



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

AMANDA E. BEAL
COMMISSIONER

STACIE R. BEYER
ACTING EXECUTIVE DIRECTOR

JANET T. MILLS
GOVERNOR

Memorandum

To: LUPC Commissioners
CC: Stacie R. Beyer, Acting Executive Director
From: Ben Godsoe, Acting Planning Manager and Stacy Benjamin, Acting Chief Planner
Date: 07/06/2022
Re: Update on the Moosehead Regional Planning Project

INTRODUCTION

When the Moosehead Lake Region Concept Plan was terminated in July of 2020, the plan area, including the former development areas of the Plan, was rezoned as general management zoning and protection zoning. As part of the Concept Plan's termination, Weyerhaeuser agreed not to submit any zoning petitions or development permit applications through December 31, 2022, allowing time for a regional planning process to take place. The LUPC has been undertaking this planning process since the summer of 2020 and a draft Moosehead Regional Planning Package was reviewed by the Commission at its May meeting. After discussing the proposals included in the draft Package, staff was directed at that time to complete certain GIS data analyses concurrently with seeking community input on the draft Package. An interim report was provided at the June meeting.

This memo provides the findings from the requested GIS analyses as well as a summary of community feedback on the draft package received to date. In addition, considerations regarding the 2019 Adjacency and Subdivision Rulemaking are provided to add context as the Commission discusses the current regional planning process and proposals related to changes to the Location of Development policy. Finally, a proposed timeline is provided.

GIS ANALYSIS FINDINGS

The current draft Planning Package proposes removing Primary and Secondary Locations from ten minor civil divisions (MCDs) in the Moosehead Lake planning region through amendments to Chapter 10, Section 10-08A of the Commission's rules. Proposed rule changes also include removing Primary Locations around all or portions of the shorelines of three Management Class 3 (MC-3) lakes in the planning region. Commissioners requested information regarding the number of acres proposed for removal and the number of affected property owners.

A breakdown of estimated total acres removed from Primary and Secondary Locations is provided in Table 1 below. The analysis was complex and is based on the best available data, including landownership information maintained by the Maine Revenue Services. The statistics reported below are approximate and were calculated using Geographic Information System (GIS) software. In summary, if the proposal goes forward as is and the proposed rule changes are adopted:

- A total of approximately 73,207 acres are proposed for removal of both Primary and Secondary Locations in the ten MCDs.
- Approximately 53,638 acres (73%) of the total 73, 207 acres proposed for removal are already conserved.
- Approximately 19,569 acres (27%) of the total 73, 207 acres proposed for removal are not conserved.
- Approximately 195 individual property owners with property 1 acre or greater in size would be affected by the proposed removal of Primary or Secondary locations¹.

Table 1. Approximate total acres proposed to be removed from Primary and Secondary Locations, by MCD

Minor Civil Division	Total Primary Locations (acres)	Primary Locations Not under Conservation Easement (acres)	Secondary Locations (acres)	Secondary Locations Not Under Conservation Easement (Acres)	Total in Primary or Secondary Locations Not Under Conservation Easement
Big Moose Township	9,723	5,918	-	-	5,918
Bowdoin College Grant West	-	-	2,394	142	142
Brassua Township (<i>Brassua Lake</i>)	1,081	24	-	-	24
Chase Stream (<i>Indian Pond</i>)	816	229	-	-	229
Indian Stream Township (<i>Indian Pond</i>)	827	453	-	-	453
Lily Bay Township	5,316	1,438	-	-	1,438
Long Pond Township	7,120	1,884	14,902	5	1,889
Misery Township	890	-	-	-	-
Misery Gore Township	1,904	100	2,378	160	260
Rockwood T2R1 NBKP	618	67	1,629	5	72
Sandwich Academy Grant	7,121	247	-	-	247
Sapling Township	3,114	619	-	-	619
Taunton and Raynham Academy Grant	8,554	5,896	4,103	2,382	8,278
Column Totals:	47,801	16,875	25,406	2,694	19,569

¹ Owners of lots less than one acre, or leaseholders, were not counted unless they also own other property in the affected area that is one acre or larger because the LUPC minimum lot size for development is one acre.

The totals in Table 1 include Primary Location acreages for the areas around Management Class 3 lakes also proposed for removal as part of the draft Package (Brassua Lake, Indian Pond, Long Pond). Table 2 separately breaks down estimated acreages for areas around each of the proposed lakes by township. Information about the numbers of affected property owners is also included.

Table 2. Estimated total acres removed from Primary Locations around MC-3 Lakes

	Total Primary Locations (acres)	Primary Locations Not under Conservation Easement (acres)	Number of Affected Property Owners
Brassua Lake			
Brassua Township	1,081	24	2
Rockwood T2 R1 NBKP	1,335	67	
Sandwich Academy Grant	647	29	
TOTAL:	3,063	120	
Indian Pond			
Chase Stream Township	816	229	<i>7 (> 1 acre) (existing D-GN and D-RS zones on southern portion of lake)</i>
Indian Stream Township	827	453	
Big Moose Township	186	46	
Sapling Township	600	242	
TOTAL:	2,429	970	
Long Pond			
Long Pond Township	1,342	553	<i>±50 (>1 acre currently in D-RS subdistrict) 15 (>1 acre not currently in a D-RS subdistrict)</i>
GRAND TOTAL:	6,834	1,643 (24%)	

OUTREACH AND FEEDBACK SUMMARY

A total of 25 written comments regarding the draft Moosehead Regional Planning Package have been received since staff sent out a notice regarding the current comment period on the Draft Moosehead Planning Package. Since the beginning of the process in 2020, the Commission has received approximately 121 written comments, in addition to the over 350 responses to the survey last year. Copies of all written comments submitted in the current comment period (May 11-July 15) are attached to this memo as Appendix I. In addition, four community meetings have been held (two virtual and two in-person in Greenville), as well as drop-in hours in Greenville. A total of 20 people attended one of the meetings or stopped by to discuss the project. A copy of the meeting notes is attached as Appendix II. Feedback about the proposals included in the Package was generally positive. Common themes noted in the comments include:

- General statements about the importance of protecting the natural resources in the region;
- Adding protection zoning to Lily Bay Township, Moose Mountain, and the Brassua Peninsula;
- Reducing the size of Location I proposed for rezoning (currently ±500 acres) or eliminating it entirely; and
- General statements about the need for affordable housing in the Greenville region.

Property owners potentially affected by the proposed removal of Primary and Secondary Locations (195 individual owners²) were mailed a postcard notifying them of the planning process and proposed package. The postcard indicated that the proposed changes may affect their property (a copy of the postcard is provided in Appendix III to this memo). Two virtual landowner meetings are scheduled for July 14, one in the morning and one in the evening. No RSVPs have been received as of the date of this memo.

LOCATION OF DEVELOPMENT RULEMAKING CONSIDERATIONS FOR THE MOOSEHEAD REGIONAL PLANNING PROCESS

At the May Commission meeting, concern was expressed about the proposed removal of Primary and Secondary Locations in the Moosehead Lake planning region. Commissioners were interested in learning more about the potential implications for individual property owners. We offer the following as considerations as you deliberate on this component of the draft Package:

- The Location of Development policy (aka the adjacency principle) is a longstanding policy whose purpose is to provide an initial screen for where new zones for development of a residential subdivision or commercial businesses³ can be proposed. The policy guides most development toward existing development and away from undeveloped areas. This helps lower tax burdens, ensures land remains available for forestry, agriculture, and recreation, and promotes the health of existing communities.
- The Location of Development policy changed fundamentally with the 2019 Adjacency and Subdivision Rulemaking. It shifted from the 1-mile rule-of-thumb to a new system that:
 - Pre-identifies locations (called Primary and Secondary Locations) suitable for most types of development near a town where services can be provided based on distance from rural hubs and public roads; and
 - Allows for recreation-dependent or resource-dependent development to locate farther from town (and outside of Primary or Secondary Locations).
- During the 2019 Adjacency and Subdivision Rulemaking process, Primary and Secondary Locations were added or removed in specific places based on local or regional input about service provision, access, and other topics, and the Commission made some refinements based on the comments received.
- The Moosehead Regional Planning Project is a community-guided planning process resulting from the unexpected termination of the Concept Plan, which encompassed over 400,000 total acres. The Plan and accompanying permanent conservation easement were influential in economic development and other planning efforts in the region in recent years.
- At the time of the 2019 rulemaking, the Moosehead Lake Region Concept Plan was in place. Unlike in other areas such as Argyle Township or the Millinocket region, the local community did not advocate for changing the Primary or Secondary locations in the region. When the Concept Plan was terminated, a large amount of acreage formerly designated for future development

² It is important to note that the process for identifying these owners was complex and relied on available data from Maine Revenue Services. It is likely that some properties have been transferred and not all the data were accurate, so it is possible that some property owners may not have received the postcard.

³ Resource dependent businesses can locate outside of Primary Locations. Examples include operations that process forest products to reduce bulk, gear rental for recreation in areas further from town, agritourism, and trail centers that need certain kinds of terrain and open space to operate.

became available for consideration in a regional planning process. This is because it was no longer pre-determined for development and because the landowner agreed not to submit any development proposals and allow for the Commission to complete a regional planning and zoning process.

- When the 2019 Location of Development rule changes were adopted, the Commission recognized through its adopted Basis Statement that further refinement would likely be necessary and should be based on a community planning process. The following excerpts from the 2019 Adjacency rulemaking Basis Statement can provide a lens through which to view the current Moosehead Regional Planning Project and the proposed changes to the Primary and Secondary Locations.

A New Planning Framework...In some regions or townships, a more tailored plan may be warranted based on local needs and circumstances. The Commission encourages interested local stakeholders to work with the Commission to initiate a discussion about the potential for regional planning processes and pursue any changes to the zoning and regulatory system that are needed for their area. *Revised Application of the Adjacency Principle & Subdivision Standards, Basis Statement and Summary of Comments, Page 7*

Even with the extensive analysis, however, the adjacency principle was intended to be, and is, a broad initial screen. In some places, more detailed planning may be warranted. The Commission is ready to work together with local residents, property owners, officials, and stakeholders to plan in more detail for places where there is substantial growth or where there are regional patterns of development that should be taken into account. As rural regions in Maine take the initiative to reimagine their economies, the Commission can adjust the land use regulations to work in concert with those efforts. This rule does not preclude those actions in any way, and instead serves as a framework to make more detailed changes possible. *Revised Application of the Adjacency Principle & Subdivision Standards, Basis Statement and Summary of Comments, Page 20*

The Commission is encouraged by the success of regional planning initiatives so far, and is impressed by the efforts of rural Maine citizens who are working together to build a vibrant community and economic future in their regions. This is particularly prominent in the Katahdin and Moosehead areas, although there are impressive efforts in other regions as well. In this context, reworking the adjacency principle and participating in regional planning are not mutually exclusive. The Commission needs a broad policy to cover most areas of the UT (previously the one-mile rule of thumb and these changes that refine the Commission's application of the adjacency principle) and can also build more tailored zoning for areas that need a close look, such as was done in the Rangeley area. If residents, property owners, or a regional collaborative wish to work with the Commission to develop customized zoning that replaces or supersedes the typical application of the adjacency policy, such a targeted planning/rezoning effort is legally and logistically possible. What

will be needed is community engagement and effort that is sufficient to really dive down into the details of what’s happening in that geographic area and what the local vision is for that place. It seems that may be on the horizon for one or more regions, which is an exciting prospect. The inclusion of nearby municipalities in these efforts is important to make the outcomes more durable and to create synergy in the regional economy. *Revised Application of the Adjacency Principle & Subdivision Standards, Basis Statement and Summary of Comments, Page 26*

Locally-driven planning, when done thoughtfully, will inevitably produce more tailored results than can be had from a broad-brush tool such as adjacency. However, only portions of the Commission’s service area have enough activity or local interest to justify an intense, locally-driven planning effort. A broad tool is still needed in the meantime and for the areas that will not receive more intense planning attention. *Revised Application of the Adjacency Principle & Subdivision Standards, Basis Statement and Summary of Comments, Page 70*

In summary, refining the Location of Development criteria for a specific region through focused regional planning has been a goal of the Commission since the adoption of the 2019 rulemaking. That underlying goal formed the basis for the staff proposal in this process. However, it is critically important to ensure property owners are informed about any changes to the system that may directly affect current or future plans for their property. The targeted mailing and proposed property owner meetings will allow affected property owners to ask questions and provide feedback to the Commission about the current proposals. The feedback we receive at the upcoming landowner meetings will be presented at the August Commission meeting. Our goal is to offer a final Regional Planning Package in September that responds to Commission and community feedback.

