



CONCEPT PLAN FOR PLUM CREEK'S LANDS IN THE MOOSEHEAD LAKE REGION

Petition for Rezoning

April 2006


Plum Creek

Northeast Region
1 Plum Creek Road
PO Box 297
Greenville Jct, Maine 04442
207-695-2241



April 27, 2006

Catherine Carroll, Director
Land Use Regulation Commission
22 State House Station
Augusta, Maine 04333

Re: Plum Creek Maine Timberlands, L.L.C.
Petition for Rezoning, April 2006

Dear Ms. Carroll:

Enclosed for filing please find a Petition for Rezoning and revised Concept Plan dated April 27, 2006. This new Concept Plan includes significant changes from the Plan submitted last year, changes that reflect many months of meeting with, and listening to hundreds of individuals and numerous groups and organizations. We believe that this new Plan reflects a careful balance between economic development and maintaining the values and traditions of northern Maine.

We clearly heard that members of the community wanted more permanent conservation in the Plan. One of the most important components of our new Plan is a significant increase in the amount of permanent conservation that we have offered as mitigation for proposed development. In the new Plan, 72,000 acres in permanent conservation easements will be granted by Plum Creek at no cost.

Additionally, the concept planning process has enabled Plum Creek and The Nature Conservancy and its partners to reach an historic agreement (known as the "Conservation Framework"). Under the Conservation Framework, The Nature Conservancy will have the option, contingent upon the Plan's being approved, to purchase additional land in fee for conservation and permanent conservation easements. Once the Plan and the Conservation Framework are implemented more than 400,000 acres will be permanently conserved.

In response to requests from members of the community, we have made important changes to the development components of the Plan as well, which include a substantial reduction in development acreage and relocation of much of the development to existing growth areas.

Catherine Carroll, Director
Land Use Regulation Commission
Page 2

Plum Creek is submitting a complete set of revised documents. The materials submitted include:

- Petition for Rezoning
- Concept Plan
- Appendix (2 Volumes)

It is our understanding that the application fee of \$80,280.00 and the processing fees of \$107,722.00 and \$20,823.04, all previously submitted, cover this submission. Therefore no check is enclosed.

As always, we remain open to LURC's comments and suggestions. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, reading "James K. Lehner". The signature is fluid and cursive, with the first name "James" and last name "Lehner" clearly legible.

James K. Lehner
General Manager, Northeast Region
Plum Creek Maine Timberlands,
L.L.C.

THE PLUM CREEK PLAN IN PERSPECTIVE

Introduction

Plum Creek is seeking approval from the Land Use Regulation Commission for a Concept Plan covering 421,000 acres in 29 townships in the Moosehead/Jackman region. The Plan includes 72,000 acres of permanent conservation easements and offers the Conservation Framework providing the potential for an additional 341,000 acres of permanent conservation.¹ The proposed development includes two resorts and 975 residential lots. The residential lots include 480 shorefront lots on seven waterbodies and 495 backlots. The larger resort is relocated to Big Moose Mountain near the existing alpine ski area. The second resort is a substantially scaled back resort at Lily Bay. Potential development of the second resort is deferred for a minimum of seven years.

Independent analyses have determined that Plum Creek could develop between 447 and over 1,000 new lots under the existing regulatory framework. Plum Creek, however, has requested rezoning through a concept plan, seeking 975 lots. Concept plans require the petitioner to demonstrate that the development allowed by the concept plan is compensated by long-term conservation. Plum Creek is providing 72,000 acres of permanent conservation easements as balance for these lots. In addition, Plan approval provides the opportunity for an additional 341,000 acres of permanent conservation through the Conservation Framework. In sum, this Plan provides the opportunity for 413,000 acres (twice the size of Baxter State Park) of permanent conservation in exchange for modest development. Indeed, when fully implemented, the Plan will achieve one of the largest land protection and conservation deals in United States history.

There appears to be uniform agreement on several key points:

- The Moosehead region needs economic growth opportunities;
- Vast, undeveloped tracts of sustainably-managed forestland (and the waterbodies, habitats and other valuable resources they contain) create the unique, remote character of the Moosehead region;

¹ The Plan protects the unique, remote character of the area by providing 72,000 acres as balance for development proposed in the Plan consisting of The Moosehead-Roach River Conservation Easement (61,000 acres); the Pristine Ponds Conservation Easements (5,400 acres); The Developed Lake and Ponds Conservation Easement (4,300 acres); The Moose River Conservation Easement (620 acres); and the Trail easements (250 acres). Further, the Conservation Framework which is contingent upon the Plan's approval, provides the opportunity to permanently conserve an additional 341,000 acres of forestlands, wildlife habitat, botanical habitats, watersheds, ponds and other high value natural resources. The Conservation Framework consists of the Moosehead Legacy Conservation Easement (269,000 acres); The Roach Ponds Acquisition (27,000 acres); and The Number Five Bog Acquisition (45,000 acres).

- Assured public access to Plum Creek’s lands is essential to maintain the character, economy, quality of life and diverse recreational opportunities in the region.

The Plan achieves all of these objectives.

Plum Creek listened to the comments and concerns derived from the “scoping” sessions and multiple other meetings to create a comprehensive Plan that combines unprecedented region-wide, conservation, permanent trails and historic public access with limited, well-sited resort and residential development, and that promotes recreation and sustainable, nature-based tourism consistent with LURC’s goals and policies. As a result of the process that included an initial Plan and subsequent comment and changes, Plum Creek has achieved a Plan that the public can trust will (1) predictably serve the best interest of conservation concerns in perpetuity, (2) revitalize the economic viability of the region, and (3) provide world-class recreational opportunities for the state, the region and persons from outside the region— achievements of which Maine can be proud.

Background

LURC’s Comprehensive Land Use Plan (CLUP) provides guidance to landowners relative to the submission of a concept plan application. According to the CLUP, the Commission encourages the use of concept plans for shoreland and non-shoreland areas to provide “a voluntary means of achieving a publicly beneficial balance between development and protection of resources.”² LURC initiated the “concept plan” approach specifically to provide a means for landowner-initiated long-range planning. Concept plans result in publicly beneficial development and far greater conservation than could be achieved through traditional zoning or through LURC-initiated prospective zoning.

In the mid-1980s, increasing demand for shorefront property prompted LURC to recognize that, without a lakes management policy, lakes in the jurisdiction might “lose the very character that makes them so unique.”³ According to the CLUP, “The Commission has always made a special effort to provide for shoreland development while maintaining protection of significant natural values.”⁴ Therefore, in 1989, following the Wildlands Lake Assessment, the Commission adopted *An Action Program for Management of Lakes in Maine’s Unorganized Areas*.

The lake concept plan emerged from these initiatives as “a flexible alternative to traditional shoreland regulation, designed to accomplish both public and private objectives... The plan is a clarification of landowner intent that indicates, in a general way, the areas where development is to be focused, the relative density of proposed development, and the means by which significant natural and recreational resources are to be protected.”⁵

² CLUP Appendix C, page C-6.

³ CLUP Appendix C, page C-2.

⁴ CLUP Appendix C, page C-2.

⁵ CLUP Appendix C, page C-5.

In the CLUP, the Commission promotes the benefits of such landowner-initiated planning: “The Commission strongly encourages landowners to take advantage of the flexibility and creativity available through non-regulatory measures as well as optional regulatory tools such as concept plans.”⁶ The CLUP also states:

“In order to approve a concept plan, the Commission must find.... that the plan strikes a **reasonable and publicly beneficial balance** between development and conservation of lake resources, and that, taken as a whole, the Plan is at least as protective of the natural environment as the development, management and protection subdistricts which it affects.”⁷

A Reasonable and Publicly Beneficial Balance

Reasonable

For the Commission to approve a concept plan proposal, such as this Plan for the Moosehead area, it must be satisfied that the application meets all the statutory criteria for rezoning and is consistent with the Commission’s land use districts and standards. If a concept plan meets the review criteria, the Commission’s decision will ultimately turn on the question of “balance.” In other words, does the concept plan achieve a “reasonable and publicly beneficial balance” between development and conservation of resources?

To determine what is reasonable, a comparison of the development and conservation that could be expected without a concept plan is in order.

Plum Creek’s Proposal is Less Than the Historical Rate of Development

To evaluate the development that might otherwise occur, one can examine the historical rate of development that has occurred in the region around the Plan Area, and estimate the amount and location of development that would be allowed within the Plan Area under a baseline development scenario, based on current rules.

Benchmarks

The amount of development proposed in Plum Creek’s Plan, expected to be implemented over an 8 to 15-year period, is in keeping with what has occurred in the past in surrounding regions. In fact, on a per acre basis, it is well below what has already occurred on other lands in the same 29 townships as the Plan Area.

Within the 29 townships that encompass Plum Creek’s Plan Area, Plum Creek owns 421,000 acres (70 percent), with the balance owned privately (18 percent), as public land (6 percent), or as non-profit/conservation land (6 percent).

⁶ CLUP Chapter 1, page 9.

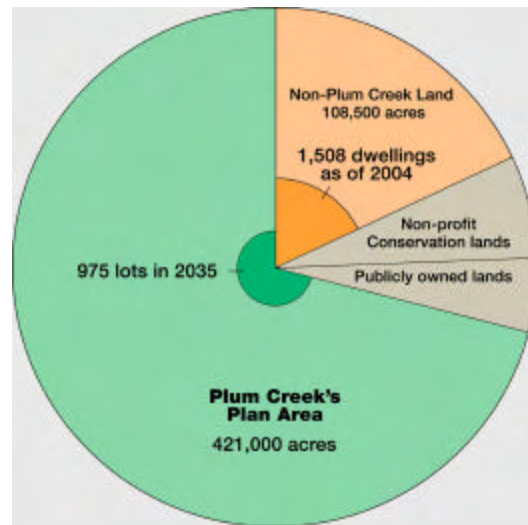
⁷ CLUP Appendix C, page C-6 (emphasis added).

On the private lands not owned by Plum Creek, there are currently 1,508 houses, 570 of which have been built in the last 30 years. Thus, with the Plan in place, there will still be at least 50% more development outside the Plan Area (1,508 as of 2006) than inside (975) in 2035.

On a lot-per-acre basis, Plum Creek is proposing less than one-fifth the development density that exists on those 108,500 acres of private land in the same 29 townships.

The rim of townships around the Plan Area tells a similar story. In the Moosehead region, there were 1,553 new lots created between 1985 and 2004 and 1,106 new building permits issued between 1975 and 2004. Furthermore, while more development outside the Plan Area can reasonably be expected within the next 30 years, the number of house lots in the Plan is capped at 975.

The Plan proposes less development than currently exists on other private land in the same 29 townships.



By comparison to the surrounding unorganized area, Plum Creek's proposed development is not only reasonable, but is considerably less than historic growth on other lands in the Moosehead/Jackman region.

Baseline Development Scenario

Previous concept plans approved by the Commission have allowed landowners to gain a location of, or level of development that would not otherwise be permissible, because it is balanced by conservation measures that would not otherwise be offered. The applicant benefits from the additional increment and/or location of development achieved, while LURC and the public benefit from the ability to steer development to more suitable locations, from the predictability that accompanies long-term planning, and from the required conservation balance.

Thus, examining the development Plum Creek could accomplish absent a concept plan is an important benchmark, and one LURC will conduct as part of its review process.

A variety of independent studies⁸ have analyzed Plum Creek's ability to create lots under existing regulations. There is no agreed upon protocol for these analyses and thus it is

⁸ "Baseline Development Scenario for the Plum Creek Moosehead Project Lands," March 2006, The Open Space Institute; "Build-Out Comparison Under Current Regulations," The Plum Creek Rezoning Proposal Infrastructure and Community Impact Analysis, April 2006, Eastern Maine Development Corporation; "Development Baseline Evaluation Prepared by LURC Staff for Plum Creek's Proposed Concept Plan in the Moosehead Lake Area," February 2005, Land Use Regulation Commission.

impossible to precisely state how many lots could be created under existing rules. That being said, however, these studies have estimated that Plum Creek could create between 447 to over 1,000 new lots without any requirement to provide conservation balance.

Notwithstanding that Plum Creek could reasonably expect to create between 700-800 new lots with no balancing conservation under existing rules, Plum Creek is proposing a concept plan with comparable levels of development, yet with substantially more conservation. This permanent conservation would not be achievable under traditional zoning or prospective zoning.

Plum Creek is proposing a reasonable level of development, coupled with significant permanent conservation offerings that could not be achieved through traditional or even prospective zoning.

A Reasonable and Publicly Beneficial Balance

Publicly Beneficial

The Commission has determined that “the principal development issue is not the amount of development taking place in the jurisdiction, but rather where it is located.”⁹

LURC created the concept plan mechanism and tied it to the agency’s Lake Management Program in large part due to the recognition that, over time, development could occur in areas where it would harm the jurisdiction’s most unique characteristics. The Commission’s goal, as stated in the CLUP, “is to encourage long-range planning based on resource characteristics and suitability as an alternative to haphazard, incremental development.”¹⁰

The CLUP also recognizes that “development is best located adjacent to settled areas.”¹¹ Properly sited development is as vital to the region’s economy as conservation.

Well-Sited Development is a Public Benefit

LURC recognizes the benefits of well-sited development in the jurisdiction. According to the CLUP, development in the jurisdiction has “provided jobs, housing and improved services and facilities for the residents of the jurisdiction. Some development has also supported or enhanced the jurisdiction’s principal values.”¹²

In particular, LURC views development as publicly beneficial when it supports existing industries, such as forest management, recreation and eco-tourism. “Tourism is a mainstay of Maine’s economy, and recreational development in the jurisdiction has

⁹ CLUP Chapter 4, page 125.

¹⁰ CLUP Appendix C, page C-6.

¹¹ CLUP Chapter 5, page 140.

¹² CLUP Chapter 4, page 118.

contributed to this sector. New development has benefited local building contractors and suppliers.”¹³

In the same vein, LURC recognizes the benefit to local communities of new year-round and seasonal housing units. “Seasonal development can also benefit local retail and service establishments and provide Mainers and visitors with opportunities to enjoy the jurisdiction’s outstanding recreation resources.”¹⁴ Likewise, experts in sustainable tourism and resort development recognize that seasonal residences are often needed to make such facilities function economically.

Location of Development

One of the ways concept plans provide a mutual benefit to LURC, the applicant and the public is by enabling a level of flexibility and specificity in determining the location of future lots that is not possible through LURC’s traditional zoning. Careful location of development not only prevents harm to the environment, but also can provide tangible benefits to communities. Properly sited residential development and an influx of new dollars to local economies, that support existing institutions and businesses, as well as new opportunities.

Plum Creek’s initial Plan submission was criticized for siting some lots far from Greenville, Rockwood and Jackman on ponds with little existing development. The public urged Plum Creek to locate lots within a corridor near existing communities and to protect all outlying ponds, even those with existing development. Plum Creek has honored that request.

In response, the revised Plan moves all lots off of these outlying ponds and into appropriate corridors, reducing the number of lakes and ponds on which development is proposed from 15 to 7, thus increasing the number of lakes and ponds on which no development will occur. Fifty-nine ponds will be permanently protected through conservation easements. None of the ten ponds in the Roach Pond Conservation Acquisition area are slated for any development, and all would be protected forever through the proposed Conservation Framework.¹⁵ On the seven lakes and ponds where Plum Creek is proposing development, nearly three quarters of the shorefront is slated for permanent conservation.

One proposed resort area has been located adjacent to Big Moose Mountain, near an existing – but struggling – alpine ski area. The proposed resort facility has the potential to be a world-class recreational Nordic skiing and four-season resort, sited near Greenville and existing recreational development. The second proposed resort would be located near Carleton Point in Lily Bay, near an area with over 150 existing lots. Both resorts will fit the historic resort character of, and bring new economic opportunity to, the

¹³ CLUP Chapter 4, page 118.

