

**STATE OF MAINE  
LAND USE PLANNING COMMISSION**

<b>Irving Woodlands LLC</b>	)	<b>FISH RIVER LAKES LEASEHOLDERS</b>
<b>Proposed Fish River Lakes Concept Plan</b>	)	<b>ASSOCIATION</b>
<b>Zoning Petition ZP 768</b>	)	<b>TOPIC THREE PRE-FILED TESTIMONY</b>
	)	<b><u>Anticipated Use of Lakes and Lake Character</u></b>

**Name of Witness:** Adam Jandreau  
**Mailing Address:** P.O. Box 691  
Caribou, ME 04736

**Physical Address:** 57 Old Washburn Road  
Caribou, ME 04736

**Qualification of Witness:** My wife and I are license holders at Square Lake. I have a lot of love for all things outdoors in the State of Maine, most of which started during my time with the Cub/Boy Scouts, at a young age, were I eventually reached the rank of Eagle Scout. That base of knowledge allowed me to successfully pass my Maine Guide's exam. I am a Registered Maine Guide in Hunting and Fishing. We have two young children and my hope is to grow their love for the outdoors. Growing up in Fort Kent, I am familiar with all the Fish River Chain of Lakes and have boated on all of the Fish River Lakes and thoroughfares in the Concept Plan area. I am also registered Professional Engineer with the State of Maine.

***Subtopic: Effect on Character of Lakes (including Scenic Impacts of Hillside Development) and User Experience (Square Lake)***

My name is Adam Jandreau and my wife, Amanda, and I are current license holders at Square Lake. I would like to discuss specifically about how we believe the Irving Concept Plan will affect the character of, and user experience on, Square Lake. Before I begin, I would just like to give a little background about myself. My wife and I are both originally from Aroostook County and left to go to college and start our careers. After college we found jobs in Southern Maine and lived there for approximately 9 years before returning home. We felt the need to return to Aroostook County to raise our kids, be closer to family, enjoy the community and also the outdoor activities offered in the area. We wanted our kids to grow up in a special place. Before we relocated back to Northern Maine last year, we started looking at camps in the general area of the Concept Plan and beyond.

Once we returned to Aroostook County, we purchased our camp on Square Lake to enjoy the quietude, remoteness and the outdoor experience the lake has to offer. The camp is about an hour drive from our home. Although we have the availability of a family camp in Southern Aroostook County that is a similar driving distance away from our home, we chose to purchase our own camp because of the qualities mentioned above. Yes, while camps were for sale in the North Maine Woods and on other Fish River Lakes (Long/Cross/Eagle), this camp on Square Lake was the best of both worlds for our family.

Square Lake is like no other lake in the plan area. It really cannot draw comparison to Long, Mud or Cross Lakes and its natural and remote setting is the basis of its character. It is a very special place for the outdoor enthusiast. Existing development is sparse with 57 existing camps. The Concept Plan intends to develop almost 2 ½ times the number of camps that are on, or have direct access to, the lake. Of the camp owners and general public I have talked to about Square Lake, they all share the same reasons as to why they purchased a camp on

the lake, or go there; the remoteness, the quietude and a great place to get away. This is the destination Square Lake is meant to be and has been for many generations. Square Lake is really one of the last remote lake settings to be sought out in Northern Maine/Aroostook County while still being a reasonable traveling distance to the surrounding hubs of the County. The Concept Plan development threatens this character and setting.

As my wife would say, when you sit in the middle of Square Lake, you can look around and see hardly any signs of the existing development. You cannot say this about any other lake on the Fish River Chain of Lakes in the Concept Plan. Sure the Concept Plan includes a lot of provisions about the visual impacts of new development and how buffers and other implements will blend these developments into their surroundings, however, you cannot dismiss the idea that the Concept Plan will add to the human encounters on the lake and bring an increase in traffic from the 130 additional proposed homes or camps.

