic Affairs at USM, a post I held on a permanent basis from 1994-2000. In 2005-06, I took a leave from USM to serve as Interim President of Unity College here in Maine.

Prior to coming to USM in 1994, I served as the founding Dean of the Edward J. Bloustein School of Planning and Public Policy at Rutgers University. The Bloustein School is recognized as one of the pre-eminent centers for planning studies in the world. I also served as the founding Director of the School of Rural Planning and Development at the University of Guelph, in Ontario, North America's first graduate school devoted to rural planning and development studies. I am the author or co-author of well over 150 journal articles, chapters and monographs as well as a good number of books. Among these are the seminal *Rural Planning and Development in the United States*, the widely acclaimed *Small Town Planning Handbook*, now in its third edition, and several others.

I also edit a book series for Ashgate Publishers, now Europe's leading academic press. The most recent addition to this series is *Big Places, Big Plans: Large-scale Rural Regional Planning in North America*, which included a wonderful chapter on the Land Use Regulation Commission (LURC) by Andrew Fisk, a former staff member of LURC. Andy was my last Ph.D. student at Rutgers. This book reviews and critiques the planning strategies employed to both protect the environmental characteristics of and support wise and high quality development in unique areas like the Adirondacks, the Everglades, the New Jersey Pinelands, the Lake Tahoe basin, and unorganized wildlands here in Maine.

I have served on the editorial boards of the most prominent scholarly journals in my field, such as the *Journal of the American Planning Association* and the *Journal of Planning Education and Research*. I also helped found and continue to serve on the editorial board of the *Journal of Rural Studies*, the pre-eminent journal in the field.

Thus, I have written widely and am well read on the current literature in the field of rural planning. In fact, I have just concluded work on several essays commissioned by the American Planning Association on rural issues, including that of rural poverty and the need for economic development in the nation's rural areas.

In addition to my academic work, I have been a consultant to a wide number of national, state, provincial and international agencies with a special focus on wildlands, rural areas and rural development matters. I have worked throughout Maine in my capacity as a planner, though my work is entirely "pro bono" as I see myself as a state employee and hence do not consult for fee. I have served on the boards of several non-profit organizations, such as Coastal Enterprises, Inc. (CEI), and am vice chair of the Maine Rural Partners, this state's federally-designated rural development council.

I am familiar with the Moosehead region of Maine very largely through recreational pursuits and traveling in and through the area. I am keenly interested in the future of the region and understand both the need to protect the unique quality and environment of this part of Maine while, at the very same time, promoting its wise economic development to sustain the people, the families and the communities of the Moosehead region. I believe that the two goals can and must be mutually supportive and reinforcing. Thus, it would be incorrect to see me and my testimony as being that of an advocate against development. On the contrary, I am deeply interested in and committed to the rural people of Maine and this can easily be ascertained from my writings and public lectures and presentations. Furthermore, now many years ago, I coined the phrase "working landscapes" as a characterization of what I thought then, and continue to think now, as the way we must understand how land and economy are and must remain intimately connected. In my work, and in my life, I seek to explore how land and economy must work both for people and for the resource.

I am familiar with the work of the Land Use Regulation Commission, have reviewed a number of its rulings, most recently that in *Burnt Jacket* (ZP 701), and have an enormous amount of respect for its staff, their work and the mandate of the Commission. I have also reviewed the plans put forward by Plum Creek, in its several iterations, and recognize that the current proposal is, in a few respects, a better one than what had been proposed in the past. In some ways it is worse proposal, too. I continue to see a number of problems with Plum Creek's proposal and wish to take this opportunity to comment upon them. In doing my assessment I have reviewed Plum Creek's plans together with aspects of LURC rules, such as the "Protection of Subdistricts" and "Land Use Districts and Standards" as well as similar materials.

CONCERNS ABOUT PLUM CREEK'S PROPOSAL

It has been suggested by some that LURC and its regulations were created for a time now largely passed, an era when land ownerships were few, vast, and highly concentrated, and the unorganized territories were very largely inaccessible and its lands and waters were pristine. Now, to the contrary, ownerships are fragmented, new transportation systems have greatly increased accessibility, and traditional livelihoods are far less relevant. If anything the massive Plum Creek acquisition and the current proposal have returned us to a time that saw the establishment of LURC and the planning system it created. If anything Plum Creek has reestablished the essential rationale for and relevance of LURC and the system it has put into place.

The Land Use Regulation law specifies that "The Legislature finds that it is desirable to extend principles of sound planning, zoning and subdivision control to the unorganized and deorganized townships of the State: ... to prevent inappropriate residential, recreational, commercial and industrial uses detrimental to the proper use or value of these areas..." (12 MRSA Section 681) The statute also says LURC must find that "The proposed land use district ... has no undue adverse impact on existing uses or resources..." (12 MRSA § 685-A (8-A))

When LURC created a regulatory system to implement these goals it sought to use the time-honored approach of land capability or capacity planning. This land use planning methodology seeks to establish just how much development a particular site can absorb without overtaxing existing resource capacities. In other words, studying the capacity of a site helps us to understand how much activity a piece of land or a body of water can absorb without having its internal systems so compromised that it cannot rebound in an ecological sense. Given the lack of available studies and resource inventories for the 10.4 million acre LURC jurisdiction, much of the onus for providing such detailed information fell on the party proposing a project. This is consistent with planning systems elsewhere in North America. Unfortunately, all things considered, what we are getting with Plum Creek's Moosehead plan is not sound planning, zoning and subdivision control.

For example, the information provided for both the Lily Bay and the Moose Mountain portions of the larger project fails to provide satisfactory evidence that these undertakings will not cause significant environmental harm both to water quality and habitat. Further, given the lack of specificity as to the meaning of a "resort" in Plum Creek's proposal, we are left with little guidance as to just what might happen in these areas. Some parts of the proposal, such as that for Burnham Pond, an undeveloped and especially sensitive area, suggest that further damage to the integrity of the pond will be inevitable with new housing construction. It is incumbent on Plum Creek to establish that these parts of the proposal – let alone its overall scale – will not cause significant adverse harm to the lake and lands of the area. It is a proper role for government to prevent harms from being done to the environment. In my professional opinion, Plum Creek has failed to provide the substantial evidence required to demonstrate that its proposal will not cause undue harm to the natural environment.