PROPOSED TIMELINE

Date	Item/Action	Description/Report
July 13	Update Commission	<ul style="list-style-type: none"> • Updates on data analyses and public and stakeholder feedback received to date
July 14	Landowner virtual meetings	<ul style="list-style-type: none"> • Two meetings planned – one in the morning and one in the afternoon
Late July/August	Synthesize feedback and refine the package	<ul style="list-style-type: none"> • Prepare updated proposal to present in August
August 10	Commission meeting update	<ul style="list-style-type: none"> • Present feedback from landowner meetings
September	Present final package	<ul style="list-style-type: none"> • Present final package of the proposed rezoning and rule changes/petition for public comment

APPENDIX I – Comments Received to Date on the Draft Moosehead Regional Planning Package

APPENDIX II – June 2022 Community Meeting Notes

APPENDIX III – Postcard Sent to Landowners Potentially Affected by the Proposed Removal of Primary and Secondary Locations

Moosehead Regional Planning Project
Land Use Planning Commission
Commission Memo
July 6, 2022

APPENDIX I

Comments Received to Date on the
Draft Moosehead Regional Planning Package

From: [Bill Squiers](#)
To: [Benjamin, Stacy](#)
Subject: Moosehead regional planning package, Maps
Date: Tuesday, May 3, 2022 12:29:05 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After reviewing the location maps for this project, I cannot determine the exact location of proposed zone relative to the existing properties (zone E--- Harfords Point). If this detail is available can I get a copy? (eg, tax map, etc.). Any development in this area would be a total disservice and disaster to the long-term residents of this peaceful, serene area. In addition, the beautiful surroundings and the wildlife would be totally destroyed!

Thanks—————Bill Squiers

Benjamin, Stacy

From: T Allen <mainelvr07@gmail.com>
Sent: Friday, June 3, 2022 11:46 AM
To: Benjamin, Stacy
Subject: Draft Moosehead Regional Planning Package

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Land Use Planning Commission,

I'm writing concerning the Draft Moosehead Regional Planning Package you have put together. On the whole it's a good start to boost economic opportunities and it's based on what the community has asked for. It does protect the character of the area, to some extent, but I would like to see more done to protect the wildlife, birds and environment which are a major reason people are drawn to the area!

I strongly disagree with the recommendation to not create new protection zoning in the areas of Lily Bay Township, Moose Mt and the Brassua Peninsula. IF&W has identified these areas as habitat for threatened and endangered species including native brook trout, Canada Lynx and birds like the Bicknell's Thrush and the Rusty Blackbird. The trout especially are critical to the area's fishing/ tourism economy.

These areas need special protections so they will remain viable ecosystems for many generations to come.

Part of the necessary protections need to include limiting the size of the proposed residential development at "Location 1". A 500 acre subdivision is NOT what people want to see when they visit Maine on vacation and the environmental impacts will be large. These impacts include water quality impacts from runoff and draw down from usage; increased pesticide and herbicide use by homeowners; salt and vehicle fluids on roadways; air quality issues from more vehicles and the burning of wood and fossil fuels for heat / cooling; noise pollution and light pollution. All of this is especially unnecessary in this very special place since Greenville and Hartford's Point are close by residential areas. All of these impacts effect wildlife and the desirability of the area for green, nature-based tourism!

Please remember, once the damage has been done by building roads and buildings it can not be undone. If you start small you can always grow.

Please do not spoil this incredibly valuable tourist and recreation area by succumbing to the desires of politicians and contractors with big dollar signs in their eyes and out of state money, it's very short-sighted. Please do the right thing by the local people, residents of Maine who love the area (me!) and the environment so history will view your decisions favorably.

Sincerely,

Tracey Allen
113 Ash Swamp Rd
Scarborough, ME 04074

Benjamin, Stacy

From: penny andrews <pzandrews@yahoo.com>
Sent: Friday, June 3, 2022 12:27 PM
To: Benjamin, Stacy
Subject: Draft Moosehead Regional Planning Package

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Thank you for putting together a strong Draft Moosehead Regional Planning Package. The recommendation package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that I value so much.
- Although a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). I recommend limiting the scope of new development and limiting the number and density of units allowed to be built at Location I in order to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.
- I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Best Regards,

Penelope Z..Andrews
<http://www.linkedin.com/in/pzandrews>

Benjamin, Stacy

From: susan comey <comeyfam@yahoo.com>
Sent: Friday, June 3, 2022 10:58 AM
To: Benjamin, Stacy
Subject: Draft Moosehead Regional Planning Package

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

•Dear Ms Benjamin,
•

- Thank you for putting together a strong Draft Moosehead Regional Planning Package. The recommendation package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that I value so much.
- Although a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). I recommend limiting the scope of new development and limiting the number and density of units allowed to be built at Location I in order to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.
- I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Thank you,

Susan Comey
217 Neil's Point Road
Harpwell ME 04079

Sent from my iPad

From: [Bill Gregory](#)
To: [Benjamin, Stacy](#)
Cc: [Bell, Arthur](#)
Subject: Moosehead Conservation Proposal
Date: Friday, June 3, 2022 9:52:29 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear LUPC and Stacy Benjamin,

I commend you for your good work thus far, for your attention being paid environmental concerns and site holders' input. Still I am concerned with the possibility of increasing development. You are making decisions that will encroach on one of Maine's remaining near pristine wonders in that residential and commercial developments once established are in place for generations. Not only that, their presence encourages additional development in years to come. I am asking you to be "conservative", i.e. minimal at every point that development is being addressed and unaddressed. In instances of environmental protection such as you are gifted to exercise your decisions and recommendations not only impact the ecosystem of your region of oversight but the entire region, regions downstream, even statewide and beyond.

Respectfully, Rev. Bill Gregory, Yarmouth, Maine

Benjamin, Stacy

From: Sharon Martin <martinsharondezzani@gmail.com>
Sent: Friday, June 3, 2022 4:48 PM
To: Benjamin, Stacy
Subject: Moosehead Lake Planning Process

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for developing a strong Draft Moosehead Regional Planning Package. The package responds to community concerns and will enhance economic opportunities while protecting the special character of this valuable region.

Although your Planning Package is better than the Plum Creek Concept Plan, I have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). Please limit the scope of new development and limit the number and density of units allowed to be built at Location I to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are not far away.

Also, please create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitats for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitats.

Thank you,

Dr. Sharon Martin

346 Lower St

Turner, ME 04282

[207-740-6119](tel:207-740-6119)

martinsharondezzani@gmail.com

Benjamin, Stacy

From: Glenn Morazzini <gmoraz4@outlook.com>
Sent: Friday, June 3, 2022 1:16 PM
To: Benjamin, Stacy
Subject: Protecting Moosehead Lake

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Stacy Benjamin:

Thank you for your hard work on the Moosehead plan which is much better than Plum Creek's proposal. It could be stronger by adding more protective zoning in areas like Lilly Bay Township and the Brassau (spelling?) peninsula with endangered Maine species like the lynx. Because it is such a unique area the responsibility is greater to reduce proposed house density. I first went to the area 65 years ago---- and would like my four grandkids to see some places unchanged. We have one Sebago Lake and don't need another. Again, thank you for taking public comments and I hope you'll add more protection for wildlife and people.

Sincerely,
Glenn Morazzini
15 Cumberland, Me. 04021
207-846-4880

Sent from [Mail](#) for Windows

Benjamin, Stacy

From: Walter Mugdan <waltermugdan@aol.com>
Sent: Friday, June 3, 2022 6:02 PM
To: Benjamin, Stacy
Subject: Moosehead Lake Region Planning Process

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin,

Thank you for the opportunity to comment on the Moosehead area planning process. I have been a visitor to Moosehead Lake every year since 1967; and I have been the owner of a camp in Beaver Cove since 1986.

I appreciate the many significant improvements that the current proposal has made over the former Plum Creek Concept Plan. These changes were responsive to the community's wishes; they allow for economic growth while generally protecting the unique character of the region.

I have some comments for your consideration:

- I recommend a reduction in the planned development area on the Burnt Jacket peninsula. As I understand it, this development area is divided into two segments -- a Primary and a Secondary area. I feel that the Secondary area, in particular, is undesirable and should be eliminated; at a minimum, it should be very significantly reduced in size and density.
- I also recommend limiting the number and density of units allowed at Location I near Haford's Point.
- Finally, I encourage the creation of new protection zoning for the former development areas that are not so designated in the current plan -- particularly Lily Bay Township, Moose Mountain and the Brassua peninsula. The areas have been identified by the Maine Department of Inland Fisheries and Wildlife as important habitat for threatened species including the Canada lynx, and for native brook trout.

Sincerely yours,

Walter Mugdan

Benjamin, Stacy

From: Diane Oltarzewski <dianeolta@gmail.com>
Sent: Friday, June 3, 2022 10:18 AM
To: Benjamin, Stacy
Subject: Moosehead Region Planning process

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing to express my general support for the Draft Moosehead Region Planning Package which responds to community input and finds a decent balance between enhancing economic opportunity and protecting the special character of this magnificent region.

However, I recommend limiting the scope of new development, and limiting the number and density of units allowed to be built at Location I, in order to truly and substantially protect water quality and wildlife habitat.

Also, I think we should create new protection zoning in the former development areas, to follow the habitat science at IF&W and honor the presence of species such as the Canada lynx, Bicknell's Thrush, the Rusty Blackbird, and native brooktrout.

Thank you for your work.

Respectfully,
Diane Oltarzewski
21 Bridge Street
Belfast ME 04915

Benjamin, Stacy

From: Ignacio Pessoa <ignaciopessoa@hotmail.com>
Sent: Friday, June 3, 2022 12:03 PM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Process

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Land Use Planning Commission
18 Elkins Lane
22 State House Station
Augusta, Maine 04333

Dear Commission Members:

I want to commend the LUPC staff for putting together a strong Draft Moosehead Regional Planning Package. The recommended package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that Mainers value so much.

Although this Draft is a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development at Location I (+/- 500 acres). I support further limiting the scope of new development and reducing the number and density of units allowed to be built at Location I. I believe that these changes are necessary to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.

I also take strong exception to the staff recommendation against creating protective conservation zoning in three former development areas.

Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout.

Preserving habitat for these species is essential for natural resource conservation and equally essential to preserving the health of Maine's nature-based economy. So it is critically important to provide additional protection to these habitats.

Sincerely,

Ignacio Pessoa
164 Pretty Marsh Road
PO Box 254
Mount Desert, ME 04660
207-244-7125

Sent from [Mail](#) for Windows

From: [Susan Snider](#)
To: [Benjamin, Stacy](#)
Subject: Draft Moosehead Regional Planning Package
Date: Friday, June 3, 2022 9:37:10 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin,

- Thank you for putting together a strong Draft Moosehead Regional Planning Package. The recommendation package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that I value so much.
- Although a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). I recommend limiting the scope of new development and limiting the number and density of units allowed to be built at Location I in order to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.
- I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Sincerely,
Susan A. Snider
262 Back Road
Brooklin, ME 04616

Benjamin, Stacy

From: lisagbelanger@gmail.com
Sent: Monday, June 6, 2022 6:37 PM
To: Benjamin, Stacy
Subject: Moosehead Regional Planning Package

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Benjamin,

First, let me thank the LUPC for the considerable work that was done on the draft of the Moosehead Regional Planning Package. It was obvious that it was a thoughtful effort and endeavored to be responsive to the input of the surrounding community. My husband and I own a camp in the Maine North Woods not far from the Moosehead region and we very much value our time there and the natural wonders of that area.

My primary reason for writing however, was to ask that you consider reducing the size of the proposed residential development zone and insert new protections for the former development areas. I know that NRCM is advocating for these same adjustments, and I agree with their concern that to do otherwise might jeopardize essential fish and wildlife habitat.

As you already know, Maine is a very special place primarily because of it's natural beauty and of course, it's Mainers. I think I speak for other Mainers when I request that we do all that we can to preserve that natural beauty for our children and our children's children for generations to come. Thank you for your time and attention to this request.

