



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
P.O. Box 1107  
GREENVILLE, MAINE 04441

WALTER E. WHITCOMB  
COMMISSIONER

NICHOLAS D. LIVESAY  
EXECUTIVE DIRECTOR

# PERMIT

AMENDMENT D TO  
DEVELOPMENT PERMIT DP 4425

1. Applicant: Maine Department of Agriculture, Conservation and Forestry  
Bureau of Parks and Lands  
Attn: Jay Hall  
P.O. Box 415  
87 Airport Road  
Old Town, Maine 04468
2. Date of Completed Application: February 17, 2016
3. Location of Proposal: Rainbow Township, Piscataquis County  
Lots #1, #1.2 on Plan 01  
T1 R11 WELS, Piscataquis County  
Lots #2, #2.2, #2.4 on Plan 01  
T1 R12, Piscataquis County  
Lots #1.1 and #2.1 on Plan 01
4. Zoning: (M-GN) General Management Subdistrict  
(P-RR) Recreation Protection Subdistrict  
(P-GP) Great Pond Protection Subdistrict  
(P-FW) Fish and Wildlife Protection Subdistrict  
(P-SL1) Shoreland Protection Subdistrict  
(P-SL2) Shoreland Protection Subdistrict
5. Lot Size: 42,766 Acres (Owned)  
801 Acres (Federal Memorandum of Understanding)
6. Proposed Development:
  - Construct 4 parking areas: Fourth Debsconeag Lake (2), Penobscot Pond Road, Wadleigh Pond
  - Enlarge 4 parking areas: Wadleigh Pond (3), Pollywog Pond
  - Construct 11 remote campsites: Sing Sing Pond, Wadleigh Pond, Pollywog Pond, Long Pond, Henderson Pond, Penobscot Pond, Sixth Debsconeag Pond, Eighth Debsconeag Pond, Stratton Pond, Fifth Debsconeag Pond, and Third Musquash Pond

- Rehabilitate/improve 3 existing sites: Rabbit Pond, Fifth Debsconeag, Wadleigh Pond (group site)
- Construct 4 primitive foot trails: Complete Great Circle Trail, Turtle Ridge Connector Trail, Wadleigh Pond to Female Brook Connector Trail, Debsconeag Trailhead to Nahmakanta Stream Bridge Connector Trail
- Rehabilitate/improve 3 primitive foot trails: Pollywog Trailhead to Pollywog Gorge, Anglers Trail to Gould and Stratton Ponds, Fourth Debsconeag Cliff Trails
- Erect signs for campsites, parking areas, hiking trails, and roads
- Renovate Wadleigh Mountain Lookout Tower
- Formalize public hand carry launch sites at Sing Sing Pond, Sixth Debsconeag Pond, Tumbledown Dick Pond, and Prentiss Pond, and add primitive boat storage rack near each launch site

7. Existing Development:

- Hand carried boat launch, Nahmakanta Lake
- 3 boat access and 2 walk-in campsites, Nahmakanta Lake
- 2 boat access campsites, Pollywog Pond
- 1 boat access and 4 pre-Commission vehicle access campsites, Wadleigh Pond
- 3 pre-Commission vehicle access campsites, Musquash Field
- 2 pre-Commission vehicle access campsites, Musquash Stream
- 1 vehicle access campsite, Leavitt Pond "Pit"
- 5 parking areas: Nahmakanta Lake, Murphy Pond gate, Turtle Ridge East and West trail heads, Debsconeag trailhead NW Turtle Ridge Trail System
- Connector trails: Tumbledown Dick Pond and Falls and Fourth Debsconeag Lake/ Debsconeag Trails System
- 1 Walk-in campsite, Sixth Debsconeag Pond
- 1 Walk-in campsite, Leavitt Pond
- 1 Walk-in campsite, Tumbledown Dick Pond
- 1 Walk-in campsite, Seventh Debsconeag Pond
- 1 Walk-in campsite, Eighth Debsconeag Pond
- 1 parking area, Debsconeag Trailhead and Fourth Debsconeag Lake Road connector
- Pit Privies: Musquash (3), Wadleigh, and Nahmakanta Lake (2)

8. Affected Waterbodies: Tumbledown Dick Pond, Fourth, Fifth, and Eighth Debsconeag Lakes, Sixth Debsconeag Pond, Penobscot Pond, Wadleigh Pond, Pollywog Pond, Sing Sing Pond, Long Pond, Henderson Pond, Rabbit Pond, Prentiss Pond, and 3<sup>rd</sup> Musquash Pond

Commission has identified Tumbledown Dick Pond as a management class 6, resource class 3, inaccessible, undeveloped lake with the following resource ratings: minimal fisheries resources.