LURC has used the “adjacency rule” to help it determine when rezonings are necessary and appropriate. Rather simple and straightforward, the adjacency rule mandates that any new development be within one road mile of a development or a development subdistrict. The goal in utilizing this standard is to permit further land development in areas where such activity has already taken place; thus avoiding the proliferation of development throughout the unorganized territories in a haphazard or leap-frog manner.

LURC’s criteria for review (LURC Rules 10.23,H,6d) state that “The plan, taken as a whole, is at least as protective of the natural environment as the subdistricts which it replaces. In the case of concept plans, this means that any development gained through any waiver of the adjacency criteria is matched by comparable conservation measure[s]”

Some portions of the Plum Creek proposal fail both the adjacency test and the alternative where development gained through waiver of the adjacency test must be matched by comparable conservation. Development would be directed to some hitherto-remote areas thus contributing in a significant way to the very kind of development and rural sprawl that LURC was designed to prevent. This constitutes one of my greatest concerns.

Even in those areas of the proposal where development adjacency can be established, in time, there is the potential for a trigger for ever more development. Last December LURC released its own study on adjacency lots and came to the conclusion that approximately 300 lots would meet the existing criteria. How many of these lots that Plum Creek is proposing would actually meet the standards of existing subdivision regulations is open to debate, of course. Taken together, however, the scale of potential lot development is truly stunning.

Given the incremental nature of plan review carried out by LURC, the further “nickel-and-dime” over time of the Moosehead region would be the likely consequence of the implementation of the Plum Creek proposal. And given the time horizon for further lot and subdivision development – Plum Creek is requesting approval of a 30-year “lake concept plan”-- the likely really becomes the inevitable.

Perhaps everyone would have been better served had LURC been able to adopt the kind of prospective planning that has taken place in the Rangeley region. This was certainly a goal of the LURC Comprehensive Land Use Plan. Given the present situation, however, it is hard to justify Plum Creek’s request that it have wide discretion over future land use decisions while denying LURC and the people of Maine that same ability. Maine’s planning system for the unorganized territories has and must continue to evolve. Essentially stripping LURC of this ability in the name of “predictability” strikes me as undermining the very essence of sound planning and development. Unfortunately the current planning system operative in LURC’s jurisdiction lacks the kind of cumulative impact assessment mechanisms that are really necessary to evaluate the true costs and benefits over time of a proposal of the scale and magnitude as that proposed by Plum Creek. Plum Creek’s request for approval for a 30-year concept plan with few, if any, meaningful opportunities for LURC to amend the plan in response to inevitable changes goes against the whole idea of planning as

a self-correcting process. The situation is exacerbated by Plum Creek threatening, if its plan is not approved, to use the outdated loophole in the LURC law that allows two lots to be created every five years without any LURC zoning or subdivision review. This is simply wrongheaded, in my estimation.

Finally, it is important to recognize that the implications of such a large proposal on gateway communities has not been adequately addressed, in my professional opinion. Here we are talking most explicitly about Greenville and Rockwood. The literature on the impacts of large-scale, second-home, tourist and recreational development is really just emerging. I realize some issues go beyond the rezoning stage, but in this case the devil is truly in the details. Based on what I have seen of Plum Creek's proposal, we are quite unclear about the potential impacts to communities of solid waste disposal, policing, fire protection and other public safety concerns. Similarly, the need for jobs has consistently been made an issue, but just how many quality and sustainable jobs will actually be created remains a matter of real debate.

CONCLUSION

I know that ultimately the Commission must determine whether "...the plan strikes a reasonable and publicly beneficial balance between appropriate development and long-term conservation of lake resources..." (LURC Rules, Section 10.23,H,6f) It is my considered professional opinion that Plum Creek's plan does not strike that balance.

Some years ago I wrote parts of the social impact assessment handbook for the Eastern District of the U.S. Forest Service. The goal of the handbook was to suggest how and in what ways alternative forest management schemes and harvesting techniques would have on host communities. This work was and remains more of an art form than a science and I must tell you that I remain unconvinced that any analysis that I have seen to date provides decision makers with anything more than mere "gestimates" of the likely economic and social impacts of the Plum Creek proposal. The "state of the art" of such studies and their methodologies is still rather young and tender. But of three things I am quite certain.

First, whatever the nature of the decision rendered in the case of the Plum Creek proposal, this state still needs to come to grips with the need for an overall economic development strategy for the unorganized townships that respects its people and their aspirations while preserving the very essence of the places that make these regions so special. Second, that Maine people need to come together to debate what we really want LURC to do and how best to provide the Commission with the resources and tools necessary to carry out its functions. And third, that LURC cannot and should expect to get a proactive public planning process out of the reactive rezoning review process of the Plum Creek plan before you. I respectfully urge you to say thank you to Plum Creek for forcing us to face these harsh realities, but to say no thanks to Plum Creek's Moosehead plan.

Thank you!