Sincerely

Lisa G Belanger

Benjamin, Stacy

From: Linda Woods <linda350centralmaine@gmail.com>
Sent: Monday, June 6, 2022 5:54 PM
To: Benjamin, Stacy
Subject: Moosehead Region Planning

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 6, 2022

Dear Ms. Benjamin:

As a Maine Master Naturalist, I appreciate the recommended planning package for the Moosehead Region. It seems to be a multi-faceted package that reflects the community's concerns for protecting the special character of the region as well as providing continued economic opportunities.

Yet, I continue to be concerned about the absence of key natural habitat protections. My concerns center on the size of the proposed residential development zone at Location I (+/- 500 acres). I would prefer setting limits on the scope of new development as well as limiting the number and density of units allowed to be built at Location I. Because residential developments at Harford's Point and in Greenville are a short distance away, increased development will adversely impact water quality and wildlife habitat.

New protection zoning in the former development areas of Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain needs to be added to the final draft. These areas have been identified by the Maine Department of Inland Fisheries and Wildlife as crucial habitat for several federally threatened species, most notably the Canada lynx. Two threatened species of birds call this area home: Bicknell's Thrush and the Rusty Blackbird, so this area needs to be included in the protection zone. In my Maine Master Naturalist class, we learned about the importance of protecting the canopy as many species rely on a cooler ecosystem. A prime example of this is Maine's native brook trout, who spawn in cool waters. These fish are an integral part of Maine's outdoor economy, so their habitat must be maintained.

When working on the revision of the Moosehead Regional Planning Package, please focus on the effects your decisions to allow increased development will have on water quality and these key species.

Thank you,
Linda Woods
Waterville

"Whatever you are doing, that which makes you feel the most alive...that is where God is." Ignatius of Loyola

Benjamin, Stacy

From: Robert Woodbury <bob.mare4@myfairpoint.net>
Sent: Monday, June 6, 2022 12:24 PM
To: Benjamin, Stacy
Cc: nrcm@nrcm.org
Subject: Moosehead development

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I cringed a little when I composed the subject of this email.

I'm writing to thank you for putting together the Draft Moosehead Regional Planning Package that does require a little tweaking, in my opinion, to give more consideration to the human and natural inhabitants of the area. I'm 84 with one parent from Patten and the other from Fort Kent and come very slowly to changing the Maine in which I grew up. That included finding out that grouse are reticent to fly in the Fort Kent area where we lived in the mid-50's. Sometimes when you almost step on one and it flies from almost under your foot and requires a change of clothes; an Explorer Scout canoe trip in the Rangeley Lakes, putting in at South Arm- who knew steam locomotives were in that wilderness; Dad taking us through Baxter State Park, stopping at Rip Dam and seeing pools of large trout in the stream cascading below the dam and none of them agreeing to take a worm-I still don't understand that; he also took us camping several times at Lily Bay. Can you imagine a 10-year-old boy just totally satisfied with where he was and didn't require "something to do"; being part of a Trout Unlimited group that joined with other groups to remove a dam the owner didn't want removed and starting a trend that has moved from coast to coast; watching the great Gene Letourneau work his dog through a bird cover, never sharing any kind of communication I could see or hear but the dog going just where Gene wanted her to go - beautiful; looking all the way to the horizon from atop Mt. Agamenticus or Cadillac Mountain.

So much more. I'm not averse to development. I don't want the people in places like Greenville, Jackman or Rangeley to be forced to move away. They're great, hardy, friendly people. I am in favor of proper and sensible development given the area, it's people and the people of Maine. I think sometimes we give more consideration to those who come to visit and that's not a knock on our tourist industry. The key is proper and sensible for the area, it's people and the people of Maine. Plum Creek didn't meet those criteria.

So thank you for what you're doing. I believe there's a lot of folks like me out there who also support your efforts.

Bob Woodbury
16 Poulin Street
Winslow
207-873-1943
Bob.mare4@myfairpoint.net

Benjamin, Stacy

From: Anne Winchester <anniesmart@me.com>
Sent: Tuesday, June 7, 2022 11:07 AM
To: Benjamin, Stacy
Subject: Moosehead Regional Planning Package

Categories: Moosehead Package Comment

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Stacy Benjamin,

Thank you for responding to concerns of the community in putting together a strong Draft Moosehead Regional Planning Package. It's so important to me that the Moosehead area that I grew up enjoying remains as close to its natural state as possible. At the same time, I appreciate that economic development is important for the Greenville area. Your package allows for that, which I support.

However, while not nearly as drastic as the Plum Creek Concept Plan, the proposed residential development zone at Location I (approximately 500 acres) is worrisome to me. Please limit the scope of new development and the number & density of units at Location I. Even a few homes have an impact on water quality and wildlife habitat. It seems that this piece would be close enough to Hartford's Point and Greenville to be disruptive to wildlife if not also considered to be developmental sprawl.

I also feel very strongly that the staff reverse its recommendation to not create new protection zoning in the former development areas. Several areas, including Lily Bay Township, have been identified as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Having hiked Moose Mt, canoed into Northeast Carry and camped overnight, fished for trout in buggy brooks, cross-country skied at Lily Bay, traveled the lake on the Katahdin, ridden on the old milk train from Greenville Junction to Montreal, meandered countless tote roads, and spent many a summer evening watching the sunset over the lake, I treasure the wildness of Moosehead. Greenville was always the gateway to the wilderness when I was a child. Please maintain that mystique, and maintain as much of that precious wilderness as is humanly possible. As the saying goes, "when it's gone, it's gone". Please don't let that happen.

With grateful thanks for your hard work,

Anne Winchester
Pemaquid, Maine

From: [Ursula Pritham](#)
To: [Benjamin, Stacy](#)
Subject: Moosehead Lake General Development Question
Date: Tuesday, June 7, 2022 7:19:44 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Stacy,

My husband and I are year-round residents on Harfords Point and are concerned that area E is proposed as either General Development (D-GN) or Residential (D-RS) subdistricts. I would like to have more specific information as to what this means. I understand and support concentrating development around Greenville Junction over community sprawl, but I would like to have input as to what might be included in "general development". For instance, would a wastewater treatment facility or marina be built or will area E be limited to additional residential housing?

Also, was there a change in dates for the LUPC Big Moose Public Hearing from June 7 to June 15? I had written a note on my calendar that the public hearing was scheduled for this evening, June 7. Please advise. Thanks for your help.

Sincerely,
Ursula A. Pritham

From: [Sandy S](#)
To: [Benjamin, Stacy](#)
Subject: Comment on Draft Moosehead Regional Planning Package
Date: Thursday, June 9, 2022 8:55:58 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin,

I am a resident of Sapling Township, just south of Rockwood. I have been closely following the issues around proposed development of Moosehead Lake. I appreciate the time and effort you and others at LUPC have put into developing the Draft Moosehead Regional Planning Package (Draft Package).

Although the Draft Package is a big improvement over the Plum Creek Concept Plan, I still have several concerns about it.

First, I am concerned that there is very little designated protection zoning on the west shore of Moosehead Lake. This area is included in the Critical Lynx Habitat designation by the US Fish and Wildlife Service, but there is little designated protected habitat on the west shore of Moosehead Lake. I urge you to consider designating some of the currently undeveloped land as protected habitat. It will not only provide habitat for threatened Canada lynx and other state and federally listed species (such as the Rusty Blackbird), but will also help to reduce sprawl from Greenville and Greenville Jct to the south, and Rockwood to the north.

Second, I am concerned about the size of the proposed residential development zone at Location I. I recommend limiting new development to keep it within the town limits of Greenville/Greenville Jct. The town is a short drive from the ski area, and keeping development to within the town limits will reduce sprawl and reduce adverse impacts to water quality and wildlife habitat. It will also improve the town's tax base.

Third, I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as important habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Thank you for providing an opportunity to comment on the Draft Package, and thank you again for your work on this important issue.

Sincerely,

Sandra Scholar
P.O. Box 252
Greenville Jct, ME 04442

From: [Peter Simmons](#)
To: [Benjamin, Stacy](#)
Subject: Draft Moosehead Regional Planning Package
Date: Thursday, June 9, 2022 10:51:53 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin,

I write to offer comments on the recently published Draft Moosehead Regional Planning Package, which I generally favor. It responds to expressed community needs while mostly balancing economic development opportunities and wildlife and habitat protection. Thank you for your work in shepherding it to this point. That said, I have two lingering concerns:

I would favor greater limits on residential development (both number and density) and greater sensitivity to habitat at Location 1 to minimize the impact on wildlife and water quality. Nearby Hartford Point and Greenville seem like more appropriate locations for more significant development.

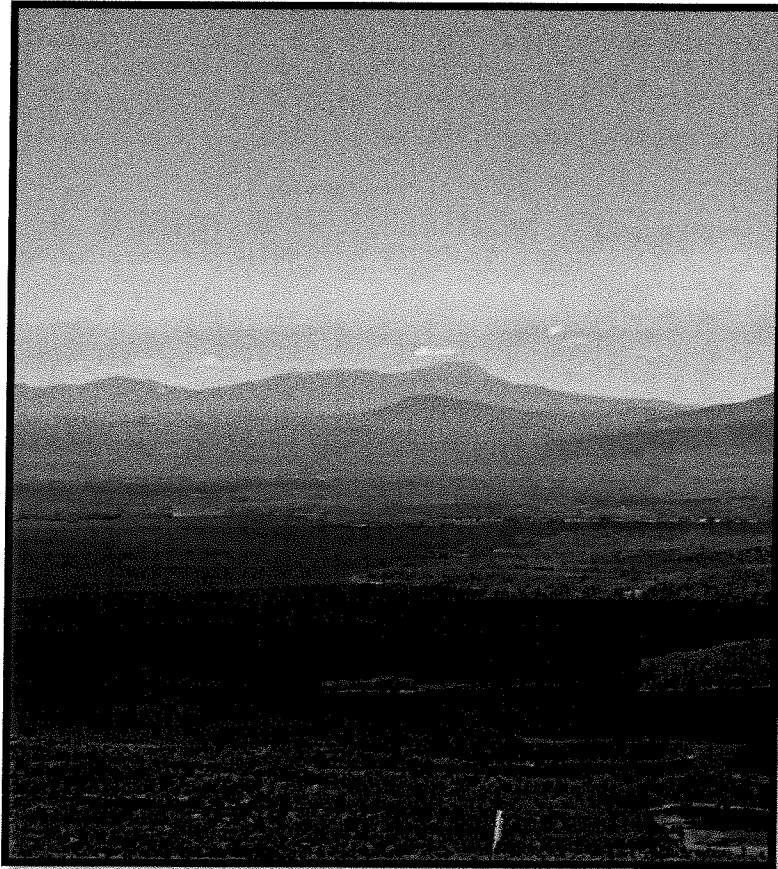
I would also favor creating protection zones for several areas not included in the current draft: Lily Bay Township, Brassua Peninsula, and Moose Mountain, which provide valuable habitat for Canada lynx, Bicknell's Thrush, Rusty Blackbird, and native brook trout, all of which are endangered and vital to supporting the traditional nature-based economy that is so important to the Greenville region.

Thank you for your attention to this matter, and for all the work you are doing to keep Maine the special place it is.

Peter Simmons
39 Columbia Avenue
Brunswick, ME 04011
207-729-4546

ZONING
Maine ~~Land Use Planning~~ Commission

Draft
MOOSEHEAD REGIONAL
PLANNING PACKAGE



Draft for Public Comments
May 2022

*Thank you for the opportunity to comment this
Proposed Zoning Plan.
Sherry A. Stet-C.E.*

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Note: The comments herein were made by
SHERWIN START:

Note: I have first hand familiarity with the
Area- as I have been in the Region 3 times
in the last 10 years.

Sherwin A. START- M.S. C. Eng.

~~Shawn A. Start C.E.~~



06/08/2022

207-604-0302

sstart2011@yahoo.com

sstart2007@outlook.com

PART 1 – INTRODUCTION AND PROCESS OVERVIEW

Introduction

When the Moosehead Lake Region Concept Plan was terminated in July of 2020, the entire area subject to the Concept Plan, including identified development areas, were concurrently rezoned as general management zoning and resource-appropriate protection zoning. As part of the termination process, Weyerhaeuser Company and Weyerhaeuser NR Company, the property owner, agreed to provide an opportunity for residents and stakeholders to participate in planning for future land uses in these areas that would help implement the community vision created through recent regional planning efforts. The goal was to obtain input about what types of development would be suitable in certain areas and to ensure adequate protections for resources of importance to the community. Toward this end, it was agreed that LUPC staff, with stakeholder input, would design and lead a regional planning process to inform and guide Commission land use decisions for the former development areas of the Concept Plan, with a goal of final Commission approval of any zoning changes or rule revisions by the end of 2022.