The Commission has identified Fourth Debsconeag Lake as a management class 7, resource class 1B, accessible, developed lake with the following resource ratings: outstanding fisheries, significant scenic, shore character, and physical resources.

The Commission has identified Fifth Debsconeag Lake as a management class 7, resource class 2, inaccessible, undeveloped lake with the following resource ratings: significant scenic, shore character, and fisheries resources.

The Commission has identified Sixth Debsconeag Pond as a management class 6, resource class 2, inaccessible, undeveloped lake with the following resource ratings: significant fisheries, cultural, and physical resources.

The Commission has identified Eighth Debsconeag Lake as a management class 7, resource class 3, inaccessible, undeveloped lake with no resource ratings.

The Commission has identified Penobscot Pond as a management class 7, resource class 1B, accessible, undeveloped, with the following resource ratings: outstanding botanical and significant fisheries and scenic resources.

The Commission has identified Pollywog Pond as a management class 7, resource class 2, accessible, undeveloped, with the following resource ratings: significant fisheries resources.

The Commission has identified Wadleigh Pond as a management class 7, resource class 1B, accessible, developed, with the following resource ratings: significant fisheries, scenic, shore character, and cultural resources.

The Commission has identified Sing Sing Pond as a management class 7, resource class 2, inaccessible, undeveloped, with the following resource ratings: significant fisheries resources.

The Commission has identified Long Pond as a management class 7, resource class 1B, accessible, undeveloped, with the following resource ratings: outstanding fisheries and significant physical resources.

The Commission has identified Henderson Pond as a management class 7, resource class 2, inaccessible, undeveloped, with the following resource ratings: significant fisheries, scenic, and shore character resources.

The Commission has identified Stratton Pond as a management class 6, resource class 2, inaccessible, undeveloped, with the following resource ratings: significant fisheries resources.

The Commission has identified Rabbit Pond as a management class 6, resource class 3, inaccessible, undeveloped, with no resource ratings.

The Commission has identified Prentiss Pond as a management class 7, resource class 2, accessible, undeveloped, with the following resource ratings: significant fisheries resources.

The Commission has identified 3<sup>rd</sup> Musquash Pond as a management class 7, resource class 3, accessible, undeveloped, with no resource ratings.

### **Background**

9. Development Permit DP 4425 encompasses the "Nahmakanta Management Unit" (the Unit). The Unit encompasses 42,766 acres of land owned by the State of Maine and 801 acres along Nahmakanta Lake owned by the National Park Service and managed by the Bureau of Parks and Lands (the Applicant or BPL) pursuant to a March 28, 2008 Memorandum of Understanding between the National Park Service (NPS) and BPL. The Unit includes Henderson Pond, Long Pond, Wadleigh Pond, Rabbit Pond, Leavitt Pond, Nahmakanta Lake, Tumbledown Dick Pond, 4 through 8 Debsconeag Ponds, and other various small ponds and streams.
10. Development Permit DP 4425, issued to BPL in December of 1997, authorized the development of 5 graveled parking areas, a hand carried boat launch, trail construction, repair to an existing observation tower, 11 foot/water access campsites and 4 water access sites located in various locations throughout the unit.
11. Amendment A to Development Permit DP 4425, issued to BPL in May of 1999, authorized the installation of 2 pit privies located at the southeastern tip of Nahmakanta Lake.
12. Amendment B to Development Permit DP 4425, issued to BPL in March of 2006, authorized connector trails at Tumbledown Dick Pond and Falls and Fourth Debsconeag Lake/ Debsconeag Trail System, 5 walk-in campsites (Leavitt Pond, Tumble Down Dick Pond, Sixth Debsconeag Pond, Seventh Debsconeag Pond, Eighth Debsconeag Pond), and one parking area at the Debsconeag Trailhead and Fourth Debsconeag Lake Road Connector.
13. Amendment C to Development Permit DP 4425 was returned to BPL in January of 2016 for being incomplete.