¹⁴ CLUP Chapter 4, page 118.

¹⁵ See page 13.

Moosehead Lake region. Backlot residential areas are proposed near the resorts to support and provide needed economic activity for Greenville, Rockwood and Jackman.

The majority of the Plan's proposed residential development is within a 5 to 15-minute drive from Greenville, Rockwood, or Jackman. Most of the proposed residential lot planning envelopes are proximate to Route 15 or the well-traveled Lily Bay Road. The limited number of lots proposed for Indian Pond and Long Pond, both Class 3 lakes considered suitable for development, are near existing development or the proposed Big Moose Mountain resort.

The development achieved through the Plan is appropriately sited, will keep development out of remote areas, and will keep large tracts of working forest intact. This ensures a “woodbasket” for a continued and thriving sustainable forest. Also, large contiguous tracts of forestlands used for traditional public purposes forms a keystone of this area’s tourism economy.

(See Plan Summary map on the following page)



Concept Plan Summary

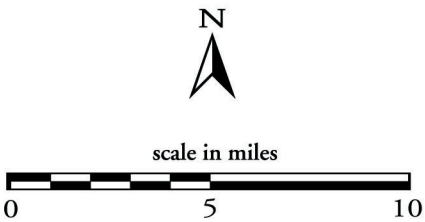
Concept Plan for Plum Creek's Lands in the Moosehead Lake Region

- Private, State, Federal Land in Conservation
- Moosehead-Roach River Conservation Easement (to balance development)
- Shoreline Conservation Easements (to balance development)
- Conservation Opportunities Offered Through the Conservation Framework
- Thirty Year No Development Buffer
- Proposed Residential Development
- Proposed Resorts*
- Existing Commercial/Industrial Zone
- Existing Development or LURC Development Subdistrict
- Existing Shorefront Conservation, Public and Private

*Resort size and locations are not known; the area shown is conceptual

RECREATION

- Appalachian Trail
- ITS Snowmobile Trail
- Proposed Maine Huts and Trails Corridor
- Proposed Peak-to-Peak Hiking Trail
- Logging Road
- Hiking
- Snowmobiling
- Cross Country Skiing
- Bicycling
- Alpine Skiing

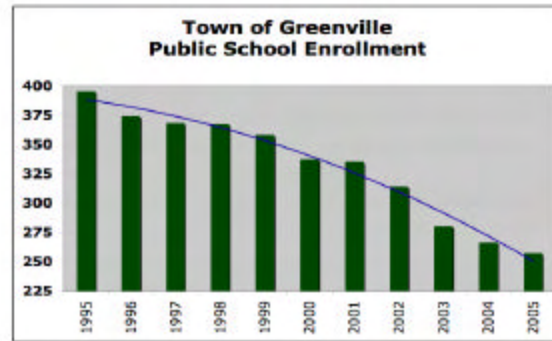
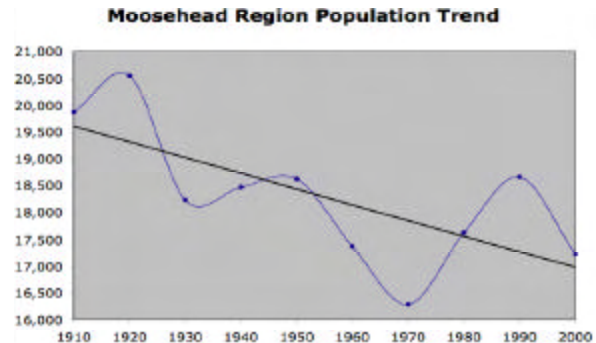


Jobs and Prosperity are Needed to Sustain Local Communities

For years, the population of Greenville, Jackman and other local communities has supported schools, a hospital, downtown stores and services – a complete community. Today, these communities are losing the ability to support schools, the C.A. Dean Memorial Hospital (in Greenville) and health clinic (in Jackman), and critical public services.

The Plan provides an opportunity for a more prosperous future for Moosehead/Jackman region communities:

- A world class Nordic skiing facility and four-season resort will serve as a catalyst to revive Big Moose Mountain as a destination for recreation.
- Tourism and recreation will spur new economic opportunities.
- Sustainably managed working forests will continue to support hundreds of jobs.
- Development near existing communities will encourage the growth of locally-owned businesses.
- 975 residential lots will create jobs throughout the 30-year Plan duration and beyond.
- Seasonal homeowners, renters, and retirees will bring new dollars to support new jobs.



Plum Creek's Plan is designed to spark a revival in nature-based tourism and the recreation industry. It will bring more visitors to shop in local stores, to eat in local restaurants, stay in lodgings, hire guides and use local services. In Greenville (and Rangeley), "typical regional recreation centers," LURC recognizes that "recreation is a primary part of the economy...provid(ing) lodging, flying services, guide services, supplies, equipment rentals and outfitting services and other amenities that provide and support recreation."¹⁶ All of these new recreation opportunities will support and enhance the local economy.

¹⁶ CLUP Chapter 2, page 20.

Affordable Housing

Plum Creek's plan continues its original offer of land for affordable workforce housing. This offer was widely praised as an important factor in supporting these communities.

Estimated Economic Impact

Today, the Moosehead/Jackman region communities are struggling to get by on the current level of forestry, tourism and recreation. Of these three mainstays of the local economy, both tourism and recreation require a critical mass of seasonal and year-round population in order to thrive and maintain the recreational infrastructure.

According to Economist Dr. Charles Colgan, between 2007 and 2030, the economic effects of the Plan could support an average of 1,300 jobs and an average of \$61 million per year of additional personal income, with revenues to the state increasing by an average of \$6.41 million each year.

Dr. Colgan's analysis estimates that, while construction-related employment would be dominant in the first 10 years, the largest long-term employment effects would be generated in the retail, accommodation, dining and recreation service industries supported by tourism and recreational pursuits. Dr. Colgan's work also shows that the taxes generated by development will likely support both increased spending dedicated to public services and infrastructure, and a reduction in local tax rates.¹⁷

The substantial economic effect that could result from the Plan represents a tangible and significant public benefit, particularly as the Plan will support substantial numbers of new jobs in traditional industries in one of the most economically depressed regions in Maine.

Sustainable Nature-based Tourism and Recreation Provide Local and Statewide Benefits

Maine residents historically have enjoyed traditional recreation on private lands. They also know that this is a privilege and not a guarantee. Residents and historians also know of Moosehead's legacy of resort and seasonal cabin development. The Plan recognizes this history and tradition and seeks to retain these values – while adjusting to the realities of a new century.

A comprehensive, integrated, landowner-initiated concept plan can significantly enhance the region's ability to sustain this heritage. The Plan incorporates 144 miles of permanent hiking, biking, skiing, and snowmobile trails and, together with the Conservation Framework, provides opportunity for traditional public access to over 400,000 acres of land, including 69 beautiful ponds. At the same time, the Plan adopts

¹⁷ Colgan, Dr. Charles. *Estimated Economic Impacts of Implementing the Plum Creek 2006 Rezoning Plan*; March 2006; page 16.

sustainable tourism guidelines and creates an opportunity for two well-planned and responsibly designed resorts.

These proposals are wholly consistent with the state's tourism goals (as articulated in the Fermata study of 2005); they also mirror LURC's goals and policies, to:

- “Protect remote, undeveloped and other significant recreational areas . . . to protect their natural character for primitive recreational activities . . .”
- “Promote a range of recreation opportunities, including (a) major, intensive recreational facilities near organized areas or in new development centers . . .”
- “Encourage traditional outdoor recreation by working with landowners . . .”¹⁸

The comprehensive nature of a Plan that combines landscape scale, conservation, permanent trails and public access with limited, well-sited resort and residential development, and that promotes recreation and sustainable, nature-based tourism benefits both the region and the state. Achieving these public benefits is consistent with LURC's goals and policies.

Public Access

The Moosehead region's lakes and undeveloped woodlands have drawn visitors for over a century. Recreation in this North Woods backyard relies on access to private forestland. Some have questioned whether this tradition will endure into the next century.

Based on suggestions from the public, the proposed 72,000 acres as balance and Conservation Framework was written to ensure traditional public access forever. Access is further enhanced with new trails, overnight accommodations and recreational opportunities. The promise of public access lays the foundation for investment in a nature-based tourism economy.

The new Plan provides:

- Guaranteed public access to all lands conserved under the Plan and the Conservation Framework.
- 70 miles of new hiking trails including the proposed hut-and-trail system.
- 74 miles of ITS snowmobile trails.
- Access to pristine ponds for fishing and all traditional uses.
- Ski trails and recreational offerings at Moose Mountain to serve local communities.
- Conserved land linking the Appalachian Trail, 100-Mile Wilderness, Katahdin Ironworks, Nahmakanta, and Big Spencer Mountain. The Conservation Framework provides linkage to the West Branch Penobscot River project lands, including the State-owned Seboomook Lake parcel.

¹⁸ CLUP Chapter 5, page 138.

Without a Plan and mechanism to achieve growth, the region's future is in jeopardy. Many at the scoping sessions recognized that continued traditional public access is critical for tourism. Plum Creek's Plan directly addresses this need. They also recognized that there must be economic growth in the region. The Plan's new lots and resort proposals form the basis for sustained, measured, economic growth for the region. Such growth is needed to support important community resources such as schools and hospitals.

High Value Land Conservation On An Historic Scale

Concept plans must include provisions for the long-term and/or permanent protection of resources. This requirement represents a significant public benefit that cannot be attained through traditional zoning or LURC-initiated prospective zoning. Further, the concept plan must be shown to be "at least as protective of the natural environment as the development, management and protection subdistricts which it affects."¹⁹

The conservation benefits in the Plan and the conservation benefits made possible by the Conservation Framework if the Plan is approved, confirm Plum Creek's commitment to conservation, to maintaining hundreds of thousands of acres for sustainable forest management, and to maintaining access for recreation.

Landscape-scale Protection

To balance the development component of the Plan, Plum Creek is offering an historic amount of conservation, in terms of quantity, ecological significance, and public value. Upon approval of the Plan, Plum Creek will put sustainable forestry, no-development conservation easements on 61,000 acres in the Moosehead-Roach River region (including the parcel's five pristine ponds) and on all the shorefront on 54 pristine ponds (73 miles of shorefront). These easements will be held by the Forest Society of Maine.²⁰ Shorefront conservation easements, also held by the Forest Society of Maine, on 10 miles of the Moose River, and an estimated 71 miles of shorefront on the seven lakes and ponds proposed for development, will be phased in as shorefront subdivisions are approved.

The 61,000-acre Moosehead-Roach River Conservation Easement parcel, offered as balance, has been identified by the Maine Natural Areas Program and The Nature Conservancy, among others, as having important habitat for Bicknell's Thrush and Canada lynx, and other species. It represents a large portion of matrix forest that The Nature Conservancy identifies as a Tier 1 conservation priority. It also helps protect the Roach River watershed and Lily Bay and Number Four Mountains.

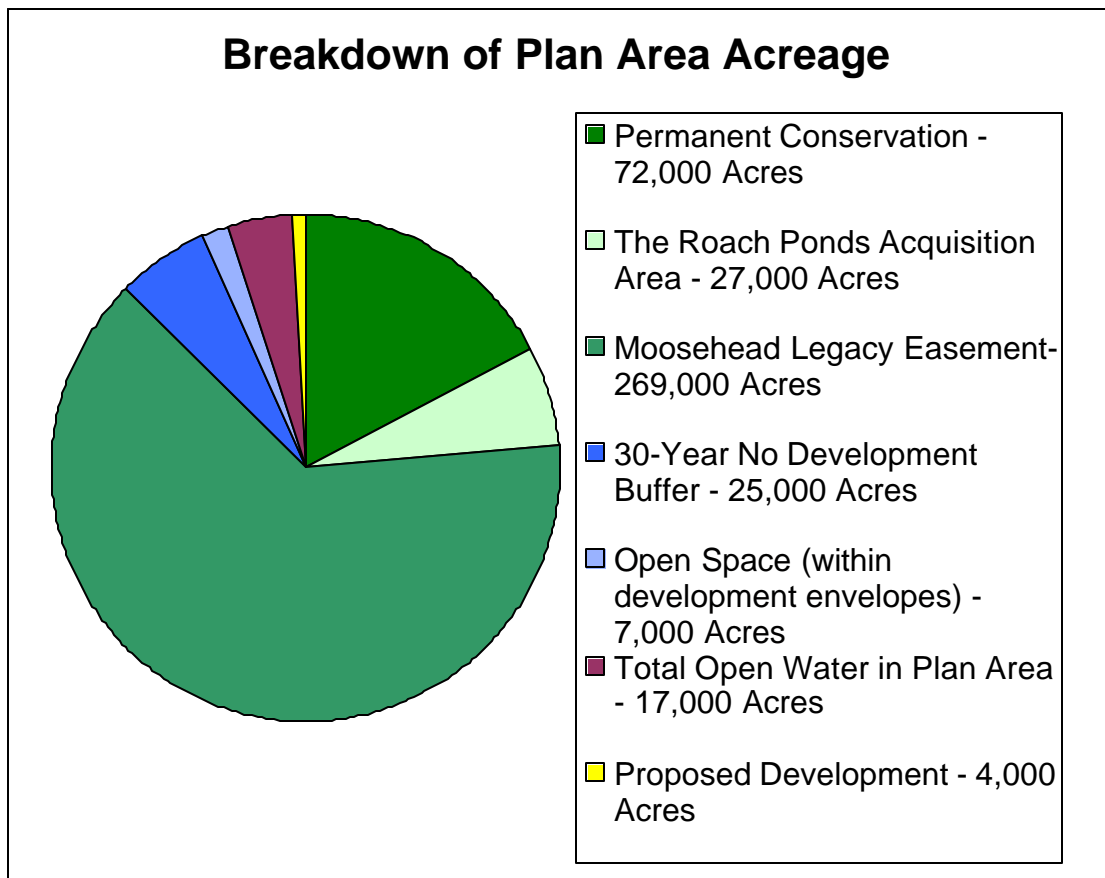
The Moosehead-Roach River Conservation Easement is larger than all of Maine's state parks combined (excluding Baxter State Park). It is larger than the Nahmakanta Reserve,

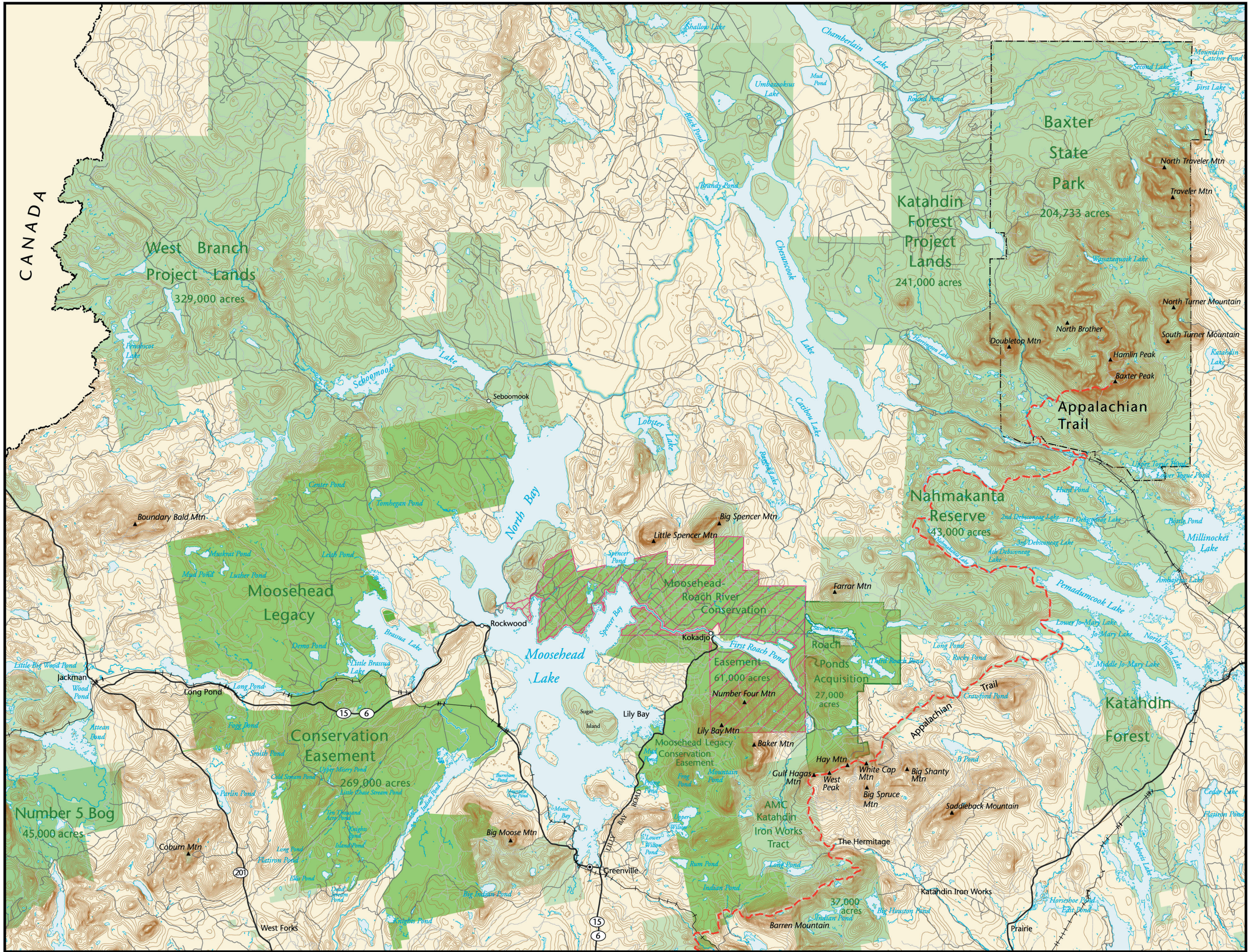
¹⁹ CLUP Appendix C, page C-6.