This **Moosehead Regional Planning Package** outlines a series of proposals to implement a stakeholder-informed land use vision for the region. It seeks to respond to the common theme heard to focus development near Greenville and Rockwood by identifying appropriate development zones near those hubs. The Package also proposes removing Primary and Secondary Locations¹ from some of the minor civil divisions (MCDs) located between regional hubs. These areas are considered by many interested persons and stakeholders to be unsuitable for future rezoning that would allow for more intensive types of development like residential subdivisions or commercial development. These actions are described in detail below.

Planning Process Summary

- Fall 2020 - Obtained initial feedback from the community on proposed regional planning process, geographic scope, community concerns, and areas appropriate for conservation or development
- Winter 2020/21 - Developed a map-based digital survey to gather more in-depth information from the public and other stakeholders about locations that matter to them
- Spring 2021 - Used the initial feedback and survey data to develop four [Discussion Scenario Maps](#) representing a variety of future land use scenarios involving zoning changes and/or rule changes related to [locational criteria for development](#)
- Fall 2021 - Sought community feedback on the Discussion Scenario Maps by posting to the project website and hosting both in person and virtual public meetings in the Moosehead region
- Winter 2021/22 - Used feedback from comments and public meetings, combined with additional research and deliberation, to develop this Moosehead Regional Planning Package

¹ For background information on primary and secondary areas, which are a tool used by the Commission as an initial screen for locating new development subdistricts, visit [Location of Development in Maine's Unorganized Territories](#)

* EXPANSION-Permitted ONLY IF ALL APPROVALS have been obtained AND ALL NECESSARY Infrastructure is in place!
 I.E. Water, sewerage, roads & etc.

PART 2 - SPECIFIC PROVISIONS AND BASIS FOR CHANGES

A. Proposed Zoning Changes

The proposal calls for six new development zones in four MCDs as described in Table 1 below. General locations of the proposed subdistricts are shown on Map 1, Proposed Development Areas (attached below). These locations were all designated as development areas under the former Concept Plan for the Moosehead Lake Region and are located near designated Rural Hubs. All proposed development areas currently encompass areas primarily zoned General Management Subdistricts (M-GN) (see Map 2, Current Zoning, attached below) and are located within current Primary Locations.

Table 1. Locations for New Development Subdistricts (Refer to attached Map 1 for location)

Minor Civil Division	Location Designation	Proposed Subdistrict/ Approximate Size	Factors Considered/ Basis for Rezoning
Long Pond Township	Location A	No! D-RS (Residential) / ±17 acres Development!	<ul style="list-style-type: none"> All of Location A was a former development area in the Concept Plan Currently surrounded by D-RS zones (eliminates outlier) Any development will still require permitting review to safeguard any significant resources such as vernal pools
Taunton and Raynham Academy Grant	Location B	No! D-RS (Residential) / ±160 acres (2 parcels) Development!	<ul style="list-style-type: none"> All of Location B was a former development area in the Concept Plan Near existing residential development and Rockwood Broad support for concentrating development in or near Rockwood
Taunton and Raynham Academy Grant	Location D	No! D-RS (Residential) / ±100 acres Development!	<ul style="list-style-type: none"> Part of a former development area in the Concept Plan (original size 3,574 acres) Near existing residential development Broad support for concentrating development in or near Rockwood
Big Moose Township	Location E	D-GN (General Development) / ±1000 acres *	<ul style="list-style-type: none"> Part of a former development area in the Concept Plan (dimensions still to be determined) Near existing development in Harford's Point and Greenville Broad support for concentrating development near Greenville Near Big Moose Ski Area commercial!
Beaver Cove	Location F	D-GN (General Development) / ±20 acres (2 areas ±10 acres each) *	<ul style="list-style-type: none"> All of Location F was a former development area in the Concept Plan Near Beaver Cove Town Office Broad support for this location and concentrating development near Beaver Cove and neighboring Greenville

By Whom?

Minor Civil Division	Location Designation	Proposed Subdistrict/ Approximate Size	Factors Considered/ Basis for Rezoning
Big Moose Township	Location I ²	NO! D-RS / ±500 acres Development	<ul style="list-style-type: none"> All of Location I was a former development area in the Concept Plan Balances the potential need for future residential development near Greenville and the ski area with the removal of Primary and Secondary Locations from Big Moose Township (see Table 2)

The proposed development areas include ~~both D-GN and D-RS zones~~. The exact extent of four of the locations (D, E, F, and I) will be determined through additional research, field verification, and mapping considerations should the Commission endorse this draft Package. The other two locations (A and B) encompass entire individual parcels as proposed. As currently conceptualized, the six development zones comprise a total of approximately 1,797 acres. This represents approximately 11% of the 16,910 acres originally designated for development in the prior Moosehead Lake Region Concept Plan submitted by Plum Creek.

~~Discussion Scenario 3 proposed two additional areas for development that are not included in this proposed package, Location C in Rockwood, and Location G in Beaver Cove. These areas both remain in a Primary Location under the Location of Development criteria and are eligible for rezoning in the future should the property owner desire to propose development there.~~

B. Proposed Revisions to Chapter 10, Section 10-08-A

1. Removing Primary and Secondary Locations from MCDs in the Moosehead Region

There was broad stakeholder support for Discussion Scenarios suggesting the removal of Primary and Secondary locations from minor civil divisions (MCDs) in the region. Many commenters recommended additional MCDs be removed beyond those suggested in the Scenarios. This Package proposes ~~ten~~ ^{ALL} MCDs for removal from Primary and Secondary Locations under the Location of Development criteria, including the six proposed in Discussion Scenario 2 (See Table 2 below).

The other four MCDs are proposed for removal in response to stakeholder recommendations and after careful consideration of the long-term impact of such an action on development in the region. Ultimately, staff concluded that removing the Primary and Secondary Locations in these MCDs will minimize the intensity of future development in these locations and help concentrate development in the Rural Hubs as desired by stakeholders.

Current and proposed Primary and Secondary Locations are shown on Maps 3 and 4, respectively (attached below).

² Location I was not included in the Discussion Scenarios. Additional research by staff concluded that removing the primary and secondary areas from Big Moose Township (as proposed below), while better protecting the significant natural resources located there, could limit future development needed to support the housing needs in Greenville and for the ski area. This area was selected due to its suitability for development, proximity to Greenville with access from Route 15, and limitations on shoreline development due to the presence of the rail line along the shore of Moosehead Lake.

Table 2. Minor Civil Divisions Proposed to Be Removed from Primary and Secondary Locations

Minor Civil Division	Resources Present	Factors Considered/ Basis for Removal
Big Moose Township	Moosehead Lake, Big Moose Mountain, Burnham Pond, Indian Pond, Mountain View Pond, East Outlet, Eagle Rock Trail, Big Moose Trail ✓	<ul style="list-style-type: none"> • Broad support for Scenario 2 • Current Primary and Secondary Locations include sensitive resources • Existing and proposed development zones can accommodate growth near Greenville, and which may allow for businesses serving visitors to the ski area • Limits the intensity of any future development on portions of the back side of the mountain • Some rezoning options remain available for the ski area (e.g., expanding the D-GN or rezoning to D-PD)
Bowdoin College Grant West	Upper Wilson Pond ✓	<ul style="list-style-type: none"> • No public road access in existing Secondary Location • Limited area available for development
Lily Bay Township	Moosehead Lake, Lily Bay State Park, Burgess Brook, North Brook, Lily Bay Brook, Tussle Lagoon ✓	<ul style="list-style-type: none"> • Broad support for Scenarios 2 and 4 • Broad support for limiting development potential in Lily Bay Township
Long Pond Township	Long Pond, Moose River, Mountain Brook, Twelvemile Bog, Fogg Pond, Churchill Stream, Northern Forest Canoe Trail ✓	<ul style="list-style-type: none"> • Support for limiting development on the southeastern portion of Long Pond • Current Primary and Secondary Locations include sensitive resources (e.g., rare plants, and an extensive complex of wetlands) • Limited area available for development
Misery Township	North Branch Stream, Misery Stream, Misery Ridge ✓	<ul style="list-style-type: none"> • Broad support for Scenario 2 • Limited area available for development
Misery Gore Township	West Outlet, Misery Stream, Misery Ridge ✓	<ul style="list-style-type: none"> • Broad support for Scenario 2 • Limited area available for development
Rockwood T2R1 NBKP ³	Brassua Lake, Demo Pond, Twelvemile Bog, Stony Brook ✓	<ul style="list-style-type: none"> • Limited access to existing Secondary Location • Remote location • Area unavailable for development
Sandwich Academy Grant	Brassua Lake, Moose River, Long Pond Mountain ✓	<ul style="list-style-type: none"> • Removal of Primary and Secondary Locations in adjacent townships • Limited area available for development
Sapling Township	Moosehead Lake, East Outlet, Indian Pond, West Outlet, Misery Ridge, Churchill Stream ✓	<ul style="list-style-type: none"> • Broad support for Scenario 2 • Limited area available for development
Taunton and Raynham Academy Grant	Blue Ridge, Brassua Lake, Moosehead Lake, West Outlet, Misery Stream ✓	<ul style="list-style-type: none"> • Broad support for Scenario 2 • Current Primary and Secondary Locations include sensitive resources (Blue Ridge, West Outlet) • Development zones added to focus new development near Rockwood

³ Rockwood consists of two MCDs, and the one proposed for removal is the western MCD

2. Indian Pond, Brassua Lake, and Long Pond

Various options were explored in response to stakeholder concerns about future development around Indian Pond, Brassua Lake, and Long Pond. Multiple stakeholders requested the removal of the Primary Locations around these three lakes. It was also suggested that these lakes be reclassified from MC-3 to MC-7 to minimize development potential. Any change to these Primary Locations or lake classifications requires careful consideration and examination of the Commission's Comprehensive Land Use Plan (CLUP) policies and information regarding the Lakes Management Program.

APPROVED by THE STATE OF WATER RESOURCES BOARD & THE DEP/EPW

One option to respond to stakeholder concerns about these particular lakes is to amend Section 10.08-A,C of Chapter 10 to provide for the removal of Primary Locations around certain MC-3 lakes, or around portions of certain MC-3 lakes within designated MCDs, but only *as a result of a formal regional planning process*. This approach would not require changing management classifications for these lakes and would provide a framework for any proposed removals stemming from future regional planning efforts throughout the Commission's service area.

OPT-OUT?

AWAY FROM ALL

The Lakes Management Program, which was adopted by the Commission in the early 1990's, and only after extensive public input, is intended to provide comprehensive protection for lakes (2010 CLUP, pg. 288), and applies jurisdiction-wide. Part of providing comprehensive protection for lakes includes guiding development *toward suitable waterbodies, and away from unsuitable waterbodies*. Management classifications assigned to specific lakes were intended to be permanent and stable over time and are one of the mechanisms that implement this goal. For example, Management Class 3 lakes, such as Indian Pond or Brassua Lake, currently have an "adjacency waiver" in the CLUP for proposals to *rezone for development* if certain criteria can be met (e.g., soils must be suitable and the proposal must not result in water quality impacts). The establishment of Primary Locations around MC-3 lakes is a result of the 2019 Adjacency and Subdivision Rulemaking and was intended to implement this "adjacency waiver."

The proposal would remove the Primary Locations around certain MC-3 lakes in the region based on the more detailed information about these waterbodies obtained from the community during this planning process. For this reason, the staff believes this is an appropriate fine-tuning for application of the adjacency policy in the Moosehead Region.

THIS NOT I HOPE THIS NOT GOING BE YOUR POLICY!

If the Commission determines this is a viable option, staff recommend proposing the removal of Primary Locations around Indian Pond, Long Pond in Long Pond Township, and portions of Brassua Lake for this Moosehead Regional Planning Package. More specific information about each of these lakes is presented in Table 3, and the current and proposed configurations of Primary and Secondary Locations are shown on Map 3 and Map 4, respectively (attached below).

NO "Reasoning for Any Development!"