### **Proposal**

14. The Applicant now seeks amendment approval to:
  - A) Construct 11 remote campsites (Sing Sing Pond, Wadleigh Pond, Pollywog Pond, Long Pond, Henderson Pond, Penobscot Pond, Sixth Debsconeag Pond, Eighth Debsconeag Lake, Fifth Debsconeag Lake, Stratton Pond and 3<sup>rd</sup> Musquash Pond).
  - B) Construct 4 connector trails. One trail would be for finishing the Great Circle Trail and new trail from Pollywog Pond Outlet to the west loop of Turtle Ridge Trail. The second trail would be between the Turtle Ridge Trail and Long Pond campsite. The

third trail would be from the Wadleigh Pond Group campsite to the Female Brook campsite and the fourth trail would be from Debsconeag backcountry trailhead to the Nahmakanta Stream bridge, along with improving 3 trails (Brownies trail, Gould and Stratton Ponds, and Debsconeag Cliffs).

- C) Construction of four new parking areas (2 at Fourth Debsconeag, Penobscot Pond, and Wadleigh Pond) and improve 4 existing parking areas (3 at Wadleigh Pond and Pollywog Pond).
- D) The installation of informational signs (Campsites, trails, and road) and rehabilitation of Wadleigh Mountain fire tower.
- E) The construction of 4 small, primitive log boat storage racks and the establishment of four hand carry launch sites (Sing Sing, Sixth Debsconeag, Tumbledown Dick, and Prentiss Ponds).

All proposed construction activity would be undertaken in the Unit, in accordance with the Nahmakanta Unit Management Plan, dated November 1995 (the Plan).

15. The Applicant has stated that the proposed remote camp sites would be set back at least 25 feet from the normal high mark of flowing or standing water, more than 25 feet from the nearest property boundary line, and more than 50 feet from the nearest roadway. The remote campsites would be served by a back country toilet set back more than 100 feet from the nearest waterbody and more than 50 feet to any property boundary line or roadway. Minimal clearing is also proposed for the use of a fire ring and possibly, a picnic table on some sites.
16. The Applicant has stated that the boat racks would be setback at least 25 feet from the normal high water mark of flowing or standing water, at least 25 feet from any trail, more than 25 feet from the nearest property boundary line, and more than 50 feet from the nearest roadway. The Applicant further stated the storage of personal boats on ponds and deadwaters is a traditional practice it allows. In 2012, the Applicant conducted an inventory of private boats at 20 of the ponds and deadwaters within the Unit and documented over 60 stored boats. The Applicant has identified that the practice of storing boats on ponds and deadwaters needs improved oversight and management as there has been a proliferation in the number of boats and abandoned/unregistered boats, and this detracts from the backcountry experience at the ponds. (See BPL's Central Penobscot Region Management Plan at 94 (March 2014).) The proposed boat racks, which would be constructed as part of a trial, are intended to improve boat storage management within the Unit. The racks would be made of local material, such as cedar or spruce poles, with two parallel poles for sliding boats from the rack to the pond. These poles would not necessarily extend into the water and would not be permanently attached so they could be removed each fall and attached each spring. Cedar bog bridging would be placed beside these poles if needed to prevent foot traffic from eroding the shore. The other poles used to store boats off the ground could be attached to existing trees with straps, not nails or bolts, and moved periodically. The racks would be located at natural landing and launch areas to minimize shore alterations. Each rack would be large enough to store 4 to 6 boats.

17. The Applicant has stated that newly constructed trails will be built to standards as found in the Commissions Land Use Districts and Standards Chapter 10 Sections 10.27,B, 10.27,D and 10.27,F.
18. The Applicant has stated that the newly installed signs will be in conformance with the standards as found in the Commissions Land Use Districts and Standards Chapter 10 Section 10.27,J.
19. The Applicant has stated that the proposed parking areas will be in conformance with the standards as found in the Commissions Land Use Districts and Standards Chapter 10 Section 10.27,F.
20. The proposal is otherwise as represented in Development Permit DP 4425 and Amendment Request D to Development Permit 4425 and the Nahmakanta Unit Management Plan dated November 1995 and supporting documents.

### **Review Comments**

21. The Maine Department of Inland Fisheries and Wildlife was contacted regarding the proposal and replied that they identified 2 inland wading bird and waterfowl habitats adjacent to the Great Circle Connector Trail and recommend that Best Management Practices be employed to avoid erosion, sedimentation, or other impacts to this Significant Wildlife Habitat. They also had concerns over fisheries habitat as the trail crosses several Brook Trout streams and that any stream crossings be designed for fish passage.
22. The Maine Historic Preservation Commission was provided a copy of the proposal and responded that based on the information provided that there will be no historic properties affected by the proposed undertaking.
23. NPS was contacted December 31, 2013 by the Applicant. NPS requested additional information in 2015. On March 13, 2016 NPS issued BPL a Special Use Permit authorizing work on NPS property within the Unit.

