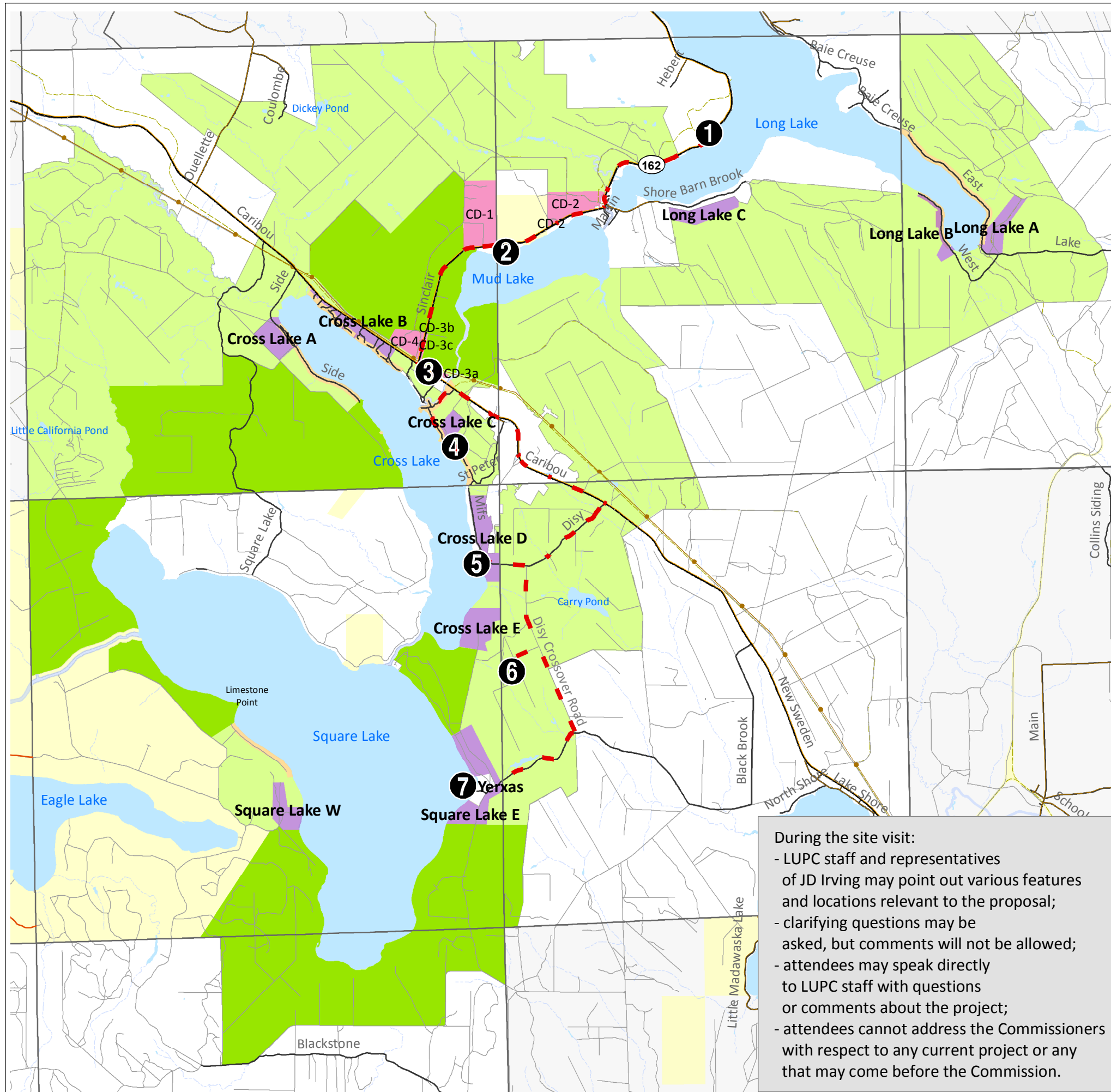


Maine Land Use Planning Commission
October 12, 2017 Site Visit
 Regarding the Proposed Concept Plan
 for the Fish River Chain of Lakes
 (Zoning Petition ZP 768)














Stops

Times are Approximate

- 1 Long Lake Cabins** 8:30-8:50 AM
- 2 Waters Edge RV Resort** 9:00-9:20 AM
- 3 St. Peters Store (walk to CD-3a)** 9:35-9:55 AM
- 4 Drive Cyr Road** 10:00-10:20 AM
- 5 Cross Lake Boat Launch** 10:35-11:00 AM
- 6 Intersection of two unnamed roads** 11:50-12:15 PM
off of Disy Crossover Road
- 7 Yexas / Square Lake East** 12:45-1:20 PM



During the site visit:
 - LUPC staff and representatives of JD Irving may point out various features and locations relevant to the proposal;
 - clarifying questions may be asked, but comments will not be allowed;
 - attendees may speak directly to LUPC staff with questions or comments about the project;
 - attendees cannot address the Commissioners with respect to any current project or any that may come before the Commission.