NO WAIVERS

**Your Policy Should in my opinion should be TO NOT allow ANY development adjacent to ANY Water Body - NO EXCEPTIONS!*

Table 3. MC-3 Lakes Proposed to Be Removed from Primary Locations

Lake	MCDs included	Factors Considered/ Basis for Removal
Indian Pond (entire waterbody)	Big Moose Township, Chase Stream Township, Indian Stream Township, Sapling Township <i>yes!</i>	<ul style="list-style-type: none"> • Critically important resource for remote recreational tourism • East and West Outlets converge in northeastern end • Limited <i>NO</i> area available for development • Wildlife value and diverse riparian area
Brassua Lake (portions of waterbody)	Brassua Township, Rockwood Strip T2 R1 NBKP, Sandwich Academy Grant <i>yes!</i>	<ul style="list-style-type: none"> • Part <i>All</i> of undeveloped "western room" • Wildlife habitat value • Limited <i>NO</i> area available for development
Long Pond (portion of waterbody in LUPC jurisdiction)	Long Pond Township <i>yes!</i>	<ul style="list-style-type: none"> • Remote recreation value • Current Primary area includes sensitive resources (rare plants) • Wildlife habitat value • Limited <i>NO</i> area available for development

As these rule changes are being considered, staff ~~are~~ *Implimented* exploring options for how best to incorporate the removal of additional MCDs into the current Location of Development language in Section 10.08-A,C of Chapter 10, as well as how to allow for the exclusion of certain MC-3 lakes as a result of a regional planning process. Should this approach be selected, staff will present draft language for such amendments for review at an upcoming Commission meeting.

Both the proposed locations for development zones and the proposed configuration of Primary and Secondary Locations are shown on Map 5, attached below.

PART 3 – PROPOSED PROCESS AND TIMELINE

Target Timeframe	LUPC Task
Late May	Post the Draft Moosehead Regional Planning Package and invite public to comment in writing or by using an online comment form. Conduct additional analyses as directed by the Commission.
June	Hold both in-person and virtual public meetings in the Moosehead region to seek input on the Draft Moosehead Regional Planning Package. Continue to conduct additional analyses as directed by the Commission. Report updates to Commissioners at the June meeting.
July	Use feedback from Commissioners and public comments on the draft to prepare a Final Moosehead Regional Planning Package.
August	Present the Final Moosehead Regional Planning Package for Commission review and deliberation, including draft zoning maps and proposed rule language.
Fall	Undertake the formal rulemaking process and the formal Land Use Guidance Map adoption process.
Prior to Dec. 31, 2022	Commission adopts any new zoning maps or rule revisions.

PART 4 – OTHER DISCUSSION ITEMS

A. Additional Protection Zoning for ~~Certain Areas~~

All water Body's!

Multiple commenters suggested adding protection zoning to specific locations in the planning region. These include:

- Lily Bay ✓
- Indian Pond ✓
- Brassua Lake ✓
- Long Pond ✓
- The Blue Ridge ✓
- Burnham Pond ✓
- Upper Wilson Pond ✓
- East Outlet ✓
- West Outlet ✓
- West side of Big Moose Mountain ✓

All of

LUPC protection subdistricts are specialized zones designed to limit impacts to specific resources such as, but not limited to, shorelines, aquifers, significant wildlife habitat, or wetlands. Areas included in these specialty subdistricts must meet specific criteria, and protection zoning cannot be applied to areas that do not meet these criteria. Many of the locations noted above currently have some type of protection zoning already in place. For instance, all the lakes have Great Pond Protection (P-GP) zones, and the East and West Outlets have Shoreline Protection Subdistricts (P-SL) applied along both segments of river. Other areas have Fish and Wildlife (P-FW), Soil and Geology (P-SG), or Mountain Areas (P-MA) protection subdistrict designations, among others.

Protection zoning MUST be applied to All navigable, RIVERS & STREAMS per the N.R.P. Act!

Apply THIS District Designation to THE 1/4 mile setback from all Water Body's!

The Unusual Area Protection Subdistrict (P-UA) has been suggested for use in certain areas to protect them from development. The P-UA subdistrict is intended to "...protect areas of significant natural, recreational, historic, scenic, scientific or aesthetic value which are susceptible to significant degradation by man's activities." Chapter 10 describes the subdistrict as follows:

THE ENTIRE MOOSEHEAD REGION MEETS THESE CRITERIA!

Areas identified by the Commission as important in preserving the historic, scenic, scientific, recreational, aesthetic or water resources of the region or State and which have special land management requirements which cannot adequately be accomplished within another subdistrict, provided that the area is essential to the values sought to be preserved and is no larger than reasonable to protect such values. P-UA subdistricts must include, but are not limited to, historic or archeological sites or structures, scientific phenomena, natural areas, or important water supply sources. (Chapter 10 §10.23, M page 164)

Historically, P-UA designations have been made primarily for significant cultural resources like historic sites, state parks, or water supply protection areas, or distinctive geologic or hydrologic features. Examples include locations such as Chesuncook Village, Swan Island, Gulf Hags, and more. Because the allowed residential and commercial uses in a P-UA subdistrict are similar to the General Management subdistrict, and in some cases less restrictive, it is important to note that rezoning to this subdistrict would not achieve the level of protection desired by commenters in the process, and which is best achieved through permanent land conservation.

Providing that level of protection is outside the Commission's purview.

Why NOT? I thought that IS your job - To protect N.R.

In addition to protection zones for specific resources, the Commission has standards that apply to development in sensitive areas, such as requirements for development on hillsides, soil suitability, and surface water quality. These standards contribute to the protection of important resources and habitats when allowed or permitted development activities occur anywhere within the Commission's jurisdiction. Also, the Commission works closely with other agencies, such as MDIFW and MNAP, to ensure important plant and animal habitats and potential impacts are addressed in any development proposals. These practices: protection zoning, land use standards, and agency coordination, all act in concert to help maintain the "unique principal values" within the Commission's jurisdiction.

Removing the Primary and Secondary Locations from the areas noted above will limit the scale and intensity of allowed development in those locations by eliminating the potential for rezoning for residential subdivisions or most types of commercial development in the future. In light of these considerations, staff are not recommending any new areas for protection zoning as part of this Moosehead Regional Planning Package.

Why? Development is expanding every day in THE MOOSEHEAD REGION!

B. The Blue Ridge

In response to concerns about the potential visibility of future proposed development along the Blue Ridge and the ridge to its south, staff have spent considerable time evaluating the existing conditions and land use considerations for these ridges. A significant portion of the northern end of the Blue Ridge (±500 acres) is covered under Plum Creek's Moosehead Region

If written properly

→ All

Chapter 2
of
5/9/04

Conservation Easement, which does not allow most types of development⁴. The southern portion of the Blue Ridge is outside of Weyerhaeuser ownership and therefore outside the scope of this regional planning effort. However, portions of that area that are two acres or more and on slopes greater than 15% are subject to the Commission's hillside standards, which are intended to reduce the visibility of structures from resources such as waterbodies, roads, or permanent trails. Portions of the former Concept Plan's No Disturbance Area to the south of the Blue Ridge are also subject to the hillside standards.

Because of the broad public support for adding protections from development to the Blue Ridge, staff carefully analyzed and explored the available regulatory options to determine their suitability for application in this situation. Ultimately, staff have not proposed additional zoning for these areas for the following reasons:

- The reduction in intensity/scale of allowed future development resulting from the proposed removal of Primary and Secondary Locations from Taunton and Raynham Academy Grant
- The presence of the Moosehead Region Conservation Easement on the eastern portion of the Blue Ridge
- The additional layer of protection the hillside standards provide to these areas

C. Natural Character Management Zoning (M-NC Subdistrict)

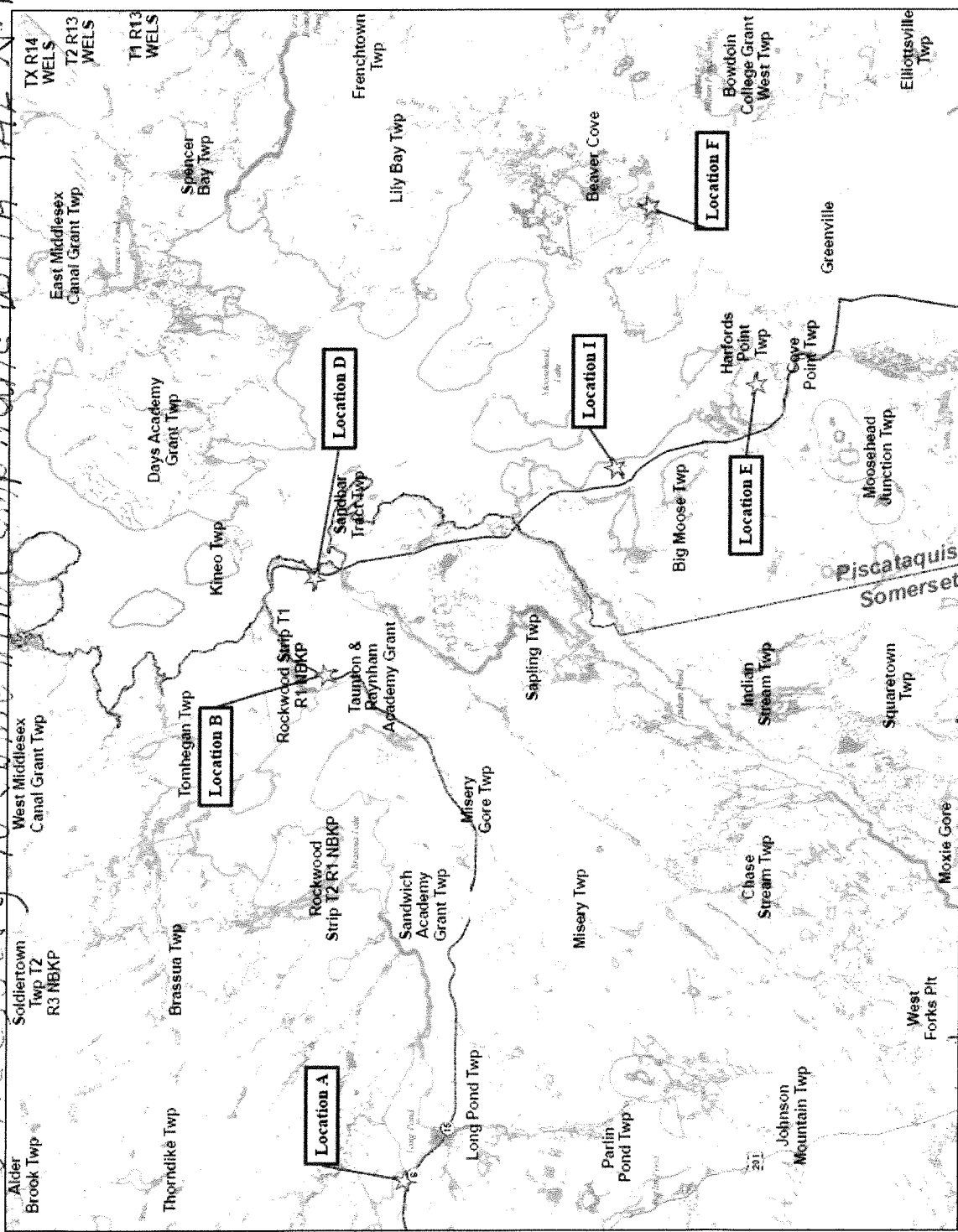
A few commenters suggested the use of Natural Character Subdistrict (M-NC) zoning either broadly applied or for specific areas in the region. According to the CLUP, "The M-NC Subdistrict was designed to maintain the character of certain large undeveloped areas of the jurisdiction and to promote their use primarily for forest and agricultural management activities and primitive recreation" (page 202). This subdistrict was created in 1977 but has never been used in the history of the Commission, likely due to the increased use of conservation easements as the preferred tool for protecting special areas from incompatible development. None of the former development areas under consideration as part of this planning process meet the 10,000-acre threshold, and the remaining area falls under the Moosehead Region Conservation Easement. For these reasons, staff have not proposed the use of M-NC zoning in this Moosehead Regional Planning Package.

500 Acre

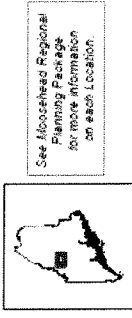
⁴ The Moosehead Region Conservation Easement allows, among other activities, Timber Harvesting, Wind Power Turbine Activities in the Wind Power Facility Area, and Wind Power Associated Activities in all other locations on the Protected Property.

ANY Permitted EXPANSION - MUST be VOTED on by the Population - & Previously approved by Both THE D.E.P. & EPA! THIS IS NECESSARY TO COME INTO COMPLIANCE WITH THE N.R.P.A!