### **Review Criteria and Discussion**

24. Title 12, section 685-B(2)(D) requires that each applicant provide evidence of sufficient right, title or interest in all of the property that is proposed for development or use. The Applicant's proposal involves development or use on both State-owned and NPS-owned land within the Unit. Article II of the March 28, 2008 Memorandum of Understanding (MOU) between NPS and BPL provides the State, through BPL, the right to occupy, use, improve, and manage area within the Unit for purposes outlined in the MOU. Article VI provides that any plan for construction, installation, and operation of State-controlled improvements must be submitted to the NPS for review and comment as far in advance as possible, but at least 30 days before construction. BPL contacted NPS in December of 2013 regarding its proposal and addressed NPS's 2015 follow-up questions. The MOU provides

BPL right, title, or interest to do the work it proposes on land owned by NPS. Additionally, on March 13, 2016, NPS issued BPL a Special Use Permit to complete the proposed use.

25. Trails are an allowed use without a permit or an allowed use without a permit subject to standards in the (P-RR) Recreation Protection Subdistrict, (P-FW) Fish and Wildlife Protection Subdistrict, (P-GP) Great Pond Protection Subdistrict, (P-SL) Shoreland Protection Subdistrict, and (M-GN) General Management Subdistrict under provisions of Section 10.23,I,3,b(6), Section 10.23,D,3,a(6), Section 10.23,E,3,b(12), Section 10.23,L,3,b(12) and Section 10.22,A,3,a(7), respectively, of the Commission's Land Use District and Standards provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies.
26. Remote campsites are defined by Chapter 10 Section 10.02 of the Commission's Land Use Districts and Standards as campsites that are not part of commercial campgrounds and that are characterized by their remoteness, limited scale, dispersed nature, and limited usage. More specifically, remote campsites include sites which: a) are designed to be accessible and generally are only accessible by water or on foot; b) are comprised of not more than four individual camping areas designed for separate camping parties, and are designed for a total of not more than 12 overnight campers; c) have permanent structures limited to privies, fireplaces or fire rings, picnic tables and picnic table shelters not larger than 80 square feet in area consisting of a roof without walls; and d) require no other construction or grading and only minimal clearing of trees. The campsites proposed by the Applicant satisfy the requirements to qualify as remote campsites.
27. Campsites, which include remote campsites, are allowed with a permit in the (P-RR) Recreation Protection Subdistrict, the (P-GP) Great Pond Protection Subdistrict, and the (P-SL2) Shoreland Protection Subdistrict under provisions of Section 10.23,I,3,c(1), Section 10.23,E,3,c(2) and Section 10.23,L,3,c(2) of the Commission's Land Use Districts and Standards, respectively. All of the remote campsites are proposed to be located within one of these subdistricts except for the campsite proposed on 3<sup>rd</sup> Musquash Pond. The location of this campsite presently is zoned P-WL1. A June 3, 2016 site visit conducted by Commission Staff and the State Soil Scientist revealed the proposed campsite location is not within a wetland as the zoning suggests. The Commission anticipates a petition to rezone this area to a P-GP subdistrict will be filed in the near future.
28. Remote campsites must be set back at least 50 feet from roads, 25 feet from property lines, and 25 feet from shorelines under the provisions of Section 10.26,D,4,b of the Commission's Land Use District and Standards. The proposed remote campsites satisfy these dimensional requirements and the Commission's standards.
29. Parking areas and signs are allowed use without a permit subject to standards in the (M-GN) General Management Subdistrict under provisions of Sections 10.22,A,3,b(7) and 10.22,A,3,b,(12) of the Commission's Land Use District and Standards. The proposed parking areas and signs meet these standards.
30. Other structures, uses or services which the Commission determines are consistent with the purpose of the particular subdistrict and of the Comprehensive Land Use Plan and are not

detrimental to the uses or resources they protect, and are of a similar type, scale and intensity as other allowed uses are allowed with a permit in the (P-RR) Recreation Protection Subdistrict, and the (P-GP) Great Pond Protection Subdistrict under provisions of Section 10.23,I,3,c(12) and Section 10.23,E,3,c(25) of the Commission's Land Use Districts and Standards, respectively.