²⁰ See Attached Photographs of Ponds in the Moosehead-Roach River Conservation Easement and Ponds in the Pristine Ponds Conservation Easement.

or the AMC Katahdin Iron Works Tract. Furthermore, it will help fill a significant conservation gap between those two parcels, helping to tie them with one another, and with the eastern shore of Moosehead Lake. Coupled with the potential Roach Ponds Conservation Acquisition, the Moosehead-Roach River Conservation Easement would complete a seamless tract of conserved lands from Moosehead to Baxter, including connections to the 100-Mile Wilderness area.

The Plan provides 72,000 acres of conservation balance, including the 61,000-acre Moosehead-Roach River Conservation Easement, along with the permanent protection of 59 pristine ponds, 10 miles along the Moose River, and 71 miles of shorefront on developed lakes and ponds, balances development and represents a substantial conservation offering that could not be attained through traditional zoning or prospective zoning. (See Conserved Lands map on the following page.)

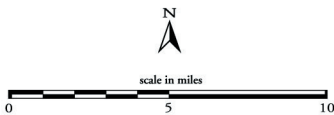




Regional Conservation

Concept Plan for Plum Creek's Lands in the Moosehead Lake Region

- Private, State, Federal Land in Conservation
- Moosehead-Roach River Conservation Easement (to balance development)
- Conservation Opportunities Offered Through the Conservation Framework
- Appalachian Trail



The “Conservation Framework”

In addition to the 72,000 acres of conservation outlined as the balance for the Plan above, approval of the Plan will provide an historic opportunity for further significant conservation of lands in the Plan Area. Under the Conservation Framework, an additional 341,000 acres of land may be conserved either through outright acquisition or through sustainable working forest conservation easements.

The Conservation Framework will provide The Nature Conservancy and its conservation partners, the Appalachian Mountain Club and the Forest Society of Maine, a five-year option to purchase:

- a permanent conservation easement on 269,000-acres within the Plan Area;
- the 27,000-acre Roach Ponds parcel; and
- 45,000 acres around Number 5 Bog and along the Moose River Bow trip, outside the Plan Area but close to Jackman.

The proposed Plan provides the opportunity to accomplish the transactions envisioned by the Conservation Framework. The Conservation Framework, when fully implemented, would be one of the largest land protection accomplishments in the history of the United States, and represents a tremendous additional public benefit to Plan approval. Together with the conservation offered as balance for the development proposed in the Plan, the Conservation Framework makes possible more than 413,000 acres of permanent conservation – an area *twice* the size of Baxter State Park.

Under LURC’s Statute, a zoning change for a concept plan must be shown to be “ ... more appropriate for the protection and management of existing uses and resources ...”,²¹ The land conservation offerings made possible through Plum Creek’s Plan will provide a superior mechanism for land protection than currently exists.

When fully implemented, the conservation easements envisioned by the Plan and the Conservation Framework, will ensure that at a minimum 91% of the Plan Area will continue to have sustainable working forests. These measures not only permit Plum Creek to continue to manage its forest lands, but commit Plum Creek and all future landowners to continued sustainable management practices, while guaranteeing traditional public access. This approach recognizes the economic value of the forest to the region, promotes sound planning and management, supports multiple recreational uses and preserves remoteness – all elements of LURC’s four principal values:

1. “...the tradition of a working forest, largely on private lands;
2. “...diverse and abundant recreational opportunities...”; and
3. “diverse, abundant and unique high-value natural resources and features...”; and,

²¹ LURC Statute, 12 M.R.S.A. §685-A(8).

4. “natural character values, which include the uniqueness of a vast forested area that is largely undeveloped and remote from population centers.”²²

Under the existing subdistricts, development could still occur, without any conservation measures, with no further assurance of continued sustainable forestry practices, with less control over location, and with fewer public benefits. The Plan enables more insightful lot locations, coupled with substantial conservation offerings for balance, resulting in significant benefits for LURC, the landowner and the public.

The Plan’s conservation and forest management measures provide substantial protection for existing resources, and greater public access and conservation than could be possible under traditional zoning or prospective zoning.

Predictability

The CLUP cites predictability as one of the primary public benefits of concept planning. “The public gains from the improved planning that results from comprehensive evaluation of lake-related recreational and natural resources, from provisions for the long-term protection of resources, from greater knowledge of future development patterns, and from the increased predictability of the development review process.”²³

As Plum Creek obtained public input in the creation of the Plan, through informal conversations with local residents, with interested groups and through LURC scoping sessions, Moosehead area residents repeatedly expressed the need to know what to expect for the future of the Moosehead region. With a Plan, and the resulting predictability, business owners, particularly those who are dependent on a sustainable supply of wood products and those who depend upon access to Plum Creek’s lands to sustain the tourism economy, face the future secure in the knowledge that sustainable forestry will be continued and traditional public access is assured.

Working forests and the tradition of public access are both part of the fabric of living in Greenville, Rockwood and Jackman that are universally enjoyed, but are not guaranteed. The revised Plan provides that guarantee. During the public outreach process, many people acknowledged that future development is inevitable – and many welcomed the opportunity for development to help their economy – but were even more concerned with knowing what to expect and where. The Plan provides that predictability.

According to the CLUP, “While concept plans are voluntary, initiated and prepared by the landowner, once approved by the Commission, they are binding.”²⁴

The predictability afforded by an approved concept plan helps provide the public with an accurate portrait of what development will occur, where it will occur, and what areas will not be developed. Equally important in terms of preserving the cultural heritage of the

²² CLUP Chapter 4, page 114.

²³ CLUP Appendix C, page C-6.

²⁴ CLUP Appendix C, page C-6.

region and enabling local businesses to invest with confidence, the Plan guarantees forever the tradition of access to Plum Creek lands upon which the public depends. And of great importance, according to public input, the Plan provides predictability in the form of permanent conservation.

The security of knowing what lies ahead for the land surrounding Moosehead region communities will provide innumerable economic, recreational, and quality of life benefits to the residents of the region. The permanent protections and access can only be granted through easements, which in turn, can only be offered voluntarily by landowners. The concept planning mechanism offers both predictability and conservation that cannot be attained through traditional zoning or even prospective zoning.

A Reasonable and Publicly Beneficial Balance

Balance

The Plan elements – both well-sited development and substantial conservation measures – yield many public benefits. However, according to LURC standards, the Plan must also satisfy the criterion of adequately balancing proposed development with long-term and/or permanent conservation.

Conservation To Development Ratio Exceeds All Previous Plans

For concept plans, balance refers primarily to the proportion of development, its location, and its associated impacts – to proposed conservation and its public benefits. The table below shows different ways to look at the balance, or ratio, of conservation acreage to development acreage:

Conservation/Development “Balance” Ratio for 72,000 Acres of Plan Conservation¹

1.	Conservation acreage to development envelope acreage 72,000:11,000	=	7 to 1
2.	Conservation acreage to total development impact ² 72,000:4,200	=	17 to 1
3.	Conservation acreage to development envelope acreage above 800 lots (incremental impact) 72,000:1,550 ³	=	46 to 1
4.	Conservation acreage per lot 72,000:975	=	74 acres per lot
5.	Conservation acreage per lot above 800 lots (incremental impact) 72,000:175	=	411 acres per lot
6.	Plan Area acres per residential lot 421,185:975	=	432 acres per lot
7.	Lots per square mile of Plan Area 975:658.1	=	1.48 lots per sq. mi.

1. Conservation acreage excludes the “Conservation Framework” acreage (341,000+/-) and certain trail acreage.

2. Resort building footprints, plus estimated lot acreage.

3. Assumes 6 acres per lot (1,050) – Lily Bay resort (500) = 1,550.

No matter how one measures the amount of development permitted (whether the gross amount or the incremental amount of additional allowed development), the amount of permanent conservation offered through the Plan is historic.

Comparison with Previous Concept Plans

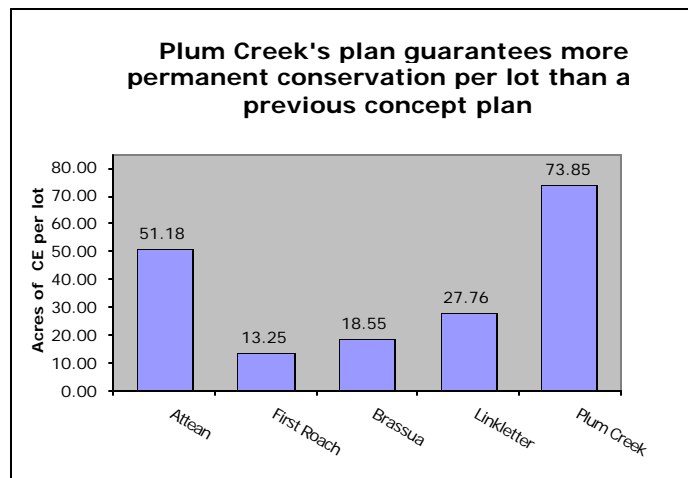
To put the balance provided under Plum Creek's Plan into perspective, the Plan can be compared to the four concept plans previously approved by the Commission: Attean Plan; First Roach Pond; Brassua Lake (i.e., Moosehead Wildlands); and Whetstone, Foss and Hilton Ponds (i.e., the Linkletter Plan).

There are many similarities between the Plum Creek Plan and the others, even though the Plum Creek Plan covers a significantly larger area. There are also significant differences between the specific needs of each of the five areas. However, most importantly, all five concept plans secure reasonable additional development rights for the landowner, balanced by permanent and long-term conservation for the public; this helps establish a general precedent for the level of appropriate development and the amount of balance that should reasonably be provided within a concept plan.

Plum Creek's Plan proposes less development per acre than any previous concept plan. For example, Plum Creek's Plan covers an area 25 times larger than the Attean plan (17,060 acres), but proposes less than half of the Attean Plan's development density (.002 lots per acre compared to .005 in the Attean plan).

Perhaps the simplest measure of balance is to compare the number of lots created to the amount of conservation offered. In this regard, Plum Creek's proposal exceeds all previous concept plans, providing 73.85 acres of conservation per lot created.

Furthermore, this figure does NOT include the 341,000 acres that could be conserved in the region if the opportunity to achieve the Conservation Framework is realized. If the Conservation Framework is implemented, the Plum Creek Plan will result in more than 400 acres of permanent conservation for every lot created.



Each of these comparisons shows that the permanent conservation measures guaranteed by the Plum Creek Plan provides a balance that is favorable compared to previously approved concept plans. However, these comparisons do not take into account the total

impact of the proposed development – where it is located, and what its ultimate effects will be – versus the real public and environmental benefits of the proposed conservation. For example, both the Attean and Linkletter plans proposed development for more remote areas, and thus, it is not surprising that they offered more requisite conservation than the First Roach and Brassua plans.

By contrast, the Plum Creek Plan is proposing development in parts of the Plan Area that are proximate to existing development and infrastructure, and away from more remote sections. The development being proposed under the Plum Creek Plan also carries substantial anticipated economic benefits for local communities. Furthermore, the sheer size of the Moosehead-Roach River Conservation Easement represents an historic offering for large-scale habitat protection.

Comparison with Rangeley Prospective Zoning: Concept Planning Provides Permanent Conservation and a Fixed Cap on Development

Prospective zoning is a method to identify “areas within a community or region that are most appropriate for additional growth based on existing development patterns, natural resource constraints, and future planning considerations. These areas are then zoned as development districts, and future growth is facilitated in these zones.”²⁵

In November 2000, the Commission adopted the Prospective Zoning Plan for the Rangeley Lakes Region. The Rangeley plan covers an area 60 percent the size of the Plum Creek Plan Area, of which about 8,400 acres are zoned for development. The Rangeley plan projects a need for 650 lots over 20 years, and contemplates that, at the end of the 20-year period, a new plan will be created to accommodate future growth.

Compared to the Rangeley plan, the Plum Creek Plan allocates a smaller percentage (less than 1% compared to 3.3%) of the Plan Area for development. Further, the Rangeley Plan does not contain an absolute cap on development, and lot development is also occurring outside of these development zones, contrary to the intent of the plan. The Plum Creek Plan puts a fixed, 30-year, 975-lot cap on development, and does not allow any of this development outside the defined planning envelopes.

However, there is a more stark distinction between the Rangeley prospective zoning plan and every concept plan that has come before LURC – namely, that the Rangeley plan does not (cannot) include any permanent conservation. Therefore, while prospective zoning is an effective way of targeting development to desirable locations, it does nothing to secure permanent protection, or to prevent slow, but continued, growth in rural or remote areas. Plum Creek’s Plan does.

Compared to previously approved concept plans and the Rangeley prospective zoning plan, the Plum Creek plan offers an amount of guaranteed permanent conservation comparable to, and, by many measures, far exceeding past precedents. By any measure, the Plum Creek Plan presents a unique opportunity to secure an

²⁵ CLUP Chapter 4, page 126.

historic level of permanent conservation, as balance for a reasonable amount of development.

Conclusion

Under the Plum Creek Plan, residential and resort development would occur on an aggregate of 4200 acres primarily near existing communities, on a few developed lakes, and along major travel corridors, while 72,000 acres would receive permanent conservation protection. Further, approval of the Plan would provide an opportunity to secure significantly more conservation under the historic Conservation Framework.