Moosehead Region
Planning Package
4/27/2022



Map 1. Proposed Development Areas



See Moosehead Regional Planning Package for more information on each Location.

- County Lines
- LUPC Service Area
- Organized Town
- Waterbody
- U.S. Routes
- State Routes
- ERTI Roads
- D-CI: Commercial Industrial
- D-SN: General
- D-RF: Recreation Facility
- D-RS: Residential
- M-SN: General
- P-AL: Accessible Lake
- P-FP: Flood Prone
- P-FW: Fish and Wildlife
- P-GP: Great Pond
- P-MA: Mountain Area
- P-RR: Resource Plan
- P-RR200: Recreation - 200'
- P-RS: Recreation
- P-SG: Soils and Geology
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- F-WL1: Wetlands of Special Significance
- F-WL2: Scrub-shrub Wetlands
- F-WL3: Forested Wetlands
- Processed Development Subdistrict Locations
- ☆



Already there has been far too much uncontrolled Development of ANY kind - Destroys the Very Natural Resources - That so much Deserved for Enjoyment!

This Area has already been spoiled by uncontrolled Development!

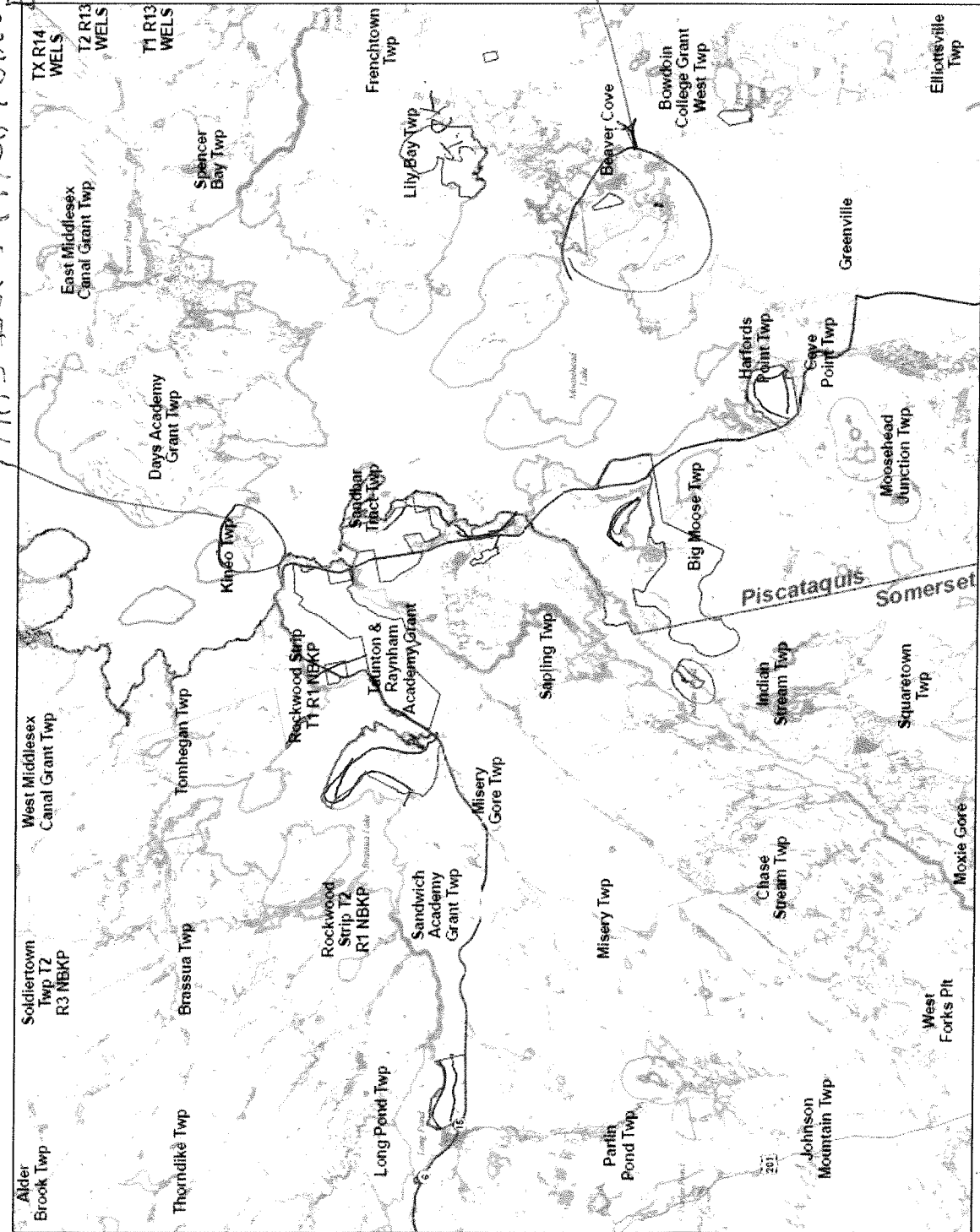
This Development should have Not! Been allowed!

Moosehead Region
Planning Package
4/27/2022

Map 2. Current Zoning



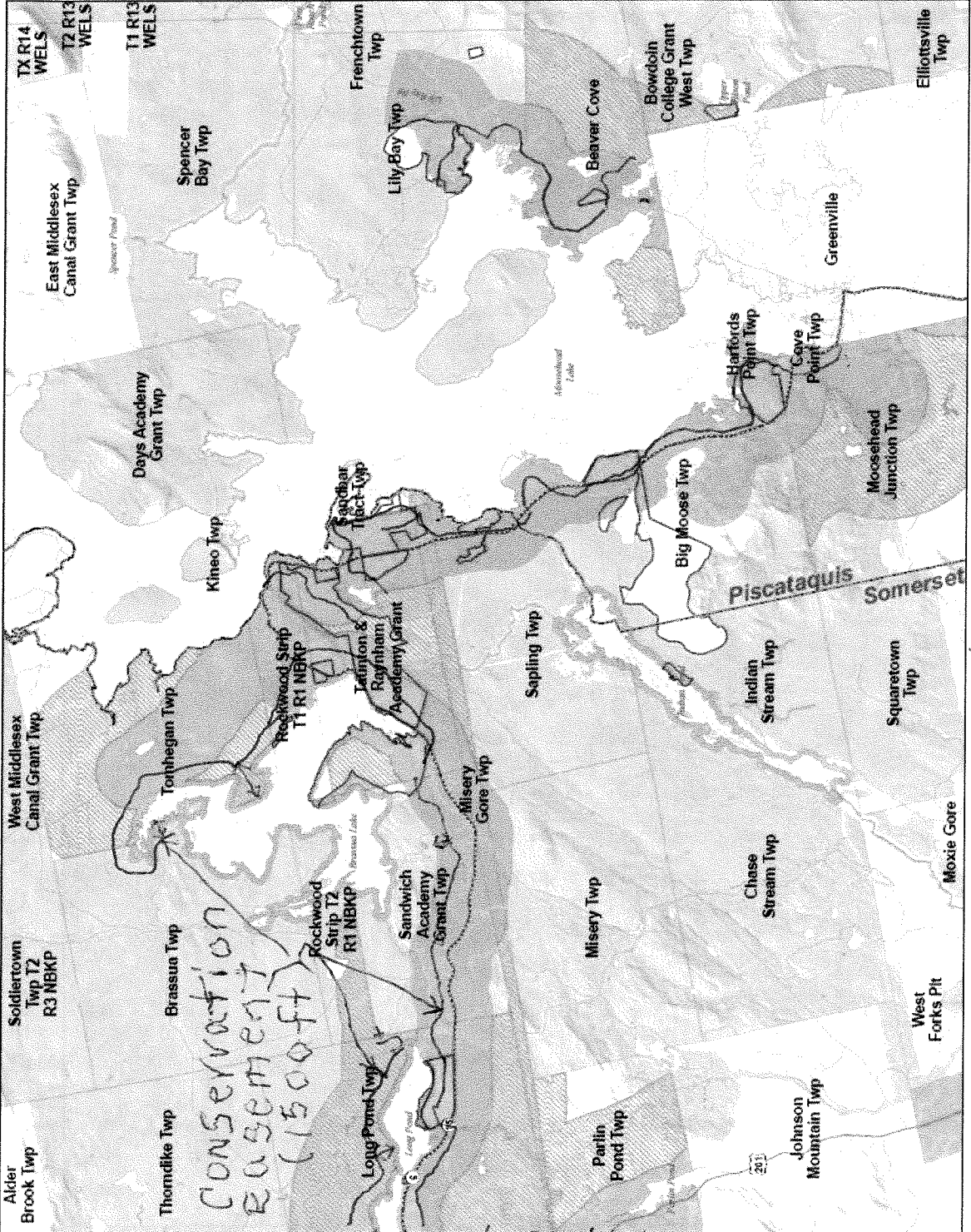
- Former Development Areas
- County Lines
- LUPC Service Area
- Organized Town
- Waterbody
- U.S. Routes
- State Routes
- ES11 Roads
- D-C: Commercial Industrial
- D-SN: General
- DeFF: Recreation Facility
- D-RS: Residential
- M-GN: General
- F-AL: Accessible Lake
- F-FF: Flood Prone
- F-FW: Fish and Wildlife
- F-GP: Great Pond
- F-MA: Mountain Area
- F-PP: Resource Plan
- F-RR: Recreation - 200'
- F-RR: Recreation
- F-SG: Soils and Geology
- F-SL1: Shoreland - 250'
- F-SL2: Shoreland - 75'
- F-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands



Who is enforcing The LUPC-Policy's, Rules & Regulations?

NO DEVELOPMENT ALONG ANY SHORELINE OF ANY WATER BODY WITHIN 1/4 MILE OF HWM!

will be very serious if the plan is approved based on this plan if approved



DRAFT
Moosehead Region
Planning Package
4/27/2022

Map 3. Current Primary and Secondary Locations Under Chapter 10-08-A



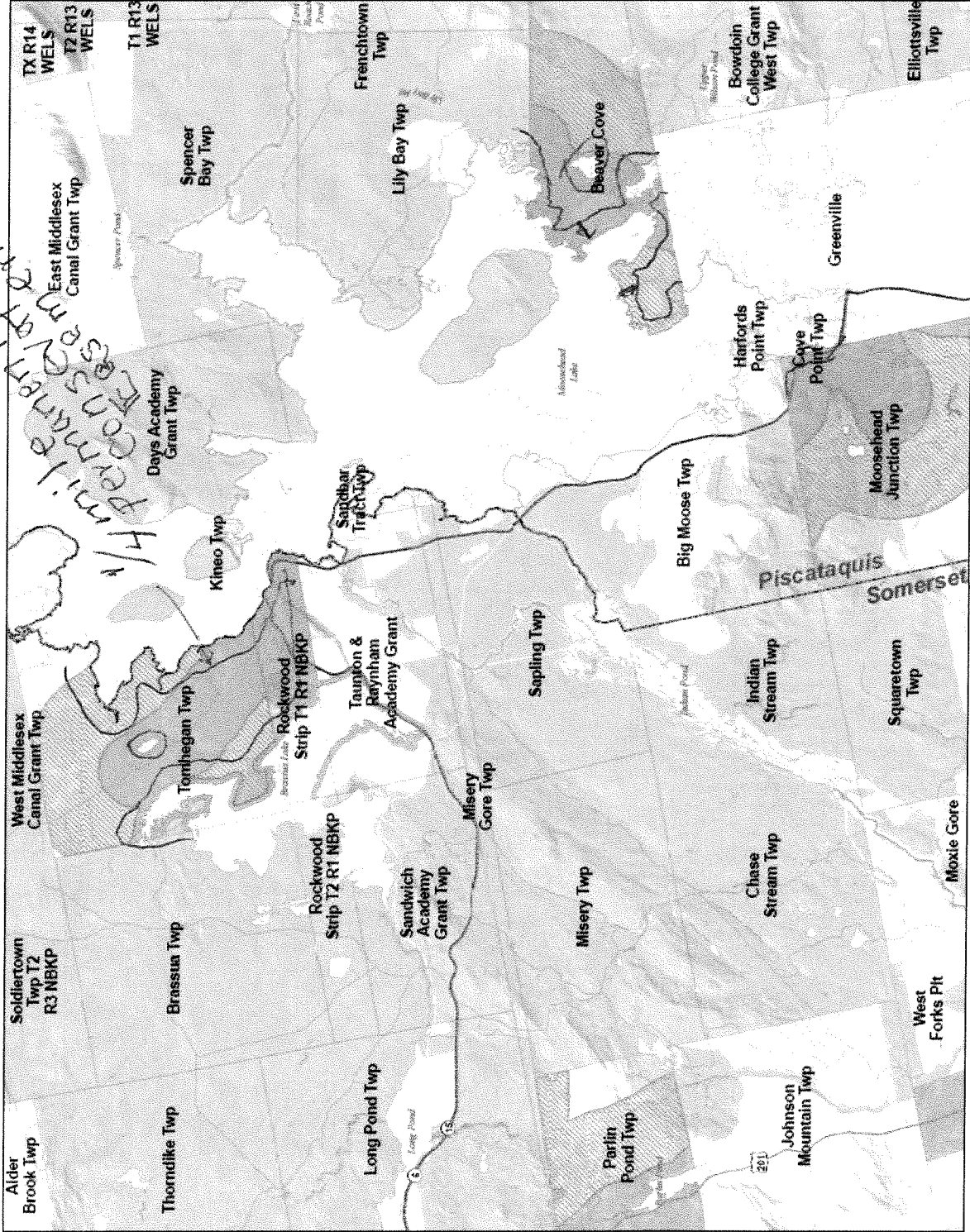
THIS PLAN DOES NOT PROTECT ANY OF THE NATURAL RESOURCES IN THE MOOSEHEAD WATERSHED! EXISTING ESTABLISHED PERMITTED - NO EXPANSION ALLOWED.