Also, the idea of having a public boat launch at either the Yexas or Square Lake E developments, which is only roughly 5 miles off the main road (Route 161), would allow much easier access to boaters and increase traffic on the lake for other recreation, including party boats, jet skis, water skiers and tubing. After the proposed development of the Concept Plan, it'll be hard to scan the shoreline and miss 1.7+/- miles of new development at the Yexas and Square Lake E and W locations, as well as the large docks that will hold boats for all the proposed units at Square Lake E and W, including the commercial marina for up to 50 boats that could be allowed at Yexas. If solar collectors or wind turbines are installed to feed electricity to the developments and recreational facilities (structures allowed in section 3.2d.ii of the Conservation Easement), how will the visual impacts of these systems be hidden from the lake's view? The visual impacts will be there, the remoteness and quietude will go away, and the lake's character and natural setting will be changed forever.

Square Lake is also part of the remaining wild Brook Trout habitats found in the State of Maine. The State of Maine Department of Inland Fisheries and Wildlife (DIFW) places great significance on this habitat. Although we cannot predict the actual amount of development, or the individuals that will be attracted to the area, the more development, the larger the effects this development will have on this unique fishery. This will also increase the likelihood of potential invasive species being brought into the lake in the future by "bucket" biologists. Effects of these invasive species are found all over the State of Maine and have the potential to not only harm the wild Brook Trout but also the great Salmon Fishery.

As mentioned, Square Lake can be considered an outdoorsman's paradise, not only for the fishing and wildlife views, but for the hunting of all of Maine's Big Game Species. For those existing license holders at Square Lake, it's hard to think about a hillside development in an area that many of us hunt. The remote feel will go away when leaving the camp doorstep, climbing the ridge, only to see, or have to worry about, the proposed hillside development and its location. In addition, it is very likely the hunting pressure for these Big Game Species will go up if the Yexas development is fulfilled as a true sporting camp or outdoor lodge.

In regards to the Yexas Development, I can't understand why someone looking for a remote setting to relax, enjoy wildlife, fish, or just enjoy the outdoors, would consider lodging at a camp with over 100 house or camp lots/units in the immediate surrounding area. The tranquility of that just does not exist. Eagle Lake Sporting Camps, a short distance away, will carry a more remote feel than the proposed Yexas development. But if this development does exist and is frequented, it will substantially add to the hunting pressure in the general Concept Plan area and beyond. In my experiences, there is already a lot of the general public (non-license/camp owners) who frequent this area in the fall for hunting activities.


In closing, I want to reiterate the one thing I've told other license holders and public individuals while discussing this topic with them. I'm not standing here to speak against the Irving Concept Plan in its entirety.

However, of the license holders on Square Lake and others I have spoken with, there is a lot of apprehension about the effects the Concept Plan will have on the lake's character. We feel very strongly that the Concept Plan will have an undue adverse impact on the character of Square Lake as we know it, and it will change the remote setting and quietude that many go there to enjoy. We believe the Commission should consider scaling back the proposed developments on Square Lake to avoid changing its character forever.

OATH

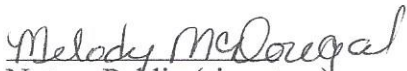
State of Maine  
County of Aroostook

I, Adam Jandreau, being first duly sworn on oath, affirm that the foregoing pre-filed testimony is true, accurate, and correct to the best of my knowledge, information, and belief.

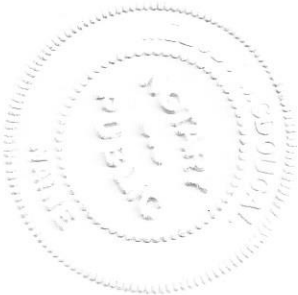
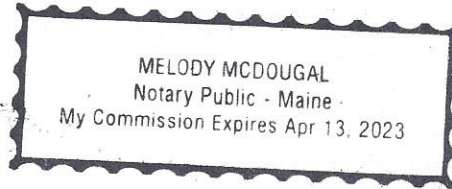
  
Signature

Adam Jandreau  
Name (printed)

Sworn to and subscribed before me this 2 day of May, 2018.

  
Notary Public (signature)

Melody McDougal  
Notary Public (printed name)



**EXHIBITS**

**(7 Photos of Square Lake)**