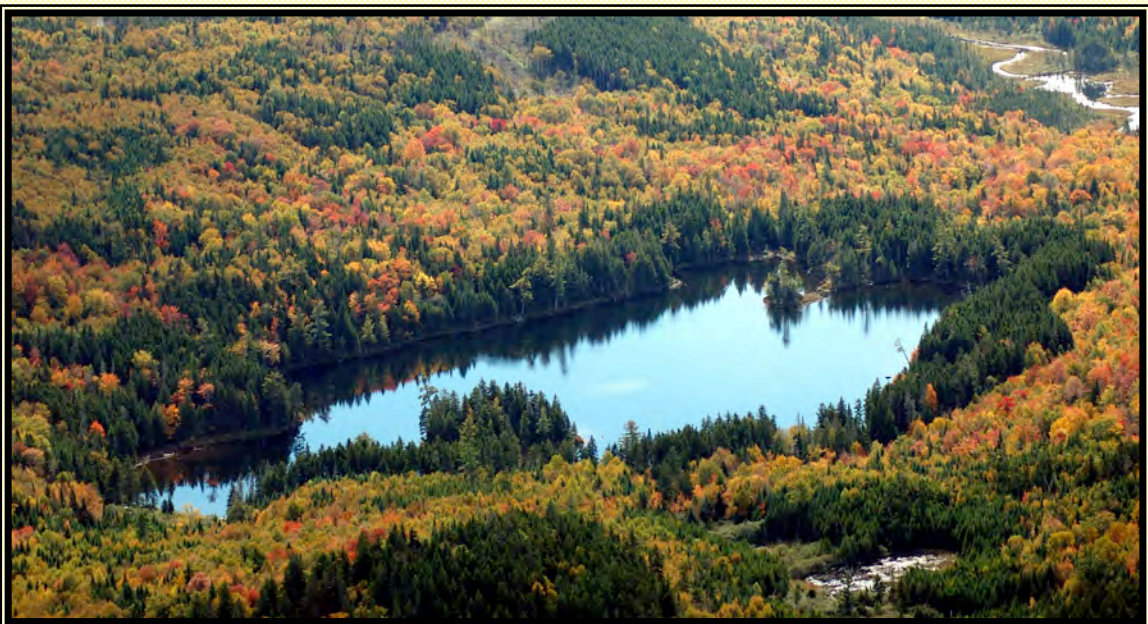
Through the concept planning process, the Plan provides a unique opportunity for predictability, a mutual and substantial benefit for residents in the Moosehead region, LURC, and Plum Creek.

Based on the specific characteristics and unique needs of the Moosehead Lake region, as well as past precedent and reasonable estimates for the future, the concept plan being presented for the Moosehead region meets the criteria of offering *a reasonable, publicly beneficial balance* between development and conservation.

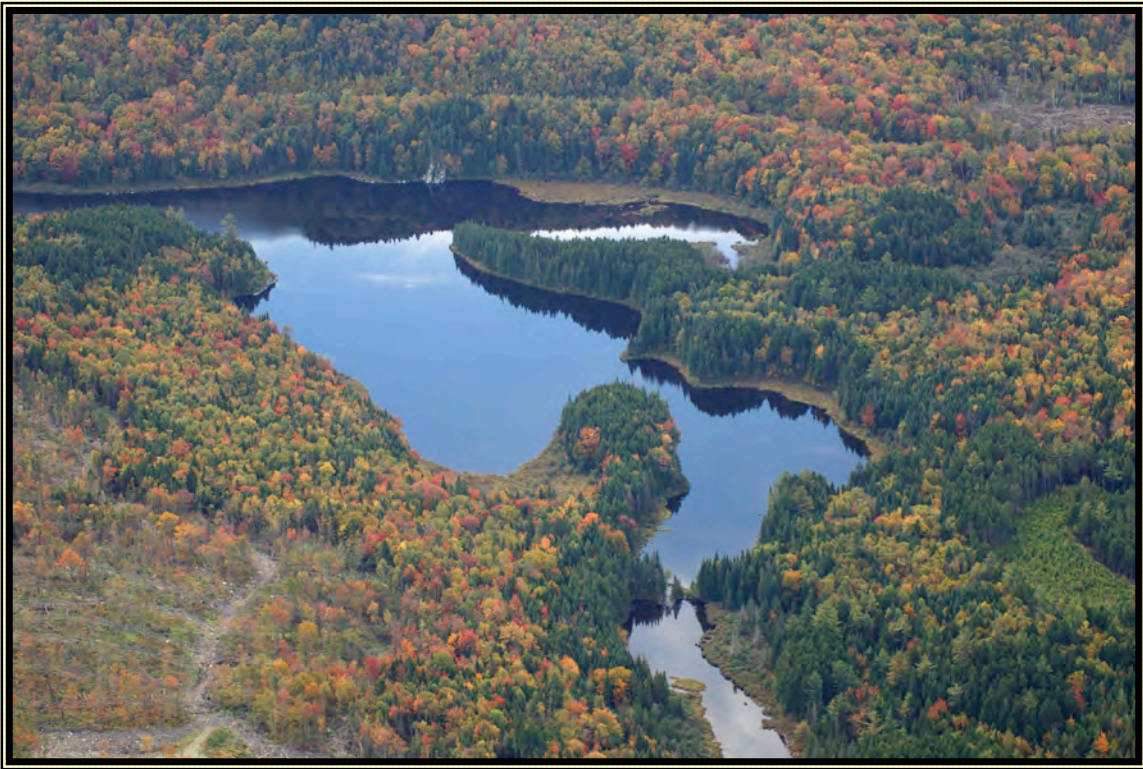
The following are representative images of resources that will be protected by the Pristine Ponds Conservation Easement and the Moose River Conservation Easement.



Luther Pond



Chase Stream Pond



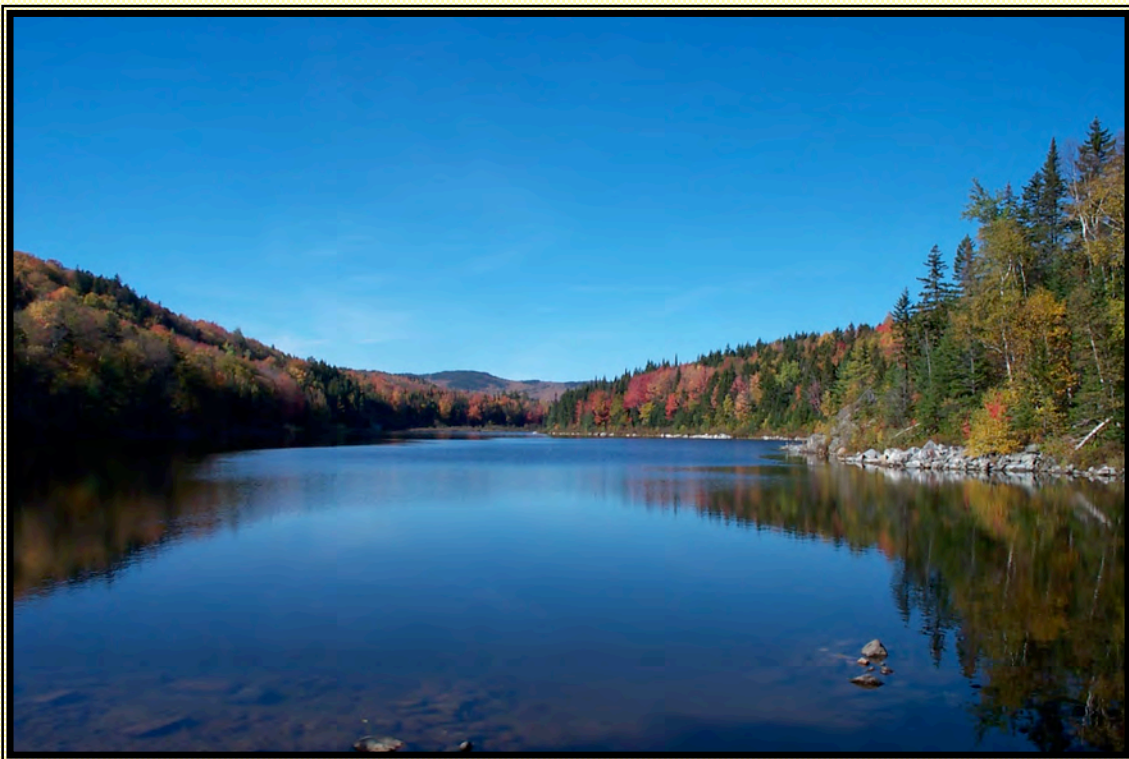
Misery Pond



Muskrat Pond



Mud Pond in Beaver Cove



A pond included within the Pristine Ponds Conservation Easement



Moose River



Moose River



Chub, 10,000 Acre, and Little Chase Stream Ponds



A Pond included within the Pristine Ponds Conservation Easement



Mountain and Fogg Ponds



Mud Pond in Thorndike



Pristine pond in Chase Stream Township



Fletcher Pond



A Pond included within the Pristine Ponds Conservation Easement



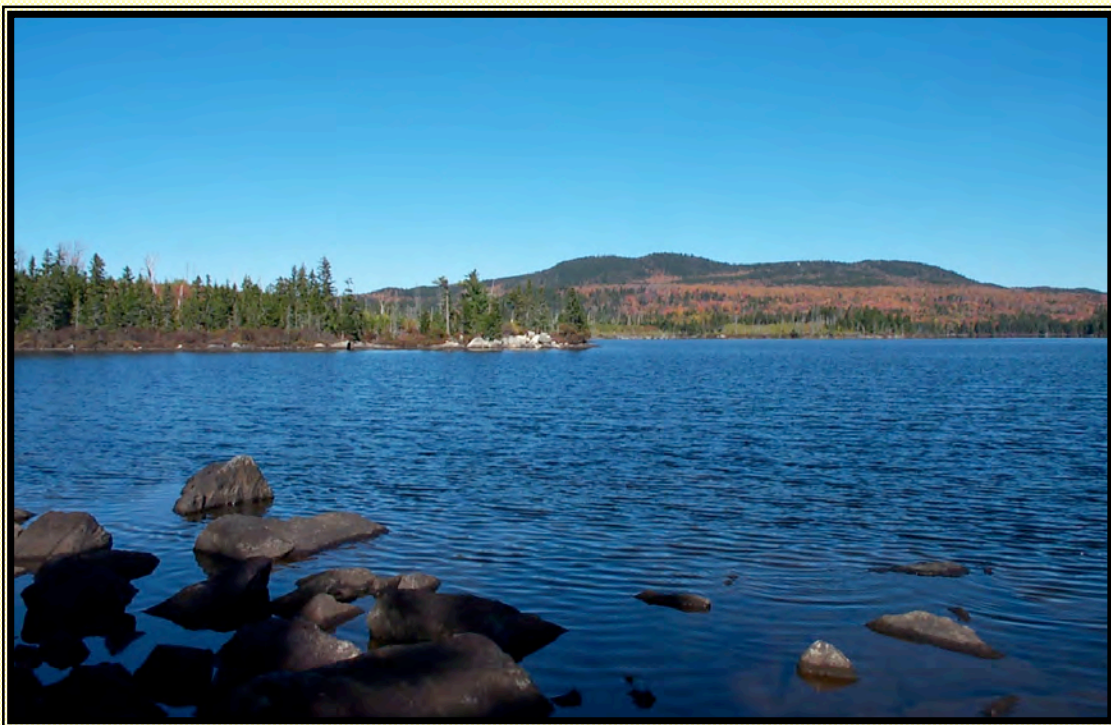
Fish and Muskrat Ponds



Pristine Ponds in Chase Stream Township



A pond included within the Pristine Ponds Conservation Easement



A pond included within the Pristine Ponds Conservation Easement

The following are representative images of what will be protected by the Moosehead-Roach River Conservation Easement





The following are representative images of what will be protected by the Conservation Framework



Third Roach Pond



Third Roach Pond

The Roach Ponds Area



Second Roach Pond



Second Roach Pond



STATE OF MAINE
DEPARTMENT OF CONSERVATION
LAND USE REGULATION COMMISSION
22 STATE HOUSE STATION
AUGUSTA, ME 04333-0022



FOR OFFICE USE

ZP _____
P-RP _____
Date Rec'd _____
App Fee _____

Submitted April 27, 2006

PETITION FOR REZONING

**TO IMPLEMENT A RESOURCE PLAN PROTECTION (P-RP) SUBDISTRICT
UNDER THE PROVISIONS OF A CONCEPT PLAN**

1. **Petitioner:** Plum Creek Maine Timberlands, L.L.C. and Plum Creek Land Company
Mailing Address: P.O. Box 400
Fairfield, Maine 04937-4000
Daytime Telephone: 207-453-2527
E-mail Address: jlehner@plumcreek.com

2. **Petitioner's Status:**
 Individual or sole proprietorship (d/b/a): _____
 Partnership (Provide names of partners): _____
 X Corporation (Provide name of corporation): (Corporation) Plum Creek Land Company
 X Other entity (Please explain): (LLC) Plum Creek Maine Timberlands, L.L.C.

3. **Agent Authorization:** If you have an agent, such as a realtor, lawyer or contractor, acting on your behalf regarding this petition, complete the following authorization:

Name of Agent: Virginia E. Davis
Mailing Address: P.O. Box 1058
Augusta, Maine 04332-1058
Daytime Telephone: 207-623-5300
E-mail Address: vdavis@preti.com

I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this Petition for Rezoning. I understand that I am ultimately responsible for compliance with all conditions and limitations of any permit issued to me by the Land Use Regulation Commission.

Petitioner's Signature: James K. Lehner **Date:** 4/27/06

4. **Exhibits:** Please ensure that this rezoning petition includes the following required exhibits prior to submission:

- ☒ **Application Fee:** \$50.00, payable to "Treasurer, State of Maine". This application fee is not refundable.
- ☒ **Notice of Filing:** Attach a copy of a completed Notice of Filing form that was sent to landowners and officials. Please review the instructions to determine which persons must be provided notice of this rezoning petition. See Tab Labeled "Notice of Filing"
- ☒ **Exhibit A: Corporate Good Standing.** If petitioner's status is a Corporation, submit a Certificate of Good Standing from the Secretary of State, State of Maine. See Tab Labeled "Exhibit A"
- ☒ **Exhibit B: Right, Title or Interest.** The law requires that a petitioner (other than a state or federal agency) must own or lease all of the property for which rezoning is being petitioned. To demonstrate right, title or interest, submit complete, signed copies of all deed(s) or lease(s) which document the petitioner's right, title or interest in all of the land addressed in this rezoning petition.
- (Submitted Under Separate Cover)
- ☒ **Exhibit C: Location Map.** Submit a large Land Use Guidance Map on which you have clearly marked the boundaries of the property for which rezoning is petitioned, using the same scale as shown on the guidance map. See Tab Labeled "Exhibit C"
- ☒ **Exhibit D: On-Site Soils Mapping.** Submit on-site soils mapping conducted by a soil scientist for all areas proposed for development, including roads. Soils information should be at a minimum scale of 1:62,500 or 1" to the mile, with 40 acre minimum mapping units. Soils mapping should include:
- the location of all test pits and/or borings,
 - a description of all soil mapping units referring to soil grouping designations according to both the USDA soils series names and the Maine State Plumbing Code profile and condition,
 - the boundary lines of all proposed subdivisions, roads and other development areas,
 - topographic contour lines at a minimum of five foot intervals,
 - the percent and direction of slopes, and See Appendix P - Concept Plan
 - the location of all streams and waterbodies.
- The map must be drawn to the same scale as any other site plans that are submitted and must be dated and include the signature and license number of the soil scientist responsible for the work.
- ☒ **Exhibit E: Letters Evaluating Impacts.** Submit letters from town, plantation, county and/or other officials describing what they anticipate as impacts, both favorable and unfavorable, of the proposed use of the land on the local community and surrounding area. If the property is located in a town or plantation, contact the selectmen or assessors for such a letter. If the property is located in a township, contact the regional planning commission, county commissioners or similar officials.
- See Tab Labeled "Exhibit E"
- ☒ **Exhibit F: Letters Confirming Availability of Services:** If the proposed rezoning and subsequent use of the land will require municipal services, submit letters from town, plantation, and/or county officials and school administrative districts indicating that needed municipal or county services (i.e. solid waste disposal, fire and police protection, schools and school transportation, etc.) will be available. The letters should describe any special circumstances or conditions that must be met prior to providing such services. See Tab Labeled "Exhibit E"
- ☒ **Exhibit G:** Submit a copy of all documents demonstrating that the proposed easement holder meets the Commission's *Guidelines for Selection of Easement Holders*. See Tab Labeled "Exhibit G"
- ☒ **Concept Plan:** Submit a written concept plan that, at minimum, identifies (1) all areas where new, lake-related development is to be located; (2) resource values or shoreland areas to be protected; (3) mechanisms that will be used to conserve important resources or areas; and (4) the life span of the plan. Additional details about the proposal may be necessary to include within the plan. Please refer to the Commission's *Guide to Preparing a Concept Plan* for more information.