Mark B. Lapping
University of Southern Maine Cumberland Center, Maine 04021
Falmouth Street (207) 829-5521
DOB: 6/17/46
FAX (207) 780-4963

Edmund S. Muskie School of Public Service 12 Acorn Lane
96
Portland, Maine 04104-9300
(207) 228-8180

e-mail: lapping@usm.maine.edu

Education

B.S. (Cum Laude), State University of New York, New Paltz, 1967
Cert., Regional Economics and Public Policy, MIT, 1970
Ph.D., Graduate Institute for the Liberal Arts, Emory University, 1972
Cert., Institute for Educational Management, Harvard, 1986

Academic Appointments

- 2007 Interim Provost/ VPAA, University of Southern Maine; Distinguished Professor of Planning & Public Policy, USM; Member, Graduate Faculty, University of Maine; Research Associate, Institute of Island Studies, University of Prince Edward Island, Canada.
- 2006 - Distinguished Professor, University of Southern Maine; Member, Graduate Faculty of Maine, Orono; Research Associate, Institute of Island Studies, University of Prince Edward Island, Charlottetown, PEI.
- 2005-6 Interim President, Unity College, Unity, Maine (one year Leave of Absence from the University of Southern Maine).
- 2004 - Distinguished Professor, University of Southern Maine, Portland.
- 2000 - Professor of Planning, Public Policy & Management, Edmund S. Muskie School of Public Service, University of Southern Maine, Portland; Member, Graduate Faculty, University of Maine, Orono.
- 1994-0 Provost and Vice President for Academic Affairs, & Professor of Public Policy, University of Southern Maine, Portland
- 1989-94 Founding Dean and Distinguished Professor, Bloustein School of Planning & Public Policy, Rutgers University; Associate Director, New Jersey Agricultural Experiment Station; Senior Research Associate, Center for Urban Policy Research; Adjunct Professor, Department of Natural Resources; Member, Graduate Faculty, Department of Geography; Member, Faculty of Central & East European Studies; Member, Department of Environmental Sciences; Founding Director, Ecosystem Policy Research Center.
- 1984-89 Dean, College of Architecture, Planning and Design; Professor of Regional & Community Planning; Co-Director, Kansas Center of Community Economic Development; Director, Kansas Center for Rural Initiatives; Co-Director, Kansas Center for Community Economic Development Member, Ethnic Studies Program, Kansas State University.
- 1980-84 Founding Director and Professor, University School of Rural Planning and Development, University of Guelph, Ontario, Canada.
- 1976-80 Associate Professor of Environmental Studies and Natural Resources; Associate Director, The Environmental Program; Acting Director, Environmental Program; Chair, Graduate Program in Natural Resources Planning, University of Vermont; Adjunct Professor of Law, Vermont Law School (So. Royalton).

- 1975-76 Associate Professor of Forestry and Planning, School of Forestry, Fisheries and Wildlife, College of Agriculture, University of Missouri
- 1973-75 Associate Professor of Planning and Environmental Studies, Institute for Man and Environment, SUNY at Plattsburgh.
- 1970-73 Assistant Professor of Environmental Systems & Planning, Virginia Polytechnic Institute and State University, Blacksburg, Va.

Research, Consulting, and Associated Positions

- 2007 Consultant, Office of the Provost, University of New Mexico, Albuquerque.
- 2007- Member of the Board, National Campaign for Sustainable Agriculture, Washington, DC
- 2006 - Advisory Committee on Lifelong Learning Accounts, Mr. Department of Labor August, Me.
- 2006 Chair, National Accreditation Team, Planning Accreditation Board, Urban & Regional Planning Program, University of Arizona, Tucson
- 2006 - Member, Board of Directors, Maine Rural Partners - Maine State Rural Development Council, Orono.
- 2005 - Evaluator, Higher Education Degree Programs, Me. Department of Education, Augusta, Me.
- 2005 - Member, International Advisory Group, ASocial Economy & the Maritime Provinces,@ Maritime Universities Collaboration, Social Sciences & Humanities Research Council of Canada.
- 2005 Member, National Accreditation Team, Planning Accreditation Board, Urban & Regional Planning Program, UCLA, Los Angeles, Ca.
- 2004 - Co-PI, AFarm Viability, Farmland Preservation and Smart Growth: Seeking Conversion,@ National Research Initiative, USDA.
- 2003 - Faculty Research Grant, Government of Canada, APolicy for Perishable Food Commodities Under NAFTA: The Case of the Potato Wart Controversy.
- 2002 - Member, Danforth Associates of New England Teaching Conference
- 2001 - Member, Policy Advisory Board, U.S.-Baltic Foundation, Washington, DC
- 2001-3 Member, ALiving Landscape@ project, Public Broadcasting Corporation
- 2001-4 Reviewer, Council on Agricultural Science & Technology (CAST), Washington, DC
- 2001-2 Visiting Fellow, New England Resource Center for Higher Education (NERCHE), UMASS at Boston, Graduate School of Education, Boston
- 2001 - Core Faculty, Smart Growth Institute, Maine State Planning Office, Augusta.
- 2000-1 Member, Advisory Committee on Agricultural Land Preservation, Maine Department of Agriculture, Augusta
- 1999 - Member, Board of Directors, National Service-Learning Council, Brown University, Providence, R.I.
- 1999-5 Consultant, Program in Urban Planning, & Design, University of Missouri at Kansas City, KC, Mo.
- 1999 Chair, National Accreditation Review Team, Planning Accreditation Board,

for the University of North Carolina at Chapel Hill.