DRAFT
Moosehead Region
Planning Package
4/27/2022

Map 4. Proposed Primary and Secondary Locations Under Chapter 10-08-A



- County Lines
- LUPC Service Area
- Organized Town
- Waterbody
- Conserved Lands
- U.S. Routes
- State Routes
- E811 Roads
- Primary Location
- Secondary Location



No Agricultural use in the 1/4 mile Payment Conservation Zones - including Logging or Recreation! 275' ft. Setback from HWY 16. OF ALL STREAMS & ANNUAL BROOKS & VANDER...

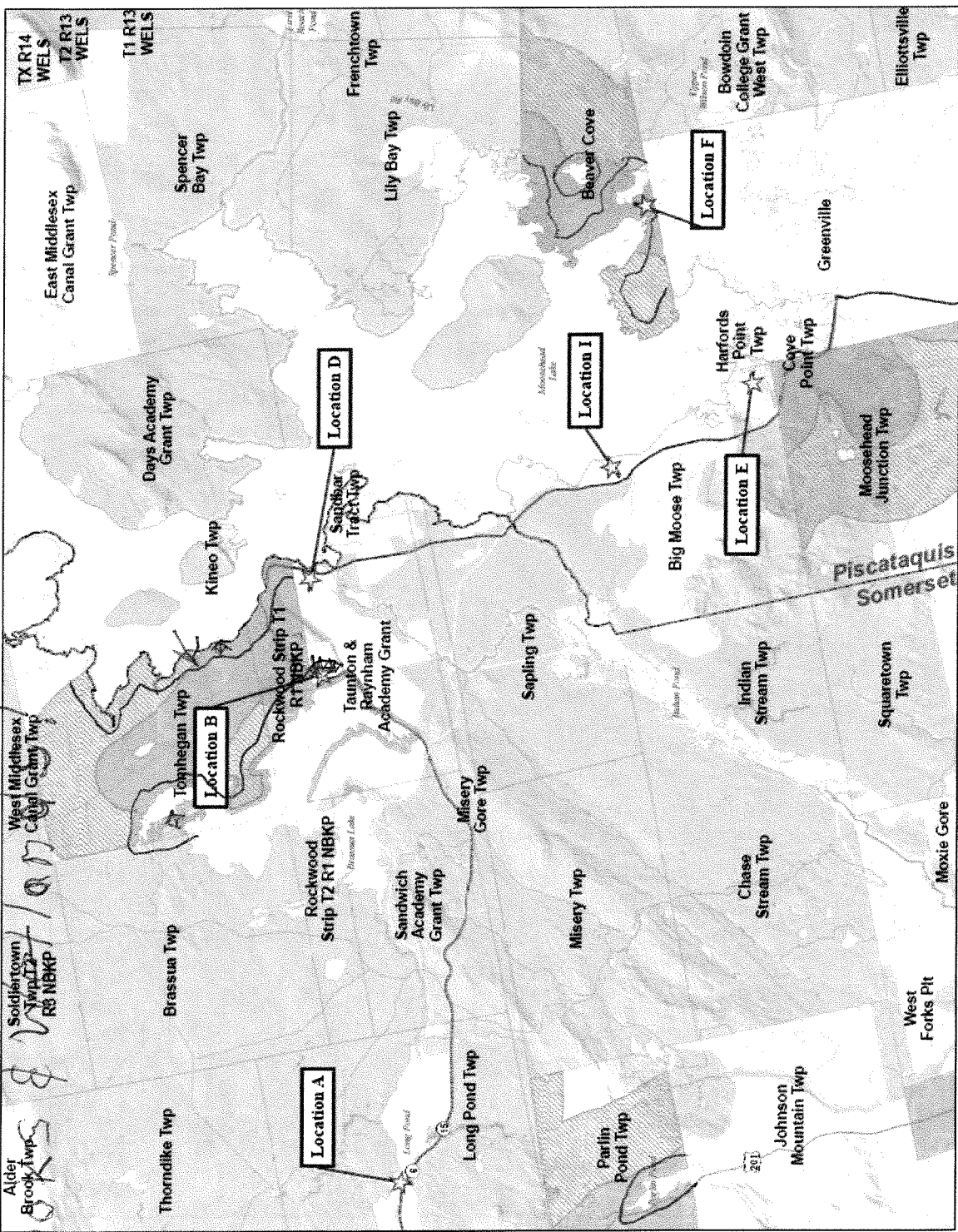
DRAFT
Moosehead Region
Planning Package
4/27/2022

Map 5. Proposed Primary
and Secondary Locations
Under Chapter 10-08-A
and Proposed
Development Areas



See Moosehead Regional
Planning Package
for more information
on each Location.

- County Lines
- LUPC Service Area Organizes
- Town
- Waterbody
- Conserved Lands
- U.S. Routes
- State Routes
- ES11 Roads
- Primary Locations
- Secondary Location
- Proposed Development
- Subdistrict Locations



A-E.I.S. - MUST be performed on AN Proposed Development of ANY Parcel of Land or 25 Acres or Greater! ANY NEW Roads/streets - MUST have an E.I.S. completed and APPROVED by LUCC & DEP/EPA (if federal).

From: [David Reece](#)
To: [Benjamin, Stacy](#)
Subject: Moosehead Lake Region
Date: Sunday, June 12, 2022 7:54:52 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Stacy,
- Thank you for putting together a strong Draft Moosehead Regional Planning Package. The recommendation package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that I value so much.
- Although a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). I recommend limiting the scope of new development and limiting the number and density of units allowed to be built at Location I in order to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.
- I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Signed, David Reece

From: [Albert Manville](#)
To: [Benjamin, Stacy](#)
Cc: [Kaczowski, Debra](#); [Albert Manville](#)
Subject: Draft Moosehead Regional Planning Package
Date: Tuesday, June 14, 2022 9:50:59 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Stacy Benjamin
Maine Land Use Planning Commission

June 14, 2022

Re: Draft Moosehead Regional Planning Package (hereafter, Draft Package)

Dear Ms. Benjamin,

As a 29-year Moosehead Lake shorefront property owner, a resident of Sapling Township — south of Lamb's Cove on the West Shore of the Lake — a permanent resident of Maine, and a Ph.D. certified wildlife biologist (certified by The Wildlife Society), I've closely followed the issues and concerns of the current proposed development around Moosehead Lake.

First, a thank you for the time and effort you and other LUPC staff have put into developing the Draft Moosehead Regional Planning Package (Draft Package). The Package is a considerable improvement over the Plum Creek Concept Plan. However, I still have several concerns about the Draft Package which I raise here.

1) As a professional wildlife biologist, I recognize the importance of protecting and maintaining wildlife habitat for myriad native species of flora and fauna. Loss and/or degradation of habitat from numerous sources — including human sprawl and unfettered development — continues to be the greatest threat to all wildlife species as well as the plant and aquatic communities upon which they depend. Unfortunately, the Draft Package calls for *zoning very little designated protected habitat* on the West Shore of Moosehead Lake, unlike on the East side of the Lake where there is sizable designated conservation land. My wife and I reside in Critical Habitat (CH) for the federally Threatened Canada lynx, designated under the authority of the federal Endangered Species Act, authorized by my former agency, the U.S. Fish & Wildlife Service, and most recently upheld by Interior Secretary Holland. While CH does not create the legal protections afforded, for example, to federally designated wilderness lands, the intent of CH is to provide the framework and habitat for lynx recovery. Further fragmenting and segmenting lynx habitat — and as a result, the habitat of myriad other wildlife — will not

accomplish that goal. Some years ago, we had an old tom lynx overwintering in a brush pile on our property, and more recently have noted lynx using our immediate area during the winter and spring.

We live in a ~20-square mile wildlife preserve the purpose of which should be to provide protected wildlife habitat for lynx, moose, rapidly declining populations of the swamp-dependent Rusty Blackbird, the habitat limited Bicknell's Thrush, nesting and feeding Bald Eagles, and breeding Common Loons, to name just a few species. Unfettered, fragmented and sprawling development will not protect these and other species. We're also seeing more boat traffic on the Lake (especially jet skis, cigar boats, and other high-powered speed boats), including accidental or even intentional harassment of federally protected migratory birds such as Loons, Common Mergansers, Eagles, Belted Kingfishers, and others. We've also noted the apparent eutrophication of the Lake, including resultant algae blooms, possibly a result of more septic system leaching and use of more lawn fertilizers. Road kills by lumber trucks and private vehicles continue to increase on Highway 6/15, certainly a sign in part of more traffic and more wildlife impacts. We need to protect as yet undeveloped areas of the West Shore *now*, while there are still undeveloped areas left to protect.

2) A goal of the Draft Package should be to improve wildlife and habitat protection, in part through reducing sprawl outside of Greenville, Greenville Junction, and Rockwood. A large part of the local economy comes from nature based tourism — hunting, fishing, bird and moose watching, hiking, rafting, kayaking, etc., which support not only guide and tour services, but restaurants, bars, gift shops and other stores, motels, B&Bs, etc. All of these activities depend on a healthy natural ecosystem and large swaths of protected undeveloped areas. Allowing development in “Location I” by Wilson's Landing will only increase development sprawl and habitat creep. Responsible development should be restricted to Greenville, Greenville Junction, and Rockwood — a short drive from these towns to the ski area, with a dedicated tax base going to these towns. More focused and better planned development should also help reduce adverse impacts to water quality from pollution, eutrophication, and erosion, and better protect wildlife and their habitats.

3) LUPC staff recommended against creating new protection zoning in former development areas. I disagree. Areas at the north end of the Brassua Peninsula, Lily Bay Township, and Moose Mountain have already been identified by Maine's IFW as important habitat for Canada lynx, the declining population of the Rusty Blackbird, Bicknell's Thrush (where its historically small range needs all the protection that can be mustered), and our cherished native brook trout — all species important for ecotourism, wildlife watching, recreational pursuits, and economic benefits to the local communities.

Thank you for providing me the opportunity to comment on this Development Package and for your efforts to raise these important issues. Kindly include my comments as part of the administrative record.

Respectfully submitted,

Dr. Albert Manville, Ph.D., C.W.B., and Adjunct Professor and Senior Lecturer,
Advanced Academic Programs, Johns Hopkins Univ.

P.O. Box 252

Greenville Jct., ME 04442

Benjamin, Stacy

From: Layne Gregory <lmgregory122557@gmail.com>
Sent: Monday, June 20, 2022 11:58 AM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Process

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Land Use Planning Commission
18 Elkins Lane
22 State House Station
Augusta, ME 04333

Dear Ms. Benjamin:

I am contacting you because of your involvement with the Land Use Planning Commission and the planning work that is going on regarding the Moosehead Lake Region. My family and I live in Falmouth, but have spent a number of summers vacationing along the shores of Moosehead Lake. It is a spectacular area in the state and should be protected at all costs.