See Plan Description at I. through IX

Please respond to the following questions about your proposal either on a separate sheet of paper or, preferably, within the text of the concept plan.

5. **Location of Property:** List all towns, townships, and plantations that include land proposed for rezoning to the P-RP subdistrict. Include the number of acres that you own or lease, the number of acres proposed for rezoning, and the names of waterbodies and roads located on or adjacent to land proposed for rezoning. See Tab 5

Town, Township or Plantation	County	Acres Owned	Acres to Rezone	Waterbodies	Roads
Total Acres:					

6. **Notice of Filing:** Provide the names and mailing addresses of all individuals, companies or others who own land within 1,000 feet of the property for which you seek rezoning and any other persons to whom notice of this rezoning petition was provided. Also provide the date such notice was provided. **Failure to submit a complete list of landowners may invalidate this petition, even if otherwise approvable.** See Tab 6

Name	Mailing Address	Notice Date

7. **Existing Zoning:** List the zones currently applied to the area(s) proposed for rezoning. See Tab 7
8. **Current Use:** Describe the current and historical use of the land proposed for rezoning. See Tab 8
9. a **Surrounding Uses and Resources:** Describe the uses and resources of the area/region surrounding the land proposed for rezoning (i.e. commercial forest, farm land, seasonal/year-round residential use, commercial uses, etc.). See Tab 9a
9. b **Existing Development:** Describe existing development in the area/region and within the area proposed for rezoning, including type, amount, density, and proximity (by road) to the area proposed for rezoning. If the plan includes only a portion of a lake, describe existing development on the rest of the lake in sufficient detail to understand the context of the proposed plan. See Tab 9b
10. **Proposed Uses:** Describe all proposed uses of the land involved in this rezoning petition. If any subdivisions are proposed, describe the types of subdivisions (seasonal, year-round, residential, commercial, etc.) and the numbers and sizes of lots within each subdivision (including any common areas or lots designated to remain undeveloped). Attach a site plan that shows all locations of the proposed subdivisions within the concept plan. If structural development is proposed, describe its type, size and use and attach a preliminary site plan that shows how such structural development and support facilities will be located. If any other use is proposed, describe in detail what that use will be and why it is being proposed.

Under provisions of the Commission's statute, 12 M.R.S.A. §685-A(8), no change in a district boundary may be approved unless:

1. There is substantial evidence that the change would be consistent with the standards for district boundaries in effect at the time, the Comprehensive Land Use Plan, and the purpose, intent and provisions of Chapter 206-A (the Land Use Regulation Law); and
2. The change in zoning will satisfy a demonstrated need in the community or area and will have no undue adverse impact on existing uses or resources or is more appropriate for the protection and management of existing uses and resources within the affected area.

[Note: In the instance of a concept plan, the latter provision, "is more appropriate...", is the applicable standard of approval.]

The following questions are intended to generate information that will be useful in assessing whether the proposal meets the Commission's statutory rezoning criteria.

11. **Consistency with the Comprehensive Land Use Plan:** The Commission's plan includes specific goals to guide the location of new development; to protect and conserve forest, recreational, plant or animal habitat and other natural resources; to ensure the compatibility of land uses with one another; and to allow for a reasonable range of development opportunities important to the people of Maine.

See Tab 11

Carefully read and refer to the Commission's Comprehensive Land Use Plan (particularly the objectives and policy statements found on pages 134-143). Explain how the proposed change in zoning will be consistent with the Commission's Comprehensive Land Use Plan.

12. **Adjacency Criterion:** The Commission's plan encourages orderly growth within and proximate to existing, compatible developed areas. This is referred to as the "adjacency" criterion. When considering any petition for rezoning, the Commission places considerable weight on this objective. However, the Commission may consider adjusting the adjacency criterion when assessing concept plans, provided any such relaxation is matched by comparable conservation measures.

See Tab 12

Does your proposal fit the adjacency objective? If so, describe in detail the type and amount of existing nearby development. Include the distance (by straight line and by road) of such development from your proposed area(s) of development.

Does the proposal require adjustment of the Commission's adjacency policy? If so, explain why such adjustment is justified in the context of the Commission's policies, and describe how the development gained through the adjustment is matched by comparable conservation measures.

13. **Protection Zoning:** Is the P-RP zone that you propose more appropriate for the protection and management of *existing* uses and resources in the area? If so, describe how the P-RP zone is more appropriate.

See Tab 13

14. **Shoreland Criteria:** The Commission's lake management program contains policy statements that include review criteria for permit applications (including petitions for rezoning prior to such activities) that could affect the shoreline. These special review criteria for intensive development proposed on lakes are included in the Commission's Land Use Districts and Standards under provisions of Section 10.13,B,2.

See Tab 14

If your petition for rezoning includes any shoreland areas, carefully read and refer to the Review Criteria for Shoreland Permits in Appendix C of the Comprehensive Land Use Plan (pages C-4 and C-5) and the Review Standards for Structures Adjacent to Lakes in Section 10.13,B,2 of the Commission's Land Use Districts and Standards. Explain how the proposed rezoning is consistent with the following criteria:

- a. **Natural and Cultural Resource Values:** The proposal will not adversely affect natural and cultural resource values identified as significant or outstanding in the Wildland Lakes Assessment;
 - b. **Water Quality:** The proposal will not, alone or in conjunction with other development, have an undue adverse impact on water quality;
 - c. **Traditional Uses:** The proposal will not have an undue adverse impact on traditional uses, including without limitation, non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture;
 - d. **Regional Diversity:** The proposal will not substantially alter the diversity of lake-related uses afforded within the region in which the activity is proposed;
 - e. **Natural Character:** Adequate provision has been made to maintain the natural character of shoreland;
 - f. **Lake Management Goals:** The proposal is consistent with the management intent of the affected lakes classification; and
 - g. **Landowner Equity:** Where future development on a lake may be limited for water quality or other reasons, proposed development on each landownership does not exceed its proportionate share of total allowable development.
15. **Anticipated Favorable Impacts:** Do you anticipate that your proposed use of the land would result in any favorable impacts on any of the surrounding land, resources, and/or uses in the community or area? If so, describe in detail the anticipated favorable impacts.
- See Tab 15
16. **Anticipated Unfavorable Impacts:** Do you anticipate that your proposed use of the land would result in any unfavorable impacts on any of the surrounding land, resources, and/or uses in the community or area? If so, describe in detail the anticipated unfavorable impacts and any measures proposed to control or minimize them.
- See Tab 16
17. **Public Services:** What municipal, county, or other services (i.e. solid waste disposal, fire and police protection, schools and school transportation, etc.) will your proposed use of the land require? Describe by what means these public services will be obtained.

See Tab 17

18. **Compliance with Laws and Standards:** If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

See Tabs 18a through 18i

- a. Describe what provisions will be made to comply with the Commission's development standards and other environmental laws.
- b. Water Supply: What provisions will be made for securing and maintaining a healthy water supply to the area?
- c. Soil Conditions: Are soil conditions appropriate for proposed uses, particularly in areas proposed for development?
- d. Traffic: what provisions will be made for parking and safe traffic flow?
- e. Erosion Control: What provisions will be made for stabilization and erosion control of the site?
- f. Subsurface Waste Water Disposal: What provisions will be made to comply with the requirements of the Subsurface Waste Water Disposal Rules of the Maine State Plumbing Code?
- g. Harmonious Fit: What measures will be taken to fit the proposal into the existing surroundings? Include any special considerations given to siting, design, size, coloring, landscaping or other factors that will lessen the impact of the proposal on the surroundings.
- h. Scenic Impacts: What measures will be taken to minimize impacts of the proposal on the scenic quality of the area? Consideration should be given to visibility from roads and water bodies.
- i. Wildlife Habitat: What measures will be made to minimize impacts on wildlife habitat including birds and water fowl? Consideration should be given to riparian zones along waterbodies.

Note: Should your petition for rezoning be approved, the Commission will require more detailed information about any proposed development within the concept plan area in the specific subdivision or development permit application.

Under provisions of Section 10.16,F,6 of the Commission's Land Use Districts and Standards, the Commission may approve a concept plan only if it finds that the following criteria are also satisfied:

1. The plan conforms with the Commission's Land Use Districts and Standards, where applicable.
2. The plan, taken as a whole, is at least as protective of the natural environment as the subdistricts which it replaces. In the case of lake concept plans, this means that any development gained through any waiver of the adjacency criterion is matched by comparable conservation measures.
3. The plan includes in its purpose the protection of those resources in need of protection.
4. The plan strikes a reasonable and publicly beneficial balance between appropriate development and long-term conservation of lake resources.
5. Conservation measures apply in perpetuity, except where it is demonstrated by clear and convincing evidence that other alternative conservation measures fully provide for long-term protection or conservation.

The following questions are intended to generate information that will be useful in assessing whether the proposal meets the Commission's criteria associated with rezoning to the P-RP subdistrict.

19. **Conformance with the Commission's Standards:** Does the proposal meet or exceed the Commission's normal standards for site suitability, including the Commission's minimum dimensional requirements? If the plan includes any provisions that deviate from the Commission's Land Use Districts and Standards, explain in detail how the provisions differ from the Commission's rules and provide reasons for the proposed deviations.
See Tab 19
20. **Resource Protection:** Is the proposal at least as protective of the natural environment as the Commission's existing protections? How does the proposal maintain or enhance the protection of the natural resources and public values within the areas involved?
See Tab 20
21. **Balance between Development and Conservation:** How does the proposal strike a reasonable and publicly beneficial balance between appropriate development and long-term conservation of lake resources? Please keep in mind that proposed conservation measures must provide clear and significant public benefits.
See Tab 21
22. **Conservation Measures:** If conservation easements are proposed, describe their substantive provisions (e.g. area of easement, allowed uses, access, special restrictions). Describe how the proposed easement holder meets the Commission's *Guidelines for Selection of Easement Holders*. If alternative conservation measures are proposed, describe their substantive provisions and describe how these measures fully provide for long-term protection or conservation.
See Tab 22
23. **Additional Information:** State any additional facts regarding this petition for rezoning that you feel may further explain your proposal or assist the Commission in its review of your petition. Address any important issues identified by the public and other interested parties during the initial project planning.

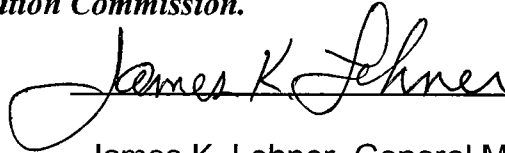
For Conclusion See Tab 23

Please read and sign the certification, below and attach a copy of the completed *Notice of Filing of Zoning Petition*.

By signing this petition, I certify that notice of this petition has been given to all owners of abutting property and those within 1000 feet of the subject property and, if applicable, to Town or Plantation officials and County Commissioners.

I have personally examined and am familiar with the information submitted in this petition for rezoning, including all attachments, and I believe the information to be true, accurate and complete. I further certify that I will comply with all applicable statutes and with rules adopted by the Maine Land Use Regulation Commission.

Petitioner's Signature:



Date: 4/27/06

Printed Name and Title:

James K. Lehner, General Manager

Notice of Filing

NOTICE OF FILING OF REZONING PETITION WITH THE MAINE LAND USE REGULATION COMMISSION

This is to notify you that Plum Creek Maine Timberlands, L.L.C., and Plum Creek Land Company, 49 Mountain Avenue, P.O. Box 400, Fairfield, ME 04937-0400, have filed a joint Petition for Rezoning with the Maine Land Use Regulation Commission, pursuant to provisions of 12 M.R.S.A. section 685-A(8), to rezone 421,000 acres of land in the Moosehead Lake region from its present subdistrict designations to a Resource Plan Protection (P-RP) Subdistrict for purposes of implementing a concept plan.

Concept plans are landowner-created, long-range plans for the development and conservation of a large area. The plans are a clarification of long-term landowner intent that indicate, in a general way, the areas where development is to be focused, the relative density of proposed development, and the means by which significant natural and recreational resources are to be protected. The Maine Land Use Regulation Commission established the "concept plan" process as a flexible alternative to traditional subdivision and development regulation, designed to accomplish both public and private objectives. Concept plans are initiated by a landowner and must be approved by the Commission.

The Petition for Rezoning was filed at the Maine Land Use Regulation Commission office in Augusta on Thursday, April 27, 2006. Paper copies of the Petition for Rezoning will be available for public inspection by appointment in the offices of the Maine Land Use Regulation Commission at 18 Elkins Lane, Harlow Building – 4th floor, Augusta (call 207-287-2631).

Copies are also available for public inspection in the following locations:

Town Office of Jackman, Maine
369 Main Street
Jackman, Maine 04945
207-668-2111

Town Office of Greenville, Maine
7 Minden Street
Greenville, Maine 04441
207-695-2421

Town Office of Beaver Cove, Maine
795 Lily Bay Road, Unit 101
Beaver Cove, Maine 04441
207-695-2880

Shaw Public Library
North Main Street
Greenville, Maine 04441
207-695-3579

Post Office of Rockwood, Maine
General Delivery
Rockwood, ME 04478
207-534-2277

The Commission will schedule one or more hearings to gather oral and written testimony from the public about this Petition. Written comments from interested persons should be sent to the Maine Land Use Regulation Commission, Department of Conservation, 22 State House Station, Augusta, Maine 04333-0022. The deadline for comments will be established once a public hearing is scheduled.

If you wish to receive postal or e-mail notices about upcoming public hearings and important deadlines related to the Commission's review of this Petition for Rezoning, please contact the Maine Land Use Regulation Commission by calling (207) 287-2631 or by e-mailing your name, mailing address and day-time phone number to jeannine.lapointe@maine.gov. Information about concept plans and this Petition for Rezoning is also available on the web at www.maine.gov/doc/lurc/reference/resourceplans/moosehead.html.

**PLUM CREEK PUBLIC NOTIFICATION
REGARDING RECEIPT OF INITIAL APPLICATION**

Notice was provided to the following **Town Managers/Plantation Assessors** for towns and plantations within and adjacent to the area proposed for rezoning including the following towns outside of LURC jurisdiction: Moose River, Jackman, Greenville, Shirley, Beaver Cove, The Forks Plantation and West Forks Plantation.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on Thursday, April 27, 2006.

Assessor Daniel MacDonald
The Forks Plantation
Route 201, P.O. Box 77
West Forks, ME 04985

Board of Selectman
(Messrs. Reed, Moore, Smyth)
Moose River
727 Main Street
Jackman, ME 04945

Assessor Lloyd Trafton
West Forks Plantation
West Forks, ME 04985

John Simko
Greenville Town Manager
P.O. Box 1109
Greenville, ME 04441

Selectman/Assessor Wallace Williams
Beaver Cove Town Office
795 Lily Bay Road, Unit 101
Beaver Cove, ME 04441

Selectman/Assessor Mike Muhr
P.O. Box 147
Shirley, ME 04485

Kathy MacKenzie
Jackman Town Manager
P.O. Box 269
Jackman, Maine 04945

Notice was provided to the each of the **Somerset and Piscataquis County Commissioners** as well as the following emergency management administrators in Somerset County.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on April 27, 2006.