- 1999-0 Member, Steering Committee, New England Public Policy Collaborative, New England Board of Higher Education, Boston, Mass.
- 1998-2 Member, Retirement Industry Advisory Committee, State of Maine, Augusta, Me.
- 1998-9 Chair, Advisory Board, Agricultural Commission of Maine (AGCOM), Strategic Plan For Maine Agriculture, Augusta.
- 1998-5 Member, Board of Directors, Coastal Enterprises, Inc., Wiscasset, Maine.
- 1998-0 Member, Board of Directors, Maine Public Health Center, Augusta
- 1997-2 Member, Research Capacity Committee, Maine Science and Technology Foundation, Augusta, Me.
- 1997 Chair, National Accreditation Review Team, Planning Accreditation Board, for the University of Massachusetts.
- 1996 - State of Maine Ambassador, Maine, Inc., Augusta, Me.
- 1996 Chair, National Accreditation Review Team, School of Urban Studies & Planning, Portland State University, Oregon.
- 1995-0 Executive Producer, "Book Mark", Greater Portland Public Television program which showcased USM faculty and their research work and scholarly contributions.
- 1995 - Member, Advisory Board, "A Baltic Profile" - PBS Television Series, Walter Cronkite Productions
- 1995 - Member, Maine Ecology/Economy Priorities Forum, State of Maine.
- 1995-0 Co-Chair and Member, Maine State Commission for Global and Geographic Affairs.
- 1995-9 Chair, National Advisory Board, Ecosystem Policy Research Center, Rutgers University.
- 1994-6 Member, Rapkin Prize Committee (outstanding article of the year), Journal of Planning and Educational Research
- 1994 Consultant, Office of the Provost, Virginia Commonwealth University, Richmond.
- 1994 Consultant, Union County (NJ) Economic Alliance for Community Economic Development
- 1993 Member, National Accreditation Review Team, Dept. of City & Regional Planning, University of California at Berkeley
- 1993 Member, National Review Committee, Wisconsin Rural Leadership Program, University of Wisconsin, Madison
- 1993-5 Member, Evaluation Team for the National Rural Studies Committee, W.K. Kellogg Foundation.
- 1992-3 "The Fixed-Link, Land Use and Tenure Policy in Prince Edward Island," Faculty Research Grant Award, Government of Canada
- 1992-4 Member, Commission on the Urban Agenda, National Assoc. of State Univ. and Land Grant Colleges (NASULGC)
- 1992 Member, "The Philosopher's Camp: The Centennial of the Adirondack Park Celebration," Sagamore, Raquette Lake, NY, August.
- 1992 - Consultant, Office of the Rector, University of Tartu, Estonia
- 1992-4 Chair, National Task Force on the Accreditation of Dual Degree Programs, Planning Accreditation Board.

1992-4 Principal Investigator, "Health Planning in New Jersey Through Cost-Containment," N.J. Department of Health

1992-4 US Chair, Baltic Agricultural & Rural Development Institute, Washington, D.C. & Riga, Latvia

1992-4 Member, National Advisory Board, Land Ethics Project, Ctr. for Respect of Life & Environment, Washington, DC

1992 - Evaluator, Small Business Innovation Research Program, USDA.

1991-3 Member, Board of Directors, The Countryside Institute, Warren, Vermont.

1992-3 Chair, National Accreditation Review Team, Dept. of Urban and Regional Planning, University of Illinois, Urbana.

1991-4 Member, State Land Use Advisory Committee. N.J. Dept. of Environmental Protection & Energy, Trenton.

1991-2 Member, State of New Jersey Health Planning Board, Trenton.

1991-3 Co-Principal Investigator (with Max Pfeffer), "Metropolitan Agriculture," Northeast Regional Center for Rural Development, Penn State Univ.

1991-4 Member, State Commission on the Future of Agriculture in New Jersey.

1991 - Member, Board of Directors, Small Town Institute, Ellensburg, Washington.

1994-0 Member, Board of Advisors, U.S. - Baltic Foundation

1991-4 Member, Board of Directors, U.S.- Baltic Foundation

1990-4 Member, Technical Advisory Committee, Northeast Regional Center for Rural Development, Penn State University.

1990-1 Faculty Member, "Heartland Economic Development Course," University of Missouri Cooperative Extension.

1990-2 Member, State Plan Peer Review Committee, Office of State Planning, State of New Jersey, Trenton.

1990 Consultant, Graduate College, Arizona State University, Tempe.

1989 Consultant, Strategic Planning Process, University of Wisconsin System, Madison.

1989-2 Consultant, Community Grants Program, National Endowment for the Arts, Washington, D.C.

1989-0 Consultant, Governor's Commission on a Future Agenda for Kansas.

1988-0 Co-Director and Co-Principal Investigator, "Rural Development Research in North Central Kansas," Ford Foundation Project.

1988-0 Director & Principal Investigator, "Rural Community Leadership Development in Kansas," Kellogg Foundation.

1989-2 Co-Principal Investigator, "In Transition: Rural America," Annenberg Foundation.

1989-0 Consultant, Kansas City Consensus, Strategic Planning Process for Kansas City.

1989-0 Senior Fellow, Kenan Institute for Advanced Russian Studies, Woodrow Wilson Center, Washington, D.C., "Land Reform in Independent Estonia, 1919-1939: The Making of a New Rural Society."

1988-0 Principal Investigator, "Winning in a World Economy: Science Policy and Economic Development in Canada," Research Fellowship Award, Government of Canada

1987-0 Consultant, Economic Development Corporation of Kansas City, MO.

- 1986 Fellow, Swedish Bicentennial Fund, Government of Sweden.
- 1985 Visiting Scientist, University of Exeter, University of Wales (UK), British Council
- 1984-6 Consultant, Ontario Provincial Waste Management Corporation
- 1984-5 Consultant, Alaska Native Claims Commission, Anchorage.
- 1984 Consultant, Acres International Consulting, Ltd., Thailand Energy Authority Training Project.
- 1984-6 Consultant, SSK (Regional Planning Authority for SW Sweden) Malmo, Sweden.
- 1984 Project Co-Director and Co-Principal Investigator, Sulawesi (Indonesia) Integrated Rural Development Project, Canadian International Development Agency (CIDA).
- 1983 Senior Traveling Fellow, Association of Commonwealth Universities
- 1983 Visiting Professor, Department of City and Regional Planning, Cornell University (Summer).
- 1983 Project Director and Principal Investigator, "Rural Development Policy in Canada", Canadian Agricultural Research Council, Agriculture Canada, Ottawa.
- 1983 Project Director and Principal Investigator, "Guelph Urban/Rural Fringe Study," Wellington County (Ontario) Planning Department.
- 1982 - Member, Center for Research on Vermont, Univ. of Vermont, Burlington.
- 1982 Consultant, The Rural Project, National Trust for Historic Preservation.
- 1982 Visiting Professor, University of Oulu, Finland (Summer).
- 1982 Visiting Professor, Department of City and Regional Planning, Cornell University (Summer).
- 1982 Consultant, Center for Small Town Design, Mississippi State University.
- 1980 Advisor, President's Council on Development Choices for the 80's (HUD).
- 1980 Senior Investigator, Surface Water Conflicts Study, VT. Agency of Environmental Conservation and Heritage Conservation and Recreation Service, USDI.
- 1979-1 Consultant, National Agricultural Lands Study (CEQ and USDA).
- 1979-0 Advisory Committee, Vermont Water Resources Research Center.
- 1979-0 Senior Investigator, "Water, Energy and Economic Development for New England," OWRT, US Department of the Interior.
- 1979-0 Consultant, U.S. Water Resources Council.
- 1979 Consultant, Agricultural Land Development Rights Committee, State of New Hampshire.
- 1979 Consultant, Tennessee Valley Authority, Divisions of Agricultural Development and Natural Resources.
- 1979 Consultant, U.S. Forest Service Northeast Forest Experiment Station, Forest Resources Planning Staff (IPA Assignment).
- 1978-9 Head, Land Use Committee, Northeastern Agricultural Leadership Assembly (sponsored by the Coalition of Northeastern Governors and the Association of State Departments of Agriculture).