 Travel Route	 NonPlan Area
 Proposed Economic Community Development Areas	 Existing Conserved Lands Outside of Plan Area
 Existing & Expanded Residential Leases	 Township Boundaries
 Proposed Residential Development Areas	 Transmission Line
 Proposed Conservation Easement	 Roads, Major
 Remainder of Plan Area	 Roads, Secondary
	 State Routes
	0 2 Miles



FISH RIVER LAKES CONCEPT PLAN
LUPC Site Visit – Open to the Public

Stop 1: Long Lake Cabins and Lodge

Plan Element: View of Long Lake C – 120 acres zoned for up to 25 residential units.

Purposes:

- *Hillside Development: Observe one of several proposed hill-side development areas. Become acquainted with the setting and configuration of the hillside. This will be relevant when considering how hillside development may meet the approval criteria for concept plans.*
- *Lake Character: Observe the level of development and character of the area.*

Stop 2: Waters Edge RV Resort

Plan Element: Community and Economic Development Area 1 – 281 acres zoned for up to 30 commercial or light industrial lots; Community and Economic Development Area 2 – 167 acres zoned for up to 30 commercial lots; Mud Lake boat launch.

Purposes:

- *Existing village development: Observe the pattern of development in Sinclair and proximity of the proposed development areas, the village, and the sanitary district facility.*
- *Availability of municipal wastewater disposal: Note that the sanitary district serves the village of Sinclair, and may serve one or more of the development areas if there is capacity and legal authorization.*
- *Lake Character and boat launch: Observe the level of development and character of the area. Consider the setting in light of a proposed hand-carry launch that would use a footpath for access. Note that residential development that had been proposed in an earlier version of the plan is no longer proposed.*

Stop 3: CD-3a

Plan Element: Community and Economic Development Area 3a – 11 acres zoned for up to 4 commercial lots.

Purposes:

- *View one of the 6 areas proposed to be made available for commercial or community purposes. Note the location and character of the area for future discussion about the CD areas and the uses proposed for them.*

Stop 4: Travel Cyr Road

Plan Element: Existing camp development in the middle of Cross Lake, View Cross Lake C – 57 acres zoned for up to 30 residential units.

Purposes:

- *Existing camp development: Observe one of several areas of existing camp development. View areas on the back side of the road for septic fields or accessory structures. This will be important for later discussion of petitioner proposal for making backland available to camp lot lessees/ owners.*
- *Residential development area: One of several residential areas proposed behind existing camp development and not directly on the water.*
- *Lake Character: Observe the level of development and character of the area.*

Stop 5: Cross Lake boat launch

Plan Element: Cross Lake boat launch and beach (southern end of Cross Lake); Cross Lake D development area – 187 acres zoned for up to 35 residential units.

Purposes:

- *Boat launch: Observe the size and setting of the boat launch and beach. This will be important later in considering provisions for public access into the future.*
- *Development area: The boat launch access road goes through a portion of the Cross Lake D development area. Become acquainted with the setting and configuration of this area. This will be important later in considering how residential development may fit in with the boat launch, with existing camps, and on the hillside.*
- *Lake Character: Observe the level of development and character of the area.*

* * * **Lunch break** * * *

Stop 6: view of Square Lake (off an unnamed road)

Plan Element: View across Square Lake of Square Lake W development area – 121 acres zoned for up to 30 residential units.

Purposes:

- *Development area: Observe a proposed hillside development area. Become acquainted with the setting and configuration of the hillside, and how residential development may fit into the area.*
- *Lake Character: Observe the level of development and character of the area.*

Stop 7: Yexas / Square Lake East

Plan Element: Square Lake E development area – 278 acres zoned for up to 85 residential units; Square Lake Yexas development area – 51 acres zoned for recreational lodging facility (up to 50 overnight rooms) OR for up to 17 residential units.

Purposes:

- *Yexas: Observe the setting and configuration of the area around the former sporting camp. This will be important later in considering the suitability of the site for a recreation facility, including potential private and/or public trailered ramp access as well as day and overnight use. Observe the nature of the areas along the access road; this will be important in considering whether this would be a suitable area for further development after the plan expires.*
- *Hillside Development: Observe one of several proposed hill-side development areas. Become acquainted with the setting and configuration of the hillside. This will be important later in considering how hillside development may meet the approval criteria for concept plans.*
- *Lake Character: Observe the level of development and character of the area.*

End of site visit