Paul Hatch
Somerset County Commissioner
41 Court Street
Skowhegan, ME 04976

Thomas K. Lizotte
Piscataquis County Commissioner
159 East Main Street
Dover-Foxcroft, ME 04426

Zane Libby
Somerset County Commissioner
41 Court Street
Skowhegan, ME 04976

Robert Higgans
EMA Director
8 County Drive
Skowhegan, ME 04976

Robert Dumphy
Somerset County Commissioner
41 Court Street
Skowhegan, Maine 04976

David Spencer
Unorganized Territory E-911 Agent
8 County Drive
Skowhegan, ME 04976

W. L. Bartley, I Jr.
Piscataquis County Commissioner
159 E. Main Street
Dover-Foxcroft, ME 04426

Frederick Y. Trask
Piscataquis County Commissioner
159 E. Main Street
Dover-Foxcroft, ME 04426

Notice was provided to members of the **Maine Congressional Delegation**.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices to the legislators' district offices via certified mail on Thursday, April 27, 2006.

U.S. Rep. Thomas Allen
57 Exchange Street
Suite 302
Portland, ME 04101

U.S. Senator Olympia Snowe
3 Canal Plaza, Suite 601
Portland, ME 04101

U.S. Rep. Michael H. Michaud
23 Water Street
Bangor, ME 04401-0858

U.S. Senator Susan M. Collins
202 Harlow Street
Bangor, ME 04402

Notice was provided to all Maine legislators whose districts encompass the Concept Plan Area (House Districts 27 and 88; Senate districts 26 and 27) as well as legislators whose districts encompass any part of the Somerset or Piscataquis Counties.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on Thursday, April 27, 2006

Maine Senator Peter Mills
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Paul T. Davis
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Kenneth T. Gagnon
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Chandler E. Woodcock
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Rep. James D. Annis
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Wright H. Pinkham
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Earl E. Richardson
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Philip A. Curtis
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, Maine 04333-0002

Rep. Edward D. Finch
Maine House of Representatives
State House Room 333
2 State House Station
Augusta, ME 04333-0003

Rep. Stacy Allen Fitts
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Raymond G. Pineau
Maine House of Representatives
State House Room 333
2 State House Station
Augusta, ME 04333-0003

Rep. Maitland E. Richardson
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Vaughn A. Stedman
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Douglas A. Thomas
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Notice is set for publication on Friday, May 5, 2006 in the **legal notice sections of the following newspapers**: Kennebec Journal, Portland Press Herald, Lewiston Sun Journal, Bangor Daily News and Waterville/Morning Sentinel.

Notice is set for publication on Tuesday, May 2, 2006 in the **legal notice section** of the Moosehead Messenger.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP will receive email receipts and confirmation from each newspaper that the public notices will run, *exactly as written*, on the above-captioned dates. Copies of all email receipts will be provided upon request.

Notice is set to run on the **cable access channels serving the Greenville and Jackman communities** beginning on Wednesday, May 3, 2006 and will run for a period of one week. Moosehead Enterprises is the cable provider in each community. They can be reached at 695-3337.

Exhibit A

Corporate Good Standing

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the records of qualification of foreign business corporations in this State and annual reports filed by the same.

I further certify that PLUM CREEK LAND COMPANY, a DELAWARE corporation, is a duly qualified foreign business corporation under the laws of the State of Maine and that the application for authority to transact business in this State was filed on June 29, 1999.

I further certify that said foreign business corporation has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the authority to transact business in this State and that according to the records in the Department of the Secretary of State, said foreign business corporation is a legally existing business corporation in good standing under the laws of the State of Maine at the present time.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this tenth day of April 2006.



A handwritten signature in black ink, appearing to read "Matthew Dunlap".

MATTHEW DUNLAP

Secretary of State

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the records of qualification of foreign limited liability companies in this State and annual reports filed by the same.

I further certify that PLUM CREEK MAINE TIMBERLANDS, L.L.C., formerly SDW TIMBER II, L.L.C., a DELAWARE limited liability company, is a duly qualified foreign limited liability company under the laws of the State of Maine and that the application for authority to transact business in this State was filed on October 29, 1998.

I further certify that said foreign limited liability company has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the authority to transact business in this State and that according to the records in the Department of the Secretary of State, said foreign limited liability company is a legally existing limited liability company in good standing under the laws of the State of Maine at the present time.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this tenth day of April 2006.



A handwritten signature in black ink, appearing to read "Matthew Dunlap".

MATTHEW DUNLAP

Secretary of State

Exhibit B

Right Title and Interest

(Submitted Under Separate Cover)

April 27, 2006

Maine Department of Conservation
LAND USE REGULATION COMMISSION
22 State House Station
Augusta, ME 04333-2631

RE: Exhibit B - Right, Title or Interest

Dear Sir or Madam:

We have acted as special counsel to Plum Creek Maine Timberlands, L.L.C. and Plum Creek Land Company (collectively "Plum Creek") in connection with its Petition to Rezone a portion of its land in Somerset and Piscataquis counties ("Concept Plan Area").

SDW Timber II, L.L.C. ("SDW") acquired title to the majority of the Concept Plan Area by conveyances from S.D. Warren Company. SDW is a Delaware limited liability company. As of October 29, 1998, SDW was authorized to do business in the State of Maine as a foreign limited liability company (see File No. 19990070FC at the Maine Secretary of State's office). SDW changed its name to Plum Creek Maine Timberlands, L.L.C. and, as of December 9, 1998, its authority to do business in the State of Maine, was so amended (see File No. 19990070FC at the Maine Secretary of State's office). Please note that a portion of the Concept Plan Area – located in Beaver Cove - was acquired by Plum Creek directly through a conveyance from John Hancock Life Insurance Company.

We submit herewith the following information concerning ownership in the Concept Plan Area.

- A. Complete, signed copies of all the relevant deeds;
- B. Copies of the aforementioned title insurance commitments; and

- C. Illustrations generated by Deluca-Hoffman Associates, Inc. with Plum Creek ownership generally highlighted in green.

This information is by township or groups of townships and is enclosed herewith in separate files, so-marked.

We are not registered land surveyors and cannot opine as to those matters that require the opinion of a surveyor. However, we have reviewed the relevant deeds and the illustrations prepared by Deluca-Hoffman Associates, Inc. showing the juxtaposition of the state property tax information for the Concept Plan Area. Plum Creek pays real estate taxes on Concept Plan Area.

We have reviewed the title insurance commitments issued by First American Title Insurance Company for the benefit of Plum Creek. Based solely on these title insurance commitments and subject to the reservations and exceptions contained therein, we are of the opinion that Plum Creek has demonstrated sufficient right, title or interest in all of the property that is proposed for development or use.

This opinion letter may be relied upon by you in connection with Plum Creek's Petition for Rezoning; it may not be used or relied upon by you or any other person for any other purpose whatsoever, without in each instance our prior written consent.

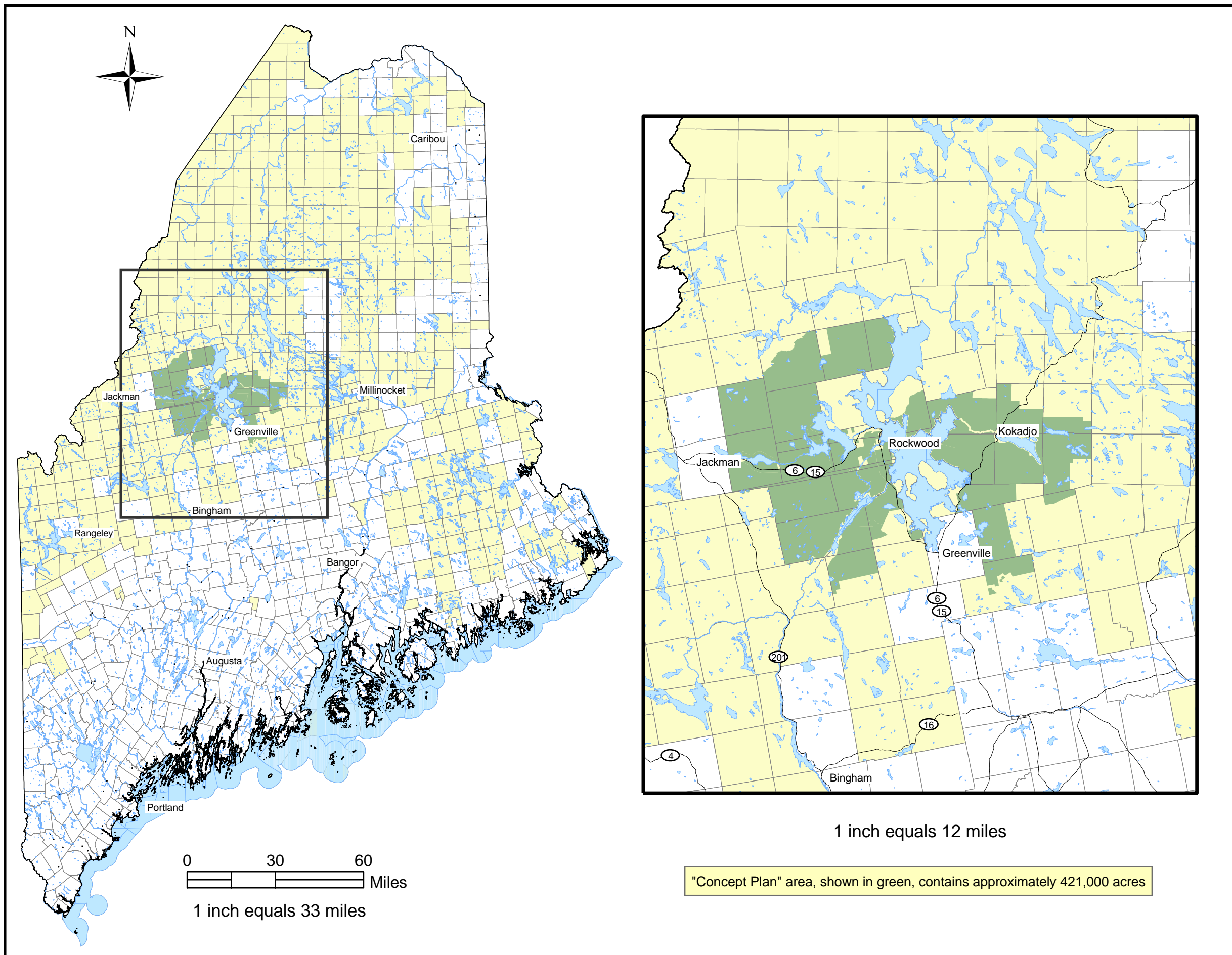
Sincerely yours,

*Preti Flaherty Beliveau
+ Pachios LLP*

PRETI FLAHERTY BELIVEAU &
PACHIOS, LLP

Exhibit C

Location Map



Concept Plan Location

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

- Legend**
- Plum Creek Ownership Subject to Concept Plan
 - Rivers - Lakes - Ponds
 - Major Road
 - Town lines
 - LURC Jurisdiction

Exhibit D

On-Site Soils Mapping

(See Appendix N to Concept Plan)

Exhibit E

Letters Evaluating Impacts

April 27, 2006

Kathy MacKenzie
Jackman Town Manager
365 Main Street
PO Box 269
Jackman, ME 04945-0269

**SEE ATTACHED LIST OF
ADDITIONAL RECIPIENTS**

Dear Ms. MacKenzie:

This letter follows my letter to you in 2005 on behalf of Plum Creek Timber Company, requesting comments on Plum Creek's proposed rezoning Plan for its lands in the Moosehead Lake region. Thank you for having provided your comments at that time.

This letter again asks for your comments, this time on Plum Creek's revised 2006 rezoning Plan.

As before, we request your comments on what you anticipate as impacts, both favorable and unfavorable, of the proposed use of the land on the local community and surrounding area; and whether needed municipal and county services (such as solid waste disposal, fire and police protection, schools and school transportation, etc.) would be available, and any special circumstances or conditions that must be met prior to providing such services.

The revised Plan Application is being submitted to the Land Use Regulation Commission (LURC) on April 27, 2006, along with a copy of this letter. Please send your written comments to LURC for inclusion in the record. LURC's address is 22 State House Station, Augusta, ME 04333-0022. Also, please forward a copy of your comments to me.

The revisions in the 2006 Plan are in response to the many good comments made by the public at LURC's issue scooping sessions, and in the course of Plum Creek's 100+ meetings with public and private stakeholders.

The revised 2006 Plan still covers 421,000 acres, and includes 975 house lots, two tourism/recreation areas, and a 90-acre commercial area for a sawmill or similar facility. It is a rezoning plan, and no development can occur upon Plan approval until LURC reviews and approves subsequent subdivision and site plan applications.

Below are the principal changes in the revised 2006 Plan. The 2006 Plan:

- removes 95 shorefront lots, reducing the proposed shorefront lots from 575 to 480, and the number of lakes on which shorefront development is proposed from 15 to 7;
- increases the backland lots from 400 to 495;
- relocates a proposed outdoor recreation facility from Brassua Lake to Big Moose Mountain, and adds other recreational uses and accommodations to make it a world-class facility;
- reduces the acreage of the proposed Lily Bay resort from 3,000 acres to a 500 acre envelope, moves the proposed resort closer to the water, and postpones the filing of any site plan application for a minimum of 7 years;
- adds 12 more miles of public hiking/biking trails to the 55-mile public hiking trail and 77-mile snowmobile trail already proposed in the earlier Plan;
- adds a community fund for schools and recreational amenities, financed by the greater of \$1,000 or 1% of the sales price of each shorefront and backland lot;
- removes previously proposed sporting camp development;
- removes previously proposed campground development;
- increases the donated permanent working forest conservation by adding approximately 61,000 acres in the northeastern portion of the Plan Area to the approximately 11,000 acres of shorefront conservation for a total of approximately 72,000 acres.
- contingent upon plan approval, offers an option to purchase a working forest conservation easement over an additional 269,000 acres, in addition to keeping the offer in the 2005 Plan to give an option to a conservation entity to acquire 27,000 acres in the “Roach Ponds” area of the Plan; and
- guarantees traditional public access to the conservation easement lands.

Enclosed for your reference is a copy of the revised Plan and Statistical Summaries as well as a summary of Dr. Charles Colgan’s Economic Impact Analysis of the 2006 Plan. Plum Creek has retained the Eastern Maine Development Corporation (EMDC) to evaluate the impacts of the revised Plan, both favorable and unfavorable, on the region's infrastructure. EMDC may therefore have already consulted you for your comments and advice. If you have already prepared written comments for EMDC that address the requests in this letter, thank you.

The full Plan Application, EMDC's infrastructure and community impact analysis and Dr. Charles Colgan's full Economic Impact Report, can be found currently, or soon, at Plum Creek's Plan Website at www.plumcreekplanmaine.com.

If there is any other information you require please, feel free to contact me at luke.muzzy@plumcreek.com, tel. no. 695-2241, ext. 17.

Sincerely,

Luke Muzzy
Senior Assets Manager
Plum Creek Maine Timberlands, L.L.C.

ADDITIONAL RECIPIENTS:

Jack Bair
Selectman
795 Lily Bay Road, Unit 101
Beaver Cove, ME 04401

John Simko
Greenville Town Manager
PO Box 1109
Greenville, ME 04441

Owen Pratt
Piscataquis County Administrator
159 East Main Street
Dover-Foxcroft, ME 04426

Geno Murray
President and CEO, C.A. Dean Memorial Hospital & Nursing Home
PO Box 1129
Pritham Avenue
Greenville, ME 04441

Paul Hatch
Somerset County Commissioner
41 Court Street
Skowhegan, ME 04976

Steve Pound
Superintendent, Greenville School Department
PO Box 100
Greenville, ME 04441

Richard Curtis
Superintendent, Jackman School Department
PO Box 239
Jackman, ME 04945

Exhibit F

Letters Confirming Availability of Services

(Same as Exhibit E)

Exhibit G

Easement Holder



FOREST
SOCIETY
of MAINE

Mailing address:
P.O. Box 775
Bangor, ME 04402

115 Franklin Street (207) 945-9200
Bangor, Maine 04401 (207) 945-9229 fax
www.fsmaine.org

August 29, 2005

Catherine M. Carroll, Director
Land Use Regulatory Commission
Maine Department of Conservation
22 State House Station
Augusta, ME 04333-0022

Dear Ms. Carroll:

I send this letter to inform the Land Use Regulatory Commission (LURC) that the Forest Society of Maine is interested in being considered as the holder of conservation easements resulting from LURC's action on Plum Creek's concept plan proposal for the Moosehead Lake Region. The Forest Society of Maine expresses this interest because of our extensive easement holdings and experience in the Moosehead Lake region and extensive expertise and specialized abilities with conservation easements.