A) The purpose of the P-RR Subdistrict is to provide protection from development and intensive recreational uses to those areas that currently support, or have opportunity, for unusually significant primitive recreation activity. Three of the ponds where the primitive boat racks are proposed are in whole or in part surrounded by the P-RR Subdistrict, Sing Sing, Sixth Debsconeag, and Tumbledown Dick. Primitive recreation – activities associated with non-motorized travel, including fishing and tent and shelter camping, exists on and around these ponds. The purpose of the boat racks is to better manage this existing use, consistent with BPL's policy for backcountry pond watercraft storage (see BPL's Integrated Resource Policy at 57 (Dec. 18, 2000)), by providing defined storage and locating this storage at least 25 feet from the shore. Presently, boats are stored in a scattered fashion, often right on the shore. BPL has found the present approach to boat storage within the Unit "detracts from the backcountry experience" (BPL's Central Penobscot Region Management Plan at 94 (March 2014)) and proposes the racks to help address this problem. This proposal is consistent with the purpose of supporting and managing primitive recreation activity around these ponds.

Further the racks are consistent with the purpose of the Comprehensive Land Use Plan (CLUP). Among the broad goals of the CLUP is to "[c]onserve, protect and enhance the natural resources of the jurisdiction primarily for fiber and food production, outdoor recreation and plant and animal habitat," as well as to "[m]aintain the natural character of certain areas within the jurisdiction having significant natural values and primitive recreational opportunities." The limited nature of the proposed development and fact that none of the three ponds have outstanding or significant scenic resource ratings ensure that the natural character of these ponds and surrounding natural resources will be maintained and conserved. Additionally, the fact that the racks would both serve and benefit the public furthers the CLUP policy of encouraging diverse, non-intensive and nonexclusive use of recreational resources and protecting primitive recreational opportunities in certain locations. (CLUP at 17.)

Overall, the proposed boat racks are consistent with the CLUP and would not be detrimental to the other uses or resources the P-RR Subdistrict protects. The racks would be of a type, scale, and intensity of remote campsites, which are allowed with a permit in the subdistrict. Remote campsites are non-commercial, available for transient occupancy, may have limited permanent structures such as picnic table shelters with a roof but no walls, and may require only minimal clearing of trees. The boat racks would be non-commercial and available to the public, involve limited structural development, and require minimal, if any, clearing of trees. In sum, the proposed racks are a use allowed by permit in the P-RR Subdistrict under Section 10.23,I,3,c(12).

B) The purpose of the P-GP Subdistrict is to regulate residential and recreational development on great ponds to protect water quality, recreation potential, fishery habitat,

and scenic character. One of the proposed primitive boat racks would be located in the P-GP Subdistrict (Prentiss Pond). The purpose of the boat racks is to better manage existing primitive recreation on great ponds. The racks are consistent with the purpose of the M-GN Subdistrict. Additionally, for the same reasons the racks proposed in the P-RR Subdistrict are a use allowed by permit under Section 10.23,I,3,c(23), the rack proposed in the M-GN Subdistrict is a use allowed by a permit under Section 10.23,E,3,c(25).

31. In the P-GP Subdistrict public hand carry launches are a use allowed without a permit subject to standards and a use allowed by permit when not in conformance with standards under provisions of Section 10.23,E,3,b(6) and Section 10.23,E,3,c(8) of the Commission's Land Use Districts and Standards, respectively. In the P-RR Subdistrict hand carry launches are allowed by special exception pursuant to Section 10.23,I,3,d(3). To obtain special exception approval an applicant must show that (a) there is no alternative site which is both suitable to the proposed use and reasonably available to the applicant; (b) the use can be buffered those other uses and resources within the subdistrict with which it is incompatible; and (c) such other conditions are met that the Commission may reasonably impose in accordance with the policies of the CLUP. The poles proposed to extend from the boat racks for sliding boats to the ponds, along with the formalized landing and launch areas, qualify as hand carry launches, provided the poles do not extend below the normal high water mark.

A) For the public hand carry launch proposed in the P-GP Subdistrict (Prentiss Pond) a permit is not required if the standards in Section 10.27,L are followed, including the notice requirements of Section 10.27,L. In lieu of treating this hand carry launch separately and the Applicant needing to take additional notification steps, the hand carry launch on Prentiss Pond is addressed in this permit. This hand carry launch satisfies the Commission's standards, provided cedar bog bridging is used when necessary to prevent erosion and the launches are located in accordance with the requirements of Section 10.27,L,5,b & g as required by Conditions 7 and 8.

