

Beaucage, Timothy

From: Leigh Morrow <morerows@msn.com>
Sent: Friday, June 22, 2018 4:42 PM
To: Beaucage, Timothy
Subject: Irving Concept Plan - Zoning Petition 768

Hello Timothy.

I understand today is the last day for public comment. Below is a summary of remarks I expressed at the public hearing at the Caribou Motor Inn on the evening of May 23, 2018.

My name is Leigh Morrow. Formerly of Hamlin, Maine, I am a resident of Washburn, Maine. Along with two siblings, we are leaseholders for a shore lot at Van Buren Cove on Long Lake. Our parents were among the first leaseholders to build camps there in the 50's on the East Road. Our family fished, hunted and enjoyed lake activities there since that time. A lot has changed in 60-plus years.

My interests today are around water quality, lake use patterns, and road maintenance.

1) Phosphorus and general water quality. In the early years all camp owners made mistakes on positioning camps and septics. Water quality declined badly for several decades. That trend reversed in the 70's and 80's and now the water quality in Van Buren Cove is very good. Since Mud Brook is a relatively slow moving stream and the East end of the lake near the public beach is shallow, I hope and assume that developments and ditches on the hillsides on both sides of the lake will not severely impact the stream and lake.

2) Road access and maintenance. I assume that new property owners and current camp owners will belong to the same association, like Club 17, Inc. or another, to manage road dues. This may not be in your jurisdiction, but I would like more clarity up-front of the plan approval what is going to happen regarding road ownership and maintenance. I do appreciate what the current land owner does for us to maintain the roads, but I am concerned what relationship we will have when we are no longer their tenants. I am particularly concerned that our annual lot lease will transform into a new and significant road "access and maintenance" fee.

3) Waiver of slope requirements for residential zone. I'm opposed. I don't see why these requirements should be relaxed. If the slope guidelines are appropriate elsewhere they should be appropriate in this plan as well.

4) Water access points and boat ramps. These sites should be private use only, including for current camp owners and new hillside zone owners. If these sites are open to the public they will soon be discovered and overrun. Also, public boat launch sites should be very limited on our lakes to monitor for invasive species and creating three or so new ones is not a good idea. I would like to point out that currently the Van Buren Cove roads are signed as "private".

5) Open spaces. Open spaces were added to the plan lately and I am not sure of the purpose except to be for the new residents. I am concerned about the one designated for the end of the West Road for two reasons. This location will result in a high amount of traffic by vehicles and ATV's along the whole length of the West Road if the intent is for use by hill side residents. This is not a good placement for this space. I am also concerned about losing one or two eagle fishing perches by converting this shoreline at the end of the West Road. I know the plan earmarks eagle nesting sites elsewhere, but just as important are their fishing

perches. They cannot hunt from one tree. They space themselves in intervals along the undeveloped shoreline stretching from the end of the West Road around to the end of the road from Sinclair. They much prefer this undeveloped shoreline and there is not that much of it left in the whole of Long Lake.

In general I am not opposed to the concept plan. The lakes could be used more and thus help the local economy, within reasonable limits. I'm sure the land owner could have long ago cut trees on the hillsides around Van Buren Cove, but have been reluctant to do so. As a result of this plan approval I would be disappointed to see the new residential zones cut or thinned in lieu of development that never happens.

Thank you for the opportunity to comment.

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