The mission of the Forest Society of Maine is to protect and conserve Maine's forestlands, including important natural areas such as lakes, rivers, and mountains. FSM has pioneered the use of conservation easements within working forest landscapes and has more than 20 years of experience and success in negotiating, holding, monitoring, and enforcing easements. A summary of our credentials is enclosed.

The Forest Society of Maine is a land trust, not an environmental advocacy organization. As such, we do not anticipate taking a position either for or against the Plum Creek proposal. We recognize that Plum Creek's proposal has, to date, proven controversial with strong supporters and opponents. We anticipate there will be a full and vigorous discussion as the LURC process moves forward. Moreover, we anticipate that there may be modifications to the proposal, including that portion of the plan providing for conservation easements. Once a final proposal emerges through the LURC process, FSM's board of directors will review the conservation easement component(s) of the project and determine whether the proposed easements are consistent with FSM's mission and easement policies and guidelines.

The Forest Society of Maine looks forward to working with LURC staff and others in the months ahead as Plum Creek's application works through the process. FSM recognizes that this application and LURC's deliberations will be a defining moment for Maine's North Woods and the communities dependent on them, and we hope to be able to contribute to this important process.

Sincerely,

Alan Hutchinson
Executive Director

The Forest Society of Maine's Qualifications to Hold Easements Resulting From LURC's Actions

The following information and enclosed documentation is provided to the Land Use Regulation Commission (LURC) by the Forest Society of Maine (FSM) in support of its August 29, 2005 letter indicating interest in being considered as the holder of the conservation easements resulting from LURC's action on Plum Creek's concept plan proposal for the Moosehead Lake Region. FSM has extensive easement holdings and conservation experience in the Moosehead Lake region and across Maine. Our credentials are presented herein, organized following the categories of LURC's "Guidelines for Selecting Conservation Easement Holders". Various supporting documents are enclosed.

Legal Qualifications:

The Forest Society of Maine is a nonprofit organization incorporated in Maine for the purpose of "protecting and conserving the forests of Maine". FSM qualifies under 33 MRSA to hold conservation easements. (Articles of Incorporation, IRS Letter of Determination, and Bylaws are enclosed)

Compatible Goals and Purpose

The following is excerpted from the Forest Society of Maine's strategic plan and demonstrates the organization's focus on conserving natural values in Maine's forestlands and our compatibility, in goals and purpose, with the contemplated easements:

***The Mission** is to protect and conserve Maine's forestlands, including important natural areas such as lakes, rivers, and mountains. Working cooperatively with owners of working forestlands, FSM seeks to sustain the economic, ecological, cultural, and recreational values of the Maine woods.*

***The Strategy** to achieve this mission is to conserve tracts of productive forestland and promote the effective stewardship of these lands, using conservation easements and, when appropriate, strategic land acquisitions. FSM is a statewide, Maine-based, nonprofit land trust focused on working forestlands, with a special emphasis on conservation and stewardship of large tracts in the North Maine Woods.*

***Our Niche** - FSM fills a unique niche by providing a balanced approach to conserving the special nature of Maine's working forestlands.*

***Our vision** is that the cultural, ecological, and economic character of Maine has been shaped by its more than 17 million acres of forestland, which represent the largest block of undeveloped forestland east of the Mississippi River. After centuries of remarkable stability, ownership and management of these lands are changing at an unprecedented scale and pace, however, thoughtful action can sustain not only these lands, but also their unique ecological values, the economic vitality of the surrounding communities, and traditional public recreational opportunities provided by productive working forests.*

To date, the Forest Society of Maine has helped conserve nearly 400,000 acres of forestlands in Maine, primarily using conservation easements. In 1984, FSM pioneered the use of large, multi-faceted forestland conservation easements, nationally, with the 18,000-acre Attean easement. In December 2004, in partnership with the state, we completed the 329,000-acre West Branch project, abutting Moosehead Lake and encompassing the headwaters of the West Branch of the Penobscot and the St. John rivers. Most recently, we completed the 20,000-acre Boundary Headwaters project near Coburn Gore. Other notable accomplishments include the 21,000-acre Nicaious Lake project and the Big Spencer Mountain-Moosehead Lake project, both done in close collaboration with the state. Forest Society of Maine-led projects have conserved more than 175 lakes and ponds, more than 500 miles of lake and pond shoreline,

nearly 1,000 miles of river and stream shore, and nearly 400,000 acres of productive forests, wildlife habitats, and important recreational lands. (Fact sheets and newsletters are enclosed.)

Board Accountability

By policy and practice, the board is responsible for and must approve every land transaction – fee or easement. The board will be actively engaged in our involvement with the Plum Creek proposal as it moves through the LURC process. The board will make the final decision regarding acceptance of any easements resulting from LURC action, in full recognition of the legal responsibilities for monitoring and enforcement that would be assumed with holding the easements. (A list of the board of directors and officers is enclosed.)

Conflict of Interest

The Forest Society of Maine was established to operate in the public interest by protecting and conserving forestlands in Maine. It is not an “advocacy” organization. FSM also follows a board-adopted policy on conflicts of interest. The policy requires that any board member who is a landowner or agent of a landowner with whom FSM is involved in negotiations to acquire an interest in real estate must resign from the board. There are no representatives or employees of the applicant, Plum Creek, on FSM’s board, either currently or in the past. FSM’s policy also requires disclosure of any potential conflicts by board members at all meetings, and board members with conflicts must remove themselves from board actions on related issues. Regarding financial conflicts, Plum Creek is not and has not been a donor to the Forest Society of Maine. Two of FSM’s 500+ members/supporters are known to be consultants to Plum Creek on this project and there likely are a few other Plum Creek employees or contractors within our membership. (A list of FSM board of directors and officers and a copy of our latest annual report, including budget summaries and a list of donors are enclosed.)

Financial Resources

The Forest Society of Maine is an organization dedicated to the long-term conservation of forestlands and with a strong commitment to the perpetual responsibilities of easement monitoring and enforcement. FSM has a staff of six, two of whom are fully focused on FSM’s stewardship program that includes easement monitoring and enforcement. Other staff members, board members, and consultants are also involved. FSM policy requires a stewardship fund for each easement we accept, of a size adequate to serve as an endowment to perpetually support the cost of overseeing the easement. FSM’s stewardship endowments for its existing easements currently total about \$500,000, and are scheduled to reach more than \$1 million in the near future. A policy is followed that guards the principal and allocates annual disbursements toward the stewardship and monitoring program. FSM would require that a contribution be made to a stewardship endowment in support of any easement it accepted via decisions on Plum Creek’s proposal, of an amount FSM deemed necessary to meet ongoing costs of stewarding the easements.

Commitment to Monitoring

FSM has more than 20 years of successful experience in monitoring large and complex easements, and is committed to continuing as a leader in this area. FSM develops and follows a systematic approach to monitoring each of its easements. Activities are conducted at least annually. Our monitoring activities involve an array of coordinated actions, including: on the ground visits; regular meetings and communications with landowners and managers; reviews of forest management plans and activities; aerial over-flights; satellite and geo-spatial data analysis, and thorough record keeping. A committee of the board of directors oversees and guides the work of the stewardship staff and reports regularly to the full board. FSM monitors nearly 400,000 acres of easements annually, including easements held by FSM and easements held by others with FSM providing easement-monitoring services.

Filing Fee \$20.00

Exhibit A-1

For Use By The Secretary of State	
File No.	850064ND...
Fee Paid	\$20.00
C. B.	----
Date	9-20-84
	3

NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

Pursuant to 13-B MRSA §403, the undersigned, acting as incorporator(s) of a corporation, adopt(s) the following Articles of Incorporation:

For Use By The Secretary of State FILED
August 10, 19 84
<i>Edwin J. Bower</i> Deputy Secretary of State
A True Copy When Attested By Signature
<i>L. Edwin Bower</i> Deputy Secretary of State

FIRST: The name of the corporation is Forest Society of Maine

SECOND: The corporation is organized for all purposes permitted under Title 13-B, MRSA, or, if not for all such purposes, then for the following purpose or purposes:

See Exhibit A, attached.

THIRD: The name of its Registered Agent and address of registered office: (The Registered Agent must be a Maine resident, whose business office is identical with the registered office or a corporation, domestic or foreign, profit or nonprofit, having an office identical with such registered office.)

Name David E. Hunt

Street & Number Pierce, Atwood, Scribner, et al; One Monument Square

City Portland, , Maine 04101
(zip code)

FOURTH: The number of directors (not less than 3) constituting the initial board of directors of the corporation, if they have been designated or elected, is _____.

The minimum number of directors (not less than 3) shall be three and the maximum number of directors shall be fifty.

FIFTH: Members: ☐ There shall be no members.
("X" one box only)

☒ There shall be one or more classes of members, and the information required by §402 is as follows:

There shall be one class of members consisting of such persons and corporations, foreign and domestic, as the incorporator shall appoint or as shall be elected by the membership. No member or members shall be entitled to vote on the matter of the dissolution of the corporation.

SIXTH: ☒ (Check if this article is to apply)

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

EXHIBIT A

PAGE ONE

This corporation is formed exclusively for charitable, scientific and educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, including, without limitation, for the purposes of protecting and conserving the forests of Maine, increasing public awareness and understanding of temperate forests as ecosystems and promoting appreciation and use of forests and other natural habitats as renewable resources.

Internal Revenue Service

Department of the Treasury

**P. O. Box 2508
Cincinnati, OH 45201**

Date: December 18, 2001

**Forest Society of Maine
P.O. Box 775
Bangor, ME 04402-0775**

Person to Contact:
Mrs. Coghill 31-07426
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 9:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
02-0413555

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in May 1986, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

BYLAWS
OF
FOREST SOCIETY OF MAINE

ARTICLE I
NAME

The name of the Corporation is Forest Society of Maine.

ARTICLE II
PURPOSES

This corporation is organized and operated exclusively for charitable, scientific, and educational purposes within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986, as amended, including, without limitation, for the purposes of protecting and conserving the forests of Maine, increasing public awareness and understanding of temperate forests as ecosystems, and promoting appreciation and use of forests and other natural habitats as renewable resources.

ARTICLE III
NONPARTISAN ACTIVITIES

This corporation has been formed under the Maine Nonprofit Corporation Law for the purposes described above, and it shall be nonprofit and nonpartisan.

ARTICLE IV
MEMBERS

The Corporation shall have no members. The Board of Directors, when meeting as the Board of Directors, may exercise the rights and powers of members.

ARTICLE V
BOARD OF DIRECTORS

Section A. General Powers. The business and affairs of the Corporation shall be conducted and managed by its Board of Directors, which shall exercise all of the powers of the Corporation. The Board of Directors may by general resolution delegate to committees and officers of the Corporation such powers as it sees fit.

Section B. Duties. Every Director in exercising his or her powers and discharging his or her duties shall: (a) act honestly and in good faith with a view to the best interests of the Corporation; and (b) exercise the care, diligence, and skill that a reasonably prudent person would exercise in comparable circumstances.

Section H. Special Meetings. Special meetings of the Board of Directors may be called by the President or by the Secretary and must be called by either of them on the written request of any two (2) members of the Board. Special meetings may be held at such place, either within or outside the State of Maine, and at such time as shall be specified in the notice of meeting.

Section I. Notice of Meetings. Notice of all Directors' meetings, except as herein otherwise provided, shall be given by mailing the same at least three (3) days before the meeting, or by sending notice by email or facsimile transmission at least one (1) day before the meeting to the usual business or residence address of the Director. Any Director may waive notice of any meeting. The attendance of any Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or these Bylaws.

Section J. Quorum; Voting. At all meetings of the Board of Directors a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors. If at any meeting there is less than a quorum present, a majority of those present may adjourn the meeting from time to time without further notice to any absent Director.

Section K. Informal Action by Directors. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof may be taken without a meeting, if a written consent to such action is signed by all members of the Board or of such committee, as the case may be, and such written consent is filed with the minutes of the proceedings of the Board or committee.

Section L. Telephone Meetings. Members of the Board of Directors or a committee of the Board may participate in a meeting by means of a conference telephone or similar communications equipment if all persons participating in the meeting can hear each other at the same time. Participation in a meeting by these means constitutes presence in person at the meeting.

ARTICLE VI **OFFICERS**

Section A. Executive Officers. The Executive Officers of the Corporation shall be a President, a Secretary, a Treasurer, and such other officers with such powers and duties not inconsistent with these Bylaws as may be appointed and determined by the Board of Directors. Any two offices may be held by the same person, provided that the President shall not also be a Vice-President if a Vice-President is appointed. A Director may be elected an officer.

Section G. Other Officers. The Board of Directors may elect or appoint one or more Vice-Presidents and such other officers and assistant officers as they may deem necessary, who shall have such authority and perform such duties as from time to time may be prescribed by the President or by the Board of Directors.

Section H. Agents and Employees. The Board of Directors may appoint agents and employees who shall have such authority and perform such duties as may be prescribed by the Board. The Board may remove any agent or employee at any time with or without cause. Removal without cause shall be without prejudice to such person's contract rights, if any, and the appointment of such person shall not itself create contract rights.

Section I. Compensation of Agents and Employees. The Corporation may pay compensation in reasonable amounts to agents and employees for services rendered, such amount to be fixed by the Board or, if the Board delegates power to any officer or officers, then by such officer or officers.

ARTICLE VII **COMMITTEES**

Section A. Committees. The Board of Directors also may appoint from their number, or from among such other persons as the Board may see fit, such committees as the Board may determine, which shall in each case have such powers and duties as shall from time to time be prescribed by the Board. The President shall be a voting member ex officio of each committee appointed by the Board of Directors.

Section B. Executive Committee. The Board of Directors, by majority vote of the full Board of Directors, may appoint from its members an Executive Committee consisting of two or more Directors to serve at its pleasure and to the extent permitted by applicable law; and may delegate to such Executive Committee all the authority of the Board of Directors, except that the Executive Committee shall have no authority to elect officers or to enter into any transaction or activity which it knows to be contrary to the wishes of the Board of Directors.

Section C. Rules; Record of Proceedings. Each Committee may prescribe rules and procedures to call and conduct its meetings. Each Committee shall keep regular minutes of its proceedings and shall report the same to the Board of Directors and the President when required.

ARTICLE VIII **CORPORATE ASSETS AND EARNINGS**

Section A. Investments. The Corporation shall have the right to retain all or any part of any securities or property acquired by it in whatever manner, and to invest and reinvest any funds held by it, according to the judgment of the Board of Directors, without being restricted to the class of investments which a director is or may hereafter be permitted by law to make or any similar restriction; provided, however, that no action

Section C. Records and Reports. The Corporation shall keep correct and complete books and records of account and of its transactions and minutes of the proceedings of its Board of Directors and of any committee. The President or the Secretary of the Corporation shall prepare or cause to be prepared annually a full and correct statement of the affairs of the Corporation, including a balance sheet and a financial statement of operations for the preceding fiscal year, which shall be submitted at the annual meeting of the Board of Directors and filed within twenty days thereafter at the principal office of the Corporation.

