



Franklin County
120 County Way
Farmington, ME 04938
(207) 778-6614



SUBJECT: Request for Proposal – LUPC Application for Zone Change – Reeds Mill Road Gravel Pit, Madrid, ME 2026.05.07

The Franklin County Commissioners are requesting proposals for the preparation and submission of a State of Maine Land Use Planning Commission (LUPC) Application for Zone Change. This request is related to an existing gravel pit in the Unorganized Territories located at 833 Reeds Mill Road (Lot 05-17), Madrid Township, ME.

General Information

Request

This Request for Proposal (RFP) is intended to solicit responses from qualified consultants for LUPC permitting services related to the rezoning of Lot 05-17 located at 833 Reeds Mill Road, Madrid Township, ME. Lot 05-17 contains a gravel pit that was in existence prior to Franklin County's ownership. Franklin County is seeking to have the parcel re-zoned from P-AR: Aquifer to an appropriate Management District where mining activities are an approved use. The consultant selected will enter into a professional services agreement with Franklin County, ME to collect the supporting background information, prepare, and submit an Application for Zone Change for approval by the Maine LUPC.

Project Background

Recently, Franklin County residents have inquired about the use of the Reeds Mill Road gravel pit including required setbacks, and property line encroachment. Franklin County has corresponded with the Maine LUPC and intends to pursue re-zoning to bring the parcel into compliance with current standards.

Google aerial imagery indicates that the parcel was in existence and mined prior to 1985. Franklin County acquired the parcel in 1999 after being turned over as a Township.

The Reeds Mill Road gravel pit parcel is approximately 12.9 acres. Approximately 4.5 acres of the 12.9 acres is cleared and may be considered for mining activities. Franklin County does not propose to expand mining activities and intends to permit **5 acres or less** for mining approval in an approved Management District. The project parcel is located approximately 0.80 miles west of the Oberton Stream Bridge on the south side of Reeds Mill Road.

Scope of Services

The Consultant selected will be responsible for any local, state, or federal permitting required to bring the parcel into compliance. This permit includes but is not limited to Maine Land Use Planning Commission Application for Zone Change. If additional permitting is required, the Consultant shall identify the additional required scope and include in their proposal. Project coordination meetings may be necessary to update Franklin County and stakeholders.

The application for re-zoning must be **submitted to the LUPC for approval by July 2026.**

Proposal Submission

Bids must be received at the Franklin County Commissioner's Office located at 120 County Way, Farmington, ME by 3:30 PM on May 15, 2026. Bids may be submitted via email to JSullivan@franklincountymaine.gov or hard copies may be delivered to the Commissioner's office. Bids will be opened publicly and read during the Franklin County Commissioner's meeting on May 19, 2026, at 10:00 am. Attendance of the bid opening is not mandatory.

A pre-bid meeting will not be held. It is the Consultant's responsibility to visit the project parcel listed above and confirm the Scope of Work with all appropriate agencies. Questions concerning the Request for Proposal can be directed to Robert D. Lightbody, P.E., Franklin County UT Road Supervisor via email at RLightbody@franklincountymaine.gov or by phone at 207 305-5674.