This said, I would like to thank you for the work you have done on the draft Moosehead Regional Planning Package. This package reflects a unique responsiveness to what the community has asked for and thoughtfully honors a balance between supporting economic opportunities and protecting the special character of the region that my family and a majority of Mainers appreciate so much.

However, I do want to voice my concerns with the size of the proposed residential development zone at Location I. While this is an improvement over the Plum Creek Plan, I believe that the density and number of residential units will harm water quality and wildlife habitat. I believe that the staff recommendation to not create new protection zoning in the former development areas is a significant mistake. You are probably aware of the many mammalian, aquatic and bird species that the Maine Dept. of Inland Fisheries and Wildlife have identified as already having been significantly harmed by the impact of human activity in the area. This natural wildlife is essential to Maine's nature-based economy and is deserving in its own right to have the space and resources to flourish. With these small but meaningful changes to the plan, I believe a true balance can be struck between the local and state economic needs and the need to responsibly steward the environmental needs of the surrounding wildlife and wilderness.

Thank you for the opportunity to participate in this planning process. The Commission has an important job that I believe must lean in the direction of protecting what has naturally come before us. With our care and attention these natural resources will continue to thrive into the future.

Sincerely,
Layne Gregory
Falmouth, Maine

Jane Whitney
PO Box 294
Brooklin, Maine 04616
207 359 8999
janewhitney@midmaine.com

June 20, 2022

Naomi Kirk-Lawlor, Senior Planner
Land Use Planning Commission
18 Elkins Lane
22 State House Station
Augusta, ME 04333

Re: Draft Moosehead Regional Planning Package

Dear Ms. Kirk-Lawlor:

I am grateful that the LUPC is drafting a strong package, responsive to community interests and economic opportunities, yet is also very aware of the region's extraordinary natural resources.

However, I am concerned about the size and density of the proposed residential development zone at Location 1.

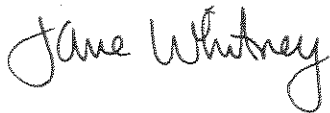
To avoid impacting water quality and wildlife habitat—especially with nearby developments at Harford's Point and in Greenville—I urge you to limit the scope of this project and the number and density of units.

I also urge the LUPC to create new protection zoning in Lily Bay Township, Brassua Peninsula, and Moose Mountain.

The Maine Dept of Inland Fisheries and Wildlife has identified these areas as habitat for some of Maine's rarest fauna: Canada Lynx, Bicknell's Thrush, Rusty Blackbird, and Native Brook Trout—all essential to Maine's nature-based economy.

Thank you for re-considerating these suggestions.

Respectfully,



Benjamin, Stacy

From: Craig Woodard <cwoodard@mtholyoke.edu>
Sent: Wednesday, June 22, 2022 1:31 PM
To: Benjamin, Stacy; Craig Woodard
Subject: Draft Moosehead Regional Planning Package

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear LUPC,

Thank you for putting together a strong Draft Moosehead Regional Planning Package. I grew up in Maine, and I have family roots in the Moosehead Lake area. I spend time there each spring and fall. I think that the recommendation package is responsive to what the community asked for and will enhance economic opportunities while protecting the special character of the region that I value so much.

Although a big improvement over the Plum Creek Concept Plan, I still have concerns with the size of the proposed residential development zone at Location I (+/- 500 acres). I recommend limiting the scope of new development and limiting the number and density of units allowed to be built at Location I in order to avoid adversely impacting water quality and wildlife habitat, especially because residential development at Harford's Point and in Greenville are a short distance away.

I disagree with the staff recommendation to not create new protection zoning in the former development areas. Lily Bay Township, Brassua Peninsula (especially the north end), and Moose Mountain have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx, Bicknell's Thrush (which has one of the smallest ranges of all North American birds), Rusty Blackbird (which has suffered population declines of 85% or more over the last 40 years), and native brook trout—so essential to Maine's nature-based economy. These areas deserve additional protection as important fish and wildlife habitat.

Sincerely yours,
Craig Woodard

--

Craig T. Woodard, Ph.D.
Christianna Smith Professor of Biological Sciences
Program in Biochemistry
Mount Holyoke College
50 College Street
South Hadley, MA 01075
(413) 538-2724
cwoodard@mtholyoke.edu

MEMO

To: Stacy Benjamin, via email
From: Sally Stockwell and Sarah Haggerty, Maine Audubon
Re: Moosehead Regional Planning Draft Recommendations
Date: 1 July 2022

Maine Audubon staff have reviewed the LUPC staff's Draft Moosehead Region Planning Package, outlining their recommendations for updating the "primary" and "secondary" development locations and rezoning the region based on reviews and comments received on the 4 draft scenarios offered earlier this summer.

Based on our concerns for potential impacts to fish and wildlife habitats in the region and our review of the latest memo with maps, we submit the following comments:

In general:

We support most of what's on the new map as presented because it combines recommendations that came from "Scenario 2" and "Scenario 4" maps, including:

- removal of several Primary and Secondary Locations, such as those in important areas like Lily Bay and Big Moose Townships
- zoning that focuses new development mostly near existing development and away from significant wildlife and habitat

Specifically, we are pleased that the following recommendations from our earlier comments were adopted in this version:

- Removal of Primary and Secondary Locations in Lily Bay and Big Moose Townships
- Removal of Primary and Secondary Locations in Sapling and Misery Townships, Misery Gore, and Taunton and Raymond Academy
- Removal of Primary and Secondary Locations in Sandwich Academy and Rockwood Strip
- Removal of Primary and Secondary Locations in Long Pond Township
- Removal of the Primary Locations around Indian Pond and portions of Brassua Lake
- Limiting new development zones primarily to areas A, B, D, E and F

In addition, we note that Development Zone A was retained. As we stated in previous comments to the LUPC, this area could be viable, but the potential vernal pool that has been identified at that site needs to be surveyed during the spring breeding season first to determine if it is being used as an active breeding pool, and if so, Best Development Practices need to be applied if any development proceeds there (see <https://www.maineaudubon.org/wp-content/uploads/2017/03/Best-Development-Practices-Conserving-Pool-breeding-Amph.pdf> for more details).

Additional Comments:

We were disappointed to see that no new protection was provided to Blue Ridge (Zone H on Zoning Map 4), however, we appreciate the LUPC staff's analysis that additional protective zoning is not really appropriate here for the reasons stated in the Moosehead Package dated 4/27/22. Nonetheless, given the public's concern for this area, we implore staff to use extra scrutiny of any proposal for development that may come forward for the Blue Ridge.

We remain concerned about the extent of development potential in the Primary and Secondary Locations along the eastern portions of Brassua Lake, and recommend greatly limiting any additional development both in the northern sections of Rockwood Strip T1 and throughout Tomhegan Twp, until such time as additional development outside of the Rockwood area is warranted.

We were surprised to see the addition of the new development Location I, which was not included in any of the previous map scenarios, and recommend eliminating that zone from this package, with the understanding that should additional residential development for the town of Greenville and the proposed expanded ski area be needed, that can be added at a later date. Currently there seems to be adequate room for additional development within the town of Greenville, the development envelope around the ski area, and Locations E and F to satisfy any near-term needs.

Moosehead Regional Planning Project
Land Use Planning Commission
Commission Memo
July 6, 2022

APPENDIX II

June 2022 Community Meeting Notes

MOOSEHEAD REGIONAL PLANNING COMMUNITY MEETING NOTES

June 15, 2022

Bartley's Center Cover Event Center

Notes from morning community meeting June 15, 2022 (10 attendees¹)

- People expressed appreciation of the process to date
- A written comment requesting the removal of the Primary Location on Brassua Lake in Taunton and Raynham Academy Grant was left on a sticky note
- A comment was made that there was “room for services between Jackman and Rockwood”
- A question was asked about the concurrent designation of development subdistricts while removing Primary Locations. How/why can both be done at the same time?
- The use of the Natural Character Management subdistrict was strongly recommended for the planning area, and reasons why it is not included in the current draft Package were discussed. Post-meeting, there was further discussion about the lack of durability of zoning as compared to a conservation easement
- Additional questions were asked about:
 - How the Commission designates zones and applies the Location of Development Policy
 - The interactions between staff and Commissioners and how they work together
 - Adjacency waivers and how they are applied to Primary and Secondary Locations
 - What criteria were used to classify lakes
- Several people requested copies of the PowerPoint presentation

Comments from Drop-In Period (1 attendee)

- Glad Lily Bay is out [of P & S Locations]
- Locations E, F, & I are appropriate for development zoning
- Would like Locations A & B to be D-GN because need a store/gas station in those places – have to go to Jackman or the other side of Rockwood – need a place to get gas for a boat

Notes from evening community meeting June 15, 2022 (3 attendees)

- People expressed general support for whole package and specific development locations
- Liked the proposed removal of Primary Location around Indian Pond
- Some concern that proposal is good but will Commission or Weyerhaeuser object/change things

¹ One person attended to comment on the ski area proposal.

- A question was asked about how the proposal interacts with Big Moose ski area followed by a comment that the proposal in Big Moose Township makes sense
- Have not heard local objections in Beaver Cove so far
- Questions about existing zoning and policies for rezoning
- Noted that there is no prominent local land trust, just state-wide entities
- Discussed durability of conservation easement vs zoning protections
- Some interest in development occurring in Lily Bay; talked out how D-PDs work
- Some discussion about how existing zoning works and when zones change and how

June 29, 2022

Virtual Meeting Notes

Notes from morning virtual meeting (3 attendees):

- One participant asked if an update to the land use inventory would be helpful
- One participant expressed that the draft package is good and responsive to community wishes, and consistent with the LUPC's long-standing goals for the UT
- A question was asked if the LUPC has any influence or control over the type of housing built in these areas as there is a need for work force and affordable housing in the region
- One participant asked about the basis of the proposed removals – are they primarily the result of community input – is it what the community and people in the region want
- Some discussion that nothing is ever permanent, what could change in the future and what might the process be for changes

Notes from evening virtual meeting (3 attendees - one active participant):

- Questions about M-NC and P-UA zoning and why they are not proposed (wondered if Lily Bay parcel is >10,000 acres)
- Comment that Location I is not proximate to other existing development
- Concerned about Lily Bay and the Indian Pond shoreline and it is a good idea to remove Primary Locations in these areas
- Strongly hoped that Lily Bay parcel would have higher level of protection
- Concern that Primary Locations were not removed on entire Brassua peninsula
- Maps were very helpful
- Appreciated the staff's process
- Requested that the PowerPoint be posted to the website

Moosehead Regional Planning Project
Land Use Planning Commission
Commission Memo
July 6, 2022

APPENDIX I

Postcard Sent to Landowners Potentially Affected by the Proposed
Removal of Primary and Secondary Locations

Land Use Planning Commission
Moosehead Regional Planning Project



We want to hear from you!

The draft Moosehead Regional Planning Package is available at the project website: <https://moosehead-lake-region-cgpz-maine.hub.arcgis.com/>



In 2020, the Land Use Planning Commission (LUPC) began a planning process for the Moosehead Lake Region to discover the community's wishes for future land uses in the region. After two years of outreach and input, the LUPC created a **draft** Moosehead Regional Planning Package to reflect what we heard. **The address of the project website is on the front of this postcard. You can find the draft Package and more information about the project there.** If you prefer a printed copy of the Package, please let us know!

The **draft** Package is still being refined and you can still comment on it. Included are proposed rule changes that would limit the types of future development you could apply for on your property to more traditional uses like natural resource-based commercial uses, home-based businesses, and single or two-family residential homes (excluding most types of residential subdivisions). We encourage you to attend one of the meetings listed below to comment on the **draft** Package, and to hear more about what it might mean for you and the greater Moosehead Region.

We hope to hear your feedback on the proposals in the Package before it moves to the next step.

Virtual Meetings for Property Owners

Thursday, July 14th

Meeting #1: 10:00-11:30 am

Meeting #2: 6:30-8:00 pm

*Please RSVP so
we can send you
the meeting link!*

If you would like to attend one of these meetings, **please RSVP** to the contact below to obtain a meeting link. If you prefer to meet with us individually or in person, we would be happy to schedule a time to talk with you.

You may also send **written comments** on the **draft** Package by email to stacy.benjamin@maine.gov or to:
Attn: Moosehead Regional Planning Project
Land Use Planning Commission
22 State House Station
Augusta, Maine 04333

Project Contact: Stacy Benjamin
Phone: **207-441-3761** or
Email: **Stacy.Benjamin@maine.gov**