ARTICLE X

INDEMNIFICATION AND INSURANCE

Section A. Indemnification. The Corporation shall, to the full extent of its power to do so provided by law, including without limitation Section 714 of Title 13-B of the Maine Revised Statutes Annotated, indemnify any and all present and former officers, Directors, employees, committee members, and agents of the Corporation against expenses, including attorneys' fees, judgments, fines, and amounts paid in settlement actually and reasonably incurred by them in connection with any action, suit, or proceeding in which they, or any of them, are made parties or a party by reason of their being or having been officers, directors, employees, committee members, or agents of the Corporation; except in relation to matters as to which any such person shall be finally adjudicated in any such action, suit, or proceeding not to have acted in good faith in the reasonable belief that his or her action was in the best interest of the Corporation, or, with respect to any criminal action or proceeding, where such person is finally adjudged to have had reasonable cause to believe that his or her conduct was unlawful. Such indemnification shall be made in accordance with the procedures set forth in Maine Revised Statutes Annotated, Title 13-B, Section 714, subsection 3, as the same may be amended from time to time. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any other Bylaw, agreement, or otherwise.

Section B. Insurance. The Corporation may purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee, or agent of the Corporation, or who is or was serving at the request of the Corporation as a Director, director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Corporation would have the power to indemnify him or her against such liability under the provisions of this Article X.

Section C. Certain Limitations on Indemnification. In no case shall the Corporation indemnify or reimburse any person for any taxes on such individual under Chapter 42 of the Internal Revenue Code of 1986 as it presently exists or may hereafter be amended (the "Code"), or under the comparable or corresponding provisions of any future United States internal revenue laws. Further, at any time the Corporation is deemed to be a private foundation within the meaning of section 509 of the Code, then, during such time, no payment shall be made under this Article X if such payment would



**FOREST
SOCIETY
of MAINE**

Mailing address:
P.O. Box 775
Bangor, ME 04402

115 Franklin Street (207) 945-9200
Bangor, Maine 04401 (207) 945-9229 fax
www.fsmaine.org

**FOREST SOCIETY OF MAINE
BOARD OF DIRECTORS
September 2005**

Jerry Bley
Creative Conservation
Readfield, ME

Bob Burr
Pride Manufacturing
Burnham, ME

Aram J.K. Calhoun
University of Maine
Orono, ME

Ed Clift
Merrill Bank
Bangor, ME

Dan Corcoran
Millinocket, ME

**Marylee Dodge, Vice
President**
Gorham, ME

Carole Dyer
Bowdoinham, ME

Dave Edson
James W. Sewall Co.
Old Town, ME

Sally Farrand, Secretary
Greenville, ME

Robert H. Gardiner
Cumberland Foreside, ME

Dino Giamatti
Portland, ME

Gordon Hall III
Marblehead, MA

Bob Hintze, Vice President
South Freeport, ME

Sherry Huber, President
Falmouth, ME

Max McCormack, Jr.
Deer Isle, ME

Fred Morton, Treasurer
Farm Credit of Maine, ACA
Auburn, ME

Bucky Owen
Orono, ME

John K. Pierce
Falmouth Foreside, ME

Roy VanVleck
The Lyme Timber Company
Lyme, NH

Rick Warren
Bangor Daily News
Bangor, ME

Henry Whittemore
Readfield, ME

•

John M. Kauffmann
Honorary Director
Yarmouth, ME

Ralph Knoll, ex officio
Bureau of Parks and Lands
Augusta, ME

Note: FSM board members serve as individuals and do not represent their affiliated companies or organizations.



Mink frog

FSM file photo



Annual Report

Fiscal year ending July 31, 2005

Statement of Financial Position

July 31, 2005*

July 31, 2004

Assets		
Current assets	403,122	248,070
Property & equipment	572,635	572,635
West Branch campaign assets	315,571	341,664
Other assets & receivables**	2,340,142	2,899,761
Total assets	3,631,470	4,062,130
Liabilities		
Current liabilities	14,565	64,516
Campaign liabilities	2,221,783	4,606,240
Long-term debt	0	0
Total liabilities	2,236,348	4,670,756
Net assets***	1,395,122	(608,626)
Other		
Items not carried as assets****	113,909	0

* Note: Current year figures are unaudited

** Majority of these figures are campaign pledges

*** Closing on the West Branch easement and acquisition in December 2003 required bridge financing; The final phase of the fundraising campaign, ending in October 2004, secured pledges to offset the loans.

**** Newly established fund at the Maine Community Foundation dedicated to FSM's stewardship program.

- ### Fiscal Year Highlights
- Celebrated successful completion of \$35 million West Branch Campaign
 - Placed conservation easement on the 22,000-acre Boundary Headwaters property in northwestern Maine
 - Completed baseline documentation for West Branch conservation easement and developed the adaptive management plan for use in monitoring the easement
 - Expanded stewardship staff and GIS capabilities to support increased responsibilities
 - Established charitable gift annuity program
 - Worked with a long-term supporter to establish an FSM stewardship fund at the Maine Community Foundation

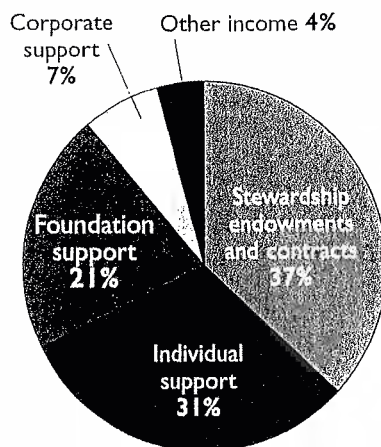
The Forest Society of Maine continues to build a solid financial foundation by broadening our sources of annual support. Individual and corporate support will always remain vital elements in our ongoing conservation work. However, this past year the demand for our stewardship services led to an increase in that source of revenue. The charts below show a breakdown of our diversified support and how it was spent.

Wish List

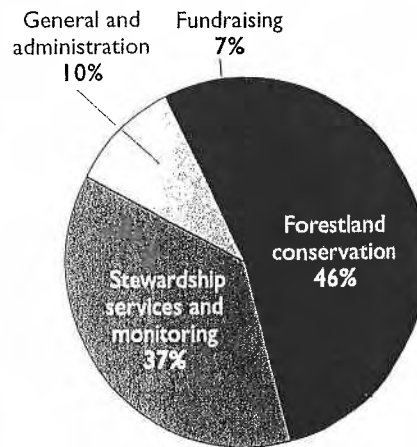
Below are some items we have identified that would help us to carry out our work. If you are able to help us acquire any of these items, please contact the FSM office.

- Laptop computer
- LCD projector
- Magazine rack
- Flat map case
- Binoculars
- Truck (suitable for North Woods)

Sources of Revenue



Uses of Revenue



Annual Supporters of the Forest Society of Maine

The board and staff of the Forest Society of Maine extend our warmest thanks to the individuals, businesses, and foundations who contributed to the annual appeal this past fiscal year. Annual fund contributions allow us to protect the diverse values of Maine's woods, and as of July 31, 2005, you have helped us conserve 397,000 acres. This year we were pleased to welcome 130 new individual and corporate donors. Any omissions or misspellings are unintentional and we encourage you to notify us of any changes.

INDIVIDUALS

Director's Circle

Anonymous
Mr. & Mrs. K. H. Brownell
Robert J. Campbell
Marylee Dodge
Ben & Dianna Emory
Mr. & Mrs. Robert L.V. French
Robert H. Gardiner
James R. Garland &
Carol J. Andreae
Dino & Barbara Giamatti
Gordon Hall
Henry & Penelope Harris
Francis W. & Serena M. Hatch
Bob & Barbara Hintze
Richard Hoffman
Sherry F. Huber
Alan & Terri Hutchinson
John Kauffmann
Patti & Ed Kfoury
Marshal F. Merriam
Gerrish & Phoebe Milliken
Jack & Katherine Pierce
Peter W. & Deirdre F. Quesada
T. Ricardo & Strand O. Quesada
John M. Robinson
Mr. & Mrs. Henry D. Sharpe, Jr.
William D. Singleton, Jr.
Mr. & Mrs. Henry Swan
Roy Van Vleck
Richard J. Warren
Henry & Darcy Whittemore

Patrons

The Allen Family
Bob Bass & Gretchen Zopf
Randy & Marilyn Bishop
Robert & Mary Burr
Dr. & Mrs. James F. Butler
Dan & Cindy Christensen
Coburn Islands Group
Tristram C. Colket, Jr.
Mr. & Mrs. Warren C. Cook
David & Susan Edson
A. Donald Grosset, Jr.
Bill & Cookie Horner
Mr. Hans P. Huber
Michael & Caroline Huber
Timothy Ingraham
Carl & Ann Korschgen
Bjorn Lange
Mr. & Mrs. Edward D. Leonard III
Richard D. & Audrey M. Lewis
Mimi McConnell
Maxwell McCormack Jr.
Mark Miller
Margot & Roger Milliken, Jr.
Bucky Owen
Beth & Tony Owens
Jenness Robbins

Mr. Stephen Schley
Howard Simpson
Mr. Richard Stevens
Clinton B. Townsend
Dain & Vera Trafton
Joe Wiley
Jeremy Wintersteen

Friends

William W. Alcorn
S.T. Alcus
Linda Alverson &
George McPherson
Jill & Preston Anderson
Richard & Joan Andren
Sharalyn & David Andrews
Anonymous
Tom & Sherry Armbricht
David & Rosemary Armington
Rachel & Thomas M. Armstrong
William Baker
Caroline Banasiak
Ronald & Sara Jane Bancroft
Tony Bartley
John W. Barto
Jeff & Ragan Beauregard
Dean & Sheila Bennett
James S. & Frances B. Beshada
Edward McC. Blair
Robert O. & Sylvia Blake
Jerry Bley
Kenneth Bohr
Tammy Bosse
Bill & Sue Boyles
Mr. & Mrs. Philip K. Brown
Richard Brown
George W. Browning
Liz Burroughs
Elizabeth Butler
Andrew A. & Lindsey Cadot
Mrs. Cheryl J. Calheiros
Aram Calhoun & Mac Hunter
Brownie Carson &
Dana Porter Carson
Charles Cary
Tim Charest
Mark Conlon, DMD
Lucia Connelly
Lawrence Coolidge
Dan & Jean Corcoran
Ms. Catherine Cornell
Malcolm & Dorothy Coulter
Paul & Emilia Coviello
Al Cowperthwaite
Bob Croce & Jill Martel
Gene & Thelma Crockett
Ron & Lee Davis
Jon & Nancy Dawson
Leon Doucette
Mr. Timothy J. Durkin
Harry Dwyer

Russ & Carole Dyer
Reg Elwell
John B. & Katherine B. Emory
Andy Falender
Sally Farrand
Dave Field
Charles Fitzgerald
Mike Fortier
Robert C. Fournier
John Franz
Dalton & Lorraine Genthner
John Gilmartin
Walter S. & Ingrid Graff
Robert & Diane Guethlen
Mr. & Mrs. Toby Hall
Dudley W. Hall, M.D.
Stanley Hallett
Edward & Maxine Harrow
Whitney & Elizabeth Hatch
Bill & Ann Hazelwood
Wes Hedlund
Ruth Hefflefinger
Chris Herter
James W. Hinds
Marty & Gail Hipsky
Jean Hoekwater
Mr. Joseph Holman
Alix W. Hopkins
Hopkins Pond,
Mariaville Homeowners
Association
Daniel H. Hudnut
W. Donald Hudson
Leslie Hudson & John Halloran
Mark & Ginger Ishkanian
Sally Jacobs
George Jacobson & Karen Boucias
Mrs. Miriam Jagger
Tarun Johns
Ms. Catherine B. Johnson
Jeremy Johnson
Paul R. Johnson
Ron Joseph
Steven Katona & Susan Lerner
Lin & Waldo Klein
Dr. & Mrs. Fred B. Knight
Ralph Knoll
Ron Kreisman & Roberta Dearaujo
Bill & Ellen Krohn
Joseph H. Laing
Paul & Carol Lamberger
Reynold LaMontagne
Mahlon L. & Marie E. Lary
Donald A. Le Tarte
David R. Lehouillier
Armand Lemieux
Mr. & Mrs. Philip Libby
Ronald R. Locke
Ms. Helen Rollins Lord
William P. Lucy
Pete & Jan Ludwig

Benjamin W. Lund &
Barbara A. Granville
Paul B. Marcotte
Judy Markowsky
Dr. & Mrs. Bruce Marsh
Kenneth & Cherie Mason
David Maxfield
Matthew & Kelly McHatten
Duke McKeil
Bruce & Claire McKnight
Tim McNeil
Janice Melmed
Hank Metcalf
Jake Metzler
Robert E. Miller, Esq.
Norman Minsky
Steven J. & Darlene Mogul
Robert G. Mohlar
Mr. Roger Moody
Gordon Moore
Mr. & Mrs. J. Mason Morfit
Fred & Linda Morton
Ellen Nadeau
National Wild Turkey Federation,
ME Chapter
Lorrel B. Nichols
L. Jean Noyes
W. Kent Olson
Philippa & Peter Orszulak
C.W. Eliot Paine
Stephen Parisi
Ms. Evelyn L. Paul
Steve Pelletier
Ron & Ruby Pelletier
Keating Pepper
Jeff Pidot
William Pittsley
Pat & Pat Welch
Gregory Porter
Caroline Pryor & David MacDonald
Nancy & Michael Pullen
Steve Putnam & Mary Lou Michael
Jane Surran Pyne
Peter & Alice Rand
Ala Reid
Scott Reimels
Mr. & Mrs. Harold C. Ripley
Loren Ritchie
Charles & April Robinson
Marilyn Moss Rockefeller
Mrs. Douglas Rollins
Sue & Mike Sartor
Alden H. Sawyer, Jr.
Dietrich Schlobohm
Paul Schroeder & Mazie Hough
Bill Seames & Judy Bennett
Marcia & Roland Seavey
Lindsay Seward
Warren Shay

continued on page 7

continued from page 6

Russ & Dale Sherburne
 Kyaw & Natasha Shinn
 Charles & Jane Simmers
 Dr. John G. Sinclair
 William M. Smith
 Amy & Hunter Smith
 Alan E. Sparks
 Mr. Jonathan Stein
 Mr. & Mrs. Charles Stepnowski
 Bob Stewart
 David & Linda Still
 Holmes & Didi Stockly
 Sally Stockwell
 Sunhaze Stream Chapter
 Trout Unlimited
 Catherine Sweetser & Jock Moore
 Selena Tardiff
 Derek S. Tarson
 Donald & Eileen Thomas
 Gerald C. Tipper
 Frederick & Diana Tolman
 Ben Townsend & Dorcas Miller
 Craig & Nancy Troeger
 Robert E. & Sandra A. Twombly
 Charles Vlassakis
 Irene K. von Hoffmann
 John Waltz & Lisa Rindfuss-Waltz
 Jamie, Bri, & Ethan Weaver
 Mr. & Mrs. John S. Wells
 Ms. Beth White
 H. Lawrence &
 Elizabeth Whittemore, Jr.
 Guy M. Whitten
 Bill Wight
 Kate Wilkinson & Peter Stoops
 Mr. Richard D. Williams
 Mark Wilson
 Ms. Gwendolyn J. Wingert
 Ms. Patricia Wolfe
 Steve & Susan Wood
 Hiram A. Young
 Myron & Ginny Zimmerman

In Memory of
 Garth Chandler
 by Veeder & Longtin, LLP

In Honor of
 Edwin G. Baldwin
 by Mr. and Mrs. Clifford Raynor

Volunteers
 Amanda Butterfield
 Pam and Allison Dhuy
 Heidi Hansen
 Brad Holden
 Ron Joseph
 Gabe and Garvey Melmed
 Bill Noble
 Ron and Linda Sheldon
 Lindsay Seward
 Tom Seymour
 Steve and Susan Wood

CORPORATE

Director's