- 1977-1 Consultant, Brookhaven National Laboratory (U.S. Department of Energy).
- 1977-0 Project Director and Principal Investigator, Vermont Water Law Project Office of Water Research and Technology, U.S. Department of Interior).
- 1977-9 Consultant, "208" Water Quality Planning Program, Vermont Department of Environmental Conservation
- 1977-8 Project Director and Principal Investigator, "Economic Viability of Agricultural Lands in the Champlain Basin" and "Future of Agriculture in the Champlain Basin" New England River Basins Commission, Level B Study - Lake Champlain.
- 1975-8 Planning Consultant, State Planning Office of Vermont.
- 1975 Project Director, New York State Natural Resources and Land Use Inventory Project
- 1975 Planning Consultant, Tug Hill Cooperative Planning Board, Watertown, NY.
- 1974-5 Project Director and Principal Investigator, Regional Historical and Cultural Resources Study, New York State Commission on Tug Hill, Watertown, NY..
- 1974-5 Project Director and Principal Investigator, Comprehensive Recreation and Open Space Plan for Tug Hill, New York State Commission on Tug Hill, Watertown, NY.
- 1973-5 Advisor to the Executive Director, Temporary State Commission Tug Hill, Watertown, N.Y.
- 1973-5 Planning Consultant with the following New York State agencies: Lake Champlain- Lake George Regional Planning Commission, Essex County Planning Commission, City of Ogdensburg Port Authority, Adirondack Park Agency.
- 1972-6 Consultant, National Science Foundation (NSF), Undergraduate Research Program & Student Assisted Studies Program.
- 1972-3 Planning Consultant, Commonwealth of Virginia, New River Valley Planning District.

Editorial & Related

- 1999 - Co-Editor, North American Series, A Perspectives on Rural Policy and Planning@ series. Ashgate Publishers, Aldershot, UK
- 1984- Editorial Board, Journal of Rural Studies (Pergamon Press)
- 1989-0 Editorial Board, Journal of the American Planning Association
- 1984-94 Editorial Board, Journal of Planning Education and Research
- 1993-95 Section Editor, "Enduring Sami Values," Baiki: North American Journal of Sami (Lapp) Living
- 1986-05 Editorial Board, Agriculture and Human Values
- 1985-88 Editorial Board, GeoJournal Library, D. Reidel Publishers, The Netherlands.
- 1985-89 Editorial Board, University Press of Kansas.
- 1984-95 Editorial Advisory Board, Small Town.
- 1983-88 Editorial Board, GeoJournal (Reidel Publishers, The Netherlands).
- 1983-85 Editorial Board, Plan Canada
- 1977-82 Associate Editor, The Environmental Review

1974-76 Founding Associate Editor, Journal of Urban History

Referee for the following journals: Journal of the American Planning Association, Change and Growth, Journal of Regional Development, Journal of Forestry, Rural Sociology, International Regional Science Review, Economic Development Quarterly, Journal of Planning Education and Research, Journal of the Community Development Society, Agriculture and Human Values, Rural Sociology, Journal of Planning History, Journal of Environmental Planning and Management, Journal of Urban Affairs, Public Administration Review, Society & Natural Resources, amongst others.

Books, Articles, and Monographs

T. Daniels, J. Keller, M. Lapping, K. Daniels and J. Segedy, The Small Town Planning Handbook, 3rd ed., (Chicago: The Planner's Press, 2007).

D. Marcoullier, M. Lapping and O. Furuseth, eds. Rural Housing and Exurbanization. (Hampshire, UK: Ashgate Publishers, forthcoming in 2008).

Rural Planning and Policy, P. Cloke, T. Marsden and P. Mooney, Handbook of Rural Studies (London, UK and Thousand Oaks, Ca.) Sage Publishers, 2006, pp. 104-122.

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Rural Policy & Planning, RDP# 31, Northeast Regional Center for Rural Development, Penn State University, Penn State, Pa. Nov., 2005, 120 pp.

Thomas Daniels and Mark B. Lapping, Land Preservation: An Essential Ingredient in Smart Growth, Journal of Planning Literature, 19:3 (2005), pp. 316-329.

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Maine's Civil Society, Richard Barringer, ed., Changing Maine (Gardiner, Me. Tilbury House Publishers, 2004), pp. 195-209.

Cancun: What Really Happened? Eating as a Moral Act: Ethics and Power from Agrarianism to Consumerism Symposium Proceedings. Durham, NH: University of New Hampshire Office of Sustainability Programs, http://www.sustainableunh.unh.edu/fas/eating_moral_act.html

Sprawl: Contemporary Land Use Planning's Paradigm, S. Goetz, J. Shortle and J. Bergstrom, eds. Land Use Problems and Conflicts: Causes, Consequences and Solutions (London: Routledge, 2005), pp. 254-265.