B) Three hand carry launches are proposed in the P-RR Subdistrict (Sing Sing, Sixth Debsconeag, and Tumbledown ponds) as part of the Applicant's attempt to better manage traditional boat storage on backcountry ponds. To incentivize public use of the accompanying racks the launches need to be located in the vicinity of existing boat storage locations and the Applicant also proposes to locate them at natural landing and launch areas to minimize shoreline alteration. No ramps are proposed. These characteristics of the proposed sites qualify them as the most suitable for the proposed use among possible alternatives. The hand carry launches are intended to provide for better management of existing primitive recreation on these ponds and are not incompatible with the uses and resources in the P-RR subdistrict. The proposed hand carry launches satisfy the special exception criteria and the Commission's Land Use District and Standards, more generally, provided the launches are located in accordance with the requirements of Section 10.27,L,5,b & g as required by Condition 8.

32. Non-residential structures principal and accessory structures in general must be set back at least 150 feet from the nearest shoreline of a body of standing water 10 acres or greater in size under the provisions of Section 10.26,D,2,b of the Commission's Land Use District and Standards. Shoreline, road, and/or property line setback requirements for structures may be

reduced where the Commission finds that such structures must be located near to the shoreline, road, or property line due to the nature of their uses. Section 10.26,G,5. The primitive boat racks proposed by the Applicant, which are to be integrated with hand carry launches, need to be located closer to shoreline as a functional necessity. These racks are intended for public, not private, use with the goal of better managing existing boat storage and related access to great ponds. Not only will the public benefit from being able to use the racks, but others in the area who do not use the racks also will benefit from the improved management of boat storage on these backcountry ponds, which is the purpose of the racks. Additionally, to realistically incentivize public use of the racks, as opposed to the tradition of dragging or carrying boat in and out of the water and locking or tying them to tress on the shore, the racks must be located closer than 150 feet from the shoreline. The minimum 25 foot setback from the normal high water mark proposed by the Applicant is appropriate given the nature of the racks' use and is consistent with the Commission's standards. However, with the reduced waterbody setback natural buffering is likely to be reduced as well. To minimize the potential visual impact of the reduced setback, the Applicant must attempt to locate the boat racks at natural launch sites where existing vegetation can be used to buffer the structures to the extent possible.

Based upon the above Findings, the Commission concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, Section 685-B(4) of the Commission's Statutes, 12 M.R.S. and the Commission's Land Use Districts and Standards.

**Therefore, staff approves the application approves the application of Maine Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands with the following conditions:**

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 10 years of the effective date of this permit in order to run concurrently with Nahmakanta Unit Management Plan and the Central Penobscot Region Plan. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. All authorized remote campsites and construction activity must be set back a minimum of 25 feet from the normal high water mark of standing or flowing waterbodies, at least 50 feet from the nearest road ways and at least 25 feet from other property boundary lines.
3. The remote campsite on 3<sup>rd</sup> Musquash Pond may not be established unless and until the area where the campsite is to be located is rezoned to a subdistrict in which campsites are an allowed use, such as the P-GP subdistrict.
4. All authorized parking areas and construction activity must be set back a minimum of 150 feet from the normal high water mark of standing or flowing waterbodies and at least 25 feet from other property boundary lines.
5. All trail construction must be completed using accepted best management practices, including at any stream crossings.

6. Poles extending towards the ponds from the boat racks shall not extend below the normal high water mark.
7. When necessary to prevent erosion from repeated foot traffic to launch and haul boats, the Permittee must use cedar bog mats alongside the poles extending from the boat racks.
8. The hand carry launch sites must be located in accordance with the requirements of Section 10.27,L,5,b and g.
9. The Permittee must attempt to locate the boat racks at natural launch sites where existing vegetation can be used to buffer the structures to the extent possible.
10. All signage installation must meet standards.
11. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
12. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
13. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
14. To protect the scenic quality of Nahmakanta Management Unit, all authorized structures must not be sited on a ridge or knoll such that they are visible above the tree line from the lake. All authorized structures must be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittee complies with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT GREENVILLE, MAINE, THIS 21st DAY OF JUNE 2016.

  
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For: Nicholas D. Livesay