Lydia Savage and Mark Lapping, ASprawl and Its Discontents: The Rural Reality, in Hugh Bartling and Matt Lindstrom, ed., Suburban Sprawl: Culture, Theory and Politics (N.Y.: Rowman & Littlefield, 2003), pp. 5-17.

Mark B. Lapping and Owen Furuseth, eds. Big Plans, Big Places: Large-scale Regional Planning in Rural North America (Hampshire, UK: Ashgate Publishers, 2004), 187 pp.

Robert Sanford and Mark Lapping, The Beckoning Country: Land Use Policy in Vermont, Lapping and Furuseth, eds., Big Plans, Big Places, pp. 5-27.

Mark B. Lapping, ed., The Flannel Shirt Frontier: Life and Work in Contemporary New England (Hanover: University Press of New England, forthcoming).

Mark B. Lapping, ed., The History of Agriculture in Maine (Orono: University of Maine Press, forthcoming).

Education in a Restoration Democracy: The Case of Estonia, Citizenship, Social and Economics Education: An International Journal, 6:2 (2004), pp. 101-115.

Sufficient unto Themselves: Life and Economy Among the Shakers in Nineteenth Century Rural Maine, Maine History, 40:2 (Summer, 2001), pp. 87-112.

Multiculturalism in Planning: A Rural Perspective, M. Burayidi, ed., Urban Planning in a Multicultural Society (Westport, Conn.: Praeger, 2000), pp. 137-146.,

Mark Lapping and David Hartley, Rural Hospital Transitions: Great Plains County , North Dakota Case Study Report (Portland: Maine Rural Health Research Center, 2000), 7pp.

David Hartley and Mark Lapping, Rural Hospital Transitions: Old West County, Montana Case Study Report (Portland: Maine Rural Health Research Center, 2000), 7 pp.

Evan D. Richert and Mark B. Lapping, eds., "Centennial Symposium on Ebenezer Howard's 'Garden Cities for Tomorrow'," Journal of the American Planning Association, 64:2 (1998), pp. 125-132 (Honorable Mention, Feature Article of the Year, JAPA).

"Service Learning and the Rural Context," Maine Center for Service Learning, Bates College, 1998. 7 pp. (republished as Universities, Service Learning, and the Rural Context: Seeing Rural People and Places for What They Are, Small Town, 29:5 (March-April, 2000).

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"After the Fall: Planning in the Newly Independent Baltic Republics," University of New Mexico, Albuquerque, February, 1992.

"Issues Shaping the Rural Future," Keynote Address, Wisconsin Rural Leadership Conference, Madison, July, 1991.

"Rural Land Use Planning in the Northeast: Diversity Amid Ambiguity," National Rural Studies Committee, Reading, Pa., May, 1991.

"Balance, Scale and Growth: Morris County's Future," Morris 2000 Conference on the County's Future, Morristown, NJ, May, 1991.

"Planning the Urban Economy of the Future: What Have We Learned from the Recent Past?," Inaugural Address, the Lapping Lecture Series, University of Missouri at Kansas City, May, 1991.

"The Higher Education-Economic Development Connection: Where Must Kansas Invest?," Inaugural Address, the Lapping Lecture Series, Kansas State University, Manhattan, Ks., May, 1991.

"Sustainable Development, Sustainable Planning: A New Paradigm for Planners?," American Planning Association, New Orleans, April, 1991.

Strategic Planning for Downtowns and Special Benefit Districts," New Jersey Downtowns Conference, Freehold, March, 1991.

"Federal Rural Planning & Development Policy: An Interpretive History," National Conference on Rural Planning & Development, University of Florida, Orlando, Fla., February, 1991.

"Rural Planning and the Democratic Ethos," Keynote Speech, National Conference on Rural Planning & Development, University of Florida, Orlando, Fla., February, 1991.

"Communities of Place: Natural Resource Issues," New Jersey Futures State Planning Conference, Princeton, N.J., Nov. 1990.

"Trends That Will Shape Communities of Place," Keynote Address, Monmouth County Planning Conference, Tinton Falls, N.J., October, 1990.

"Where Is Planning in New Jersey: How Did We Get There, Where Are We Going?" Keynote, N.J. Federation of Planning Officials, Atlantic City, Nov., 1990.

"Strategic Planning for Rural Economic Development," 43rd Kansas City Manager's Association Conference, Lawrence, Ks., April, 1990.

"Among the Poorest of the Poor: The Economic Development Imperative for Rural African-Americans," National Black and Minority Economic Development Conference, Ohio State University, Columbus, Ohio, May 1990.

"Setting the Table: The Public Sector Role in Economic Development," Governor's Commission on a Public Agenda for Kansas, Wichita, November, 1989.

"Wisconsin's Land and Natural Resources: Future Issues and Problems," Toward 2020: A Conference on Agriculture and Natural Resources Issues for the Strategic Planning Process of the University of Wisconsin System, Madison, November, 1989.

"Winning In A World Economy: The Science Council of Canada's Economic Development Strategy," Association of Collegiate Schools of Planning, Annual Conference, Portland, Oregon, October, 1989.

"Economic Development for Rural Communities: The Role of Strategic Planning," Community Banker's Association of Illinois, Peoria, September, 1989.

"Land Use Implications of Economic Development Projects in Kansas," Kansas State Attorney's Association, Abilene, June, 1989.

J. Keller and M. Lapping, "Success Characteristics in Economic Development Programs: An Examination of the Growth Rates of 16 High Growth, Rural Kansas Counties," American Planning Association, Atlanta, GA, May, 1989.

"Community Economic Development," National Independent Banker's Association, Focus Group Meeting, Marco Island, FL, March, 1989.

"Models for University/Corporate Cooperation for Economic Development: Sweden and Canada," Partners in Progress: The Role of Higher Education in Economic Development--A State Conference, Manhattan, February, 1989.

"The Acquisition of Farmland for Public Purposes: Eminent Domain and Condemnation Issues," Governor's Conference on Agriculture and the Environment, Albany, November, 1988.

"Federal Rural Development Policy: An American History and Interpretation," Annual Meetings of the Association of Collegiate Schools of Planning, Buffalo, November, 1988.

"Economic Development," Keynote Address, Kansas Independent Bankers Association, Manhattan, August, 1988.

"The Working Rural Landscape," Keynote Address, Hudson Valley Conference on Agriculture, New Paltz, NY., August, 1988.

"The Black Box of Local Decision-Making: Design and the Urban Political Environment" (with William Sullivan), Ontario Association of Landscape Architects, Toronto, March, 1988.

"Rural Economic Development & the Role of the Banking Sector," Kansas Independent Bankers Association, Emporia & Hiawatha, KS, May, 1988.

"Small Town Triage," Kansas Hopes, Kansas Futures Conference, Topeka, November, 1987.

"Toward Further Development of the Kansas Agricultural Sector," Kansas Board of Agriculture, January, 1987.

"Local Politics and the Design Process -- Inside the "Black-Box" of Decision-Making" (with William Sullivan), American Society of Landscape Architects, San Francisco, November, 1986.

"University Roles in Economic Development Planning," Association of Collegiate Schools of Planning, Milwaukee, November, 1986.

"Local Economic Development Planning," National Association of Housing and Redevelopment Officials, Kansas Chapter, Great Bend, November, 1985.

"Between Sami and Swede: Points of Conflict - the Reindeer Herd Rationalization Law," Annual Meetings, Canadian Scandinavian Studies Association, Guelph, May, 1984.

"The Changing Face of Agriculture in Ontario: A Structural Overview," Annual Conference of the Ontario Association of Committees of Adjustment and Consent Authorities, Toronto, March 16, 1984.

"Is There a Right to Farm?," Association of Collegiate Schools of Planning, San Francisco, California, October, 1983.

"Planners and Local Economic Development: A Perspective on Small Business," Ontario Planner's Conference, October, 1983.

"Integrated Agricultural Land Policy," Canadian Association of Geographers, Ottawa, June, 1982.

"Big Deal in a Small Place: Land Reform in Prince Edward Island," Canadian Institute of Planners, Ottawa, June, 1982.

"Shaping the Future of Canadian Housing Demand: The Demographic Perspective," Building Toward 2001, Toronto, November 2, 1981.

"Current Issues in Land Use: The Heartland," The Heartland Project, Briar Cliff College, Sioux City, Iowa, October 11, 1981.

"As to the Future...." National Conference on Approaches to Rural Development, Guelph, Ontario, May 22, 1981.

"A Conceptual Premise for Rural Planning: Building a Theory for Action," Canadian Rural Social Work Forum, Thunder Bay, Ontario, May 1, 1981.

"Energy and the Rural Community," Ontario Planning Directors' Conference, Toronto, May, 1981.

"The Forest Resource and Rural Planning and Development," American Planning Association, Boston, MA, April, 1981.

"Home Rule and Resource Policy in Greenland," Conference on the Northern Environment, American Society of Civil Engineers, Seattle, WA, March, 1981.

"Approaches to Farmland Retention: Vermont," National Agriculture Lands Conference, Chicago, Ill., February, 1981.

"Land Use and Tenure Issues Facing New England Agriculture," 6th Annual Conference of the Northern Organic Farmers Association, University of New Hampshire, August, 1980.

"Northern Development and the Future of Non-Urban Habitats," First Global Conference on the Future, Toronto, August, 1980.

"Issues in Energy Utility Regulation in New England," New England Board of Higher Education - MIT Conference on Energy, Cambridge, April, 1980.

"The State of the Art in Farmland Retention," at ACT 250 and Vermont Farmlands Conference, Montpelier, March, 1980.

"Agricultural Land Fragmentation: Perspectives on Planning," Forum on New Hampshire's Future, Durham, July, 1979.

"Resource Constrained Economics: Implications for Land Use Policy and Law," 34th Annual Meeting, Soil Conservation Society of America, Ottawa, August 1, 1979.

"The Riparian Context of Vermont Ground Water Laws," Legal Conference on 34th Annual Meeting, Soil Conservation Society of America," Ottawa, August 1, 1979.

"Criteria for Programs to Preserve Agricultural Lands," Second National Conference on the Small City and Regional Community, Stevens Point, Wisc., March, 1979.

"Toward a Landscape Policy for Vermont: Incrementalism in Planning," National Landscape Conference, Lake Tahoe, Nevada, May, 1979.

"Legal Issues Related to Septage Disposal," Annual Meetings, American Society of Civil Engineers, Boston, March, 1979 (with Cassell and Meyers).

"A Method for Determining Agricultural Land Viability: A View Toward Retention," Vermont Association of Development Agencies, Woodstock, November, 1978.

"Cross Boundary Planning: A Synthesis," Society of American Foresters, Annual Meetings, St. Louis, MO, September, 1978.

"A Scenario for the Future of the Champlain Basin," Fifth Annual Conference on Lake Champlain, SUNY at Plattsburgh, August, 1978.

"Agriculture and Growth Management," New England Chapter of the American Institute of Planners Meeting, Newport, RI., May, 1978.

"Economic Viability of Agriculture," New Hampshire-Vermont Chapter of the Soil Conservation Society of America, April, 1978.

"Education and Training for Rural and Wildland Planning," Society of American Foresters, Albuquerque, N.M., October, 1977.

"Commentator" three papers on water/energy issues, U.S. Department of Energy Conference on Water, Energy, and Economic Development (commissioned by Brookhaven National Laboratory) Boston, November, 1977.

"Institutional and Legal Issues of Septage Management," Conference on On-Site Disposal of Wastewater, New England Council of Water Center Directors, Orono, Maine, August, 1977.

"Ending Rural Housing Discrimination: Vermont's New Mobile Home-Zoning Law," New England Chapter of the American Institute of Planners, Salem, Massachusetts, May, 1977.

"Impact Assessment of Logging on the Environment: Water Resources," Weyerhaeuser Lecture Series, School of Forestry, Lakehead University, Thunder Bay, Ontario, March, 1977.

"Housing Equity and Environmental Quality - A Collision Course Among Conflicting Rights?" Fall Lecture Series, University of Virginia, September, 1976.

"Environmental Law For Foresters," Ozark Chapter, Society of American Foresters, February, 1976.

"The Future of Land Use: A View from the Courts,": Missouri State Rural Department Council, April, 1976.

"Planning Approaches and Strategies for Preserving Agricultural Land Use," American Institute of Planners, San Antonio, October, 1975.

"Land Use Trends in Northern New York," Northern New York - Lake Champlain Conference, SUNY at Plattsburgh, March, 1974.

Lapping and Gore, "Environmental Planning in a Depressed Region: The Adirondacks" American Sociological Association, Montreal, August, 1974.

"The Law and the Agricultural Environment," Southern Association of Land Grant Universities and Colleges of Agriculture, Atlanta, May, 1974.

"Land Use Patterns and Pressures on Adirondack Park Communities," Conference on Northern New York - Lake Champlain Region," SUNY at Plattsburgh, August, 1974.

"Commentator," three papers on the "Automobile and Changing Spatial Patterns," Organization of American Historians, December, 1974.

"Conceptualizing Environmental Impacts," Regional II EPA Conference on Environmental Impact Assessment, January, 1974.

"Environmental Impact Assessment: Introduction to the American Perspective," Department of Renewable Resources, McGill University, March, 1974.

"Vernacular Housing and Settlements," Popular Culture Association, April, 1973.

"Rural Housing," Cornell University Housing Seminar, Ithaca, November, 1973.

"Radburn: Planning the American Community," American Historical Association, December, 1972.

"Frank Lloyd Wright and the Contours of the Land," Missouri Valley History Conference, March, 1971.

Reviews

Over 150 book reviews published in the following journals, among others: (copies on request)

Journal of Planning Education and Research
Journal of the American Planning Association
Change and Growth: Journal of Regional Development
Journal of Regional Science
Planning Perspectives: International Journal of History, Planning
and the Environment.
Scandinavian Studies
Agriculture and Human Values
Journal of the Society of Architectural Historians
Town and Country Planning (UK)
Journal of Rural Studies
The Conservationist
Town Planning Review (UK)
American Canadian Studies Review
Plan Canada

A sample from the following journals include:

Journal of the American Planning Association:

Town Planning in Frontier Washington (Reps), Monumental Washington: Planning and Development of the Capital Center (Reps), The Private City: Philadelphia in Three Periods of Growth (Warner), New Deal in the Suburbs: History of Greenbelt Town Program, 1935-54 (Arnold), Urban Wilderness: History of the American City (Warner), Terrain Analysis (Way), NEPA in the Courts: Legal Analysis of the National Environmental Policy Act (Anderson), Planning in Rural Environments (Lassey), Cooperative Rural Planning: The Tug Hill Case Study (Marsh), The Tug Hill Program: A Regional Planning Open for Rural Areas (Dybala, Raymond and Hahn), Economic Impact of the Adirondack Park Private Land Use and Development Plan (Zinser), Protecting Open Space: Land Use Control in the Adirondack Park (Liroff and Davis), Opposition Planning in Wales and Appalachia (Clavel), Introduction to Rural Settlement Planning (Cloke), Communities in Economic Crisis: Appalachia and the South (Gaventa, et al.), Rural Community Economic Development (Walzer), Environmental Policy with Economic and Political Integration (Braden, Folmer, and Ulen).

Journal of Regional Science:

Suburban Land Conversion in the U.S.: Economic and Governmental Process (Clawson), Landscape Indicators (Chikishev), Legal Foundations of Environmental Planning (Rose), Future of American Agriculture as a Strategic Resource (Batie and Healy), Land Use Controls: Present Problems and Future Reforms (Listokin), Working Hard and Making Do: Surviving in Rural America (Nelson and Smith)..

Growth and Change: Journal of Regional Development:

Growth Management: Issues, Techniques, and Policy Implications (Burrows), Alternatives to Growth: Search for Sustainable Futures (Meadows), Human Scale (Sale), Development by People: Citizen Construction of a Just World (Goran).

Memberships

American Planning Association
Society of American Foresters

Maine Association of Planners

Maine Grants Information Center (Member, Bd. of Directors, President, 1996 -)

Education Committee, Me. Holocaust Rights Education Center, State of Maine, Augusta (1995-97).

Rural Sociology Society

Small Town & Rural Planning (STaR) Division of the American Planning Association (APA), (Chair, 1991-92)

New England Environmental Policy Center, Burlington, Vermont

(Board Member, 1997-).

Rural Planning Policy Group, American Planning Association

Soil Conservation Society of America

Association for the Advancement of Baltic Studies

New Jersey Future (Past Member of the Board of Directors)

Vermont Natural Resources Council, (Past Member of the Board, 1975-81, and Chairman of the Board of Directors, 1978-81)

Lake Champlain Committee, (Advisory Board Member)

Shelburne Farms Resources, Inc. (Board of Trustees, Board of Advisors).

Network for Nordic Anthropology

Phi Kappa Phi - Nat'l Honorary Society

Xi Sigma Pi - International Forestry Honor Society

Association for Canadian Studies in the United States

International Center for Land Policy Studies

Society for the Advancement of Scandinavian Studies

State of Maine
CUMBERLAND, ss

Dated: _____ 8/27/07 _____

___/s/Mark B. Lapping_____ personally appeared before me and, after taking the oath,
swore that the above statements are true.

___/s/Susan M. Campbell_____
Notary Public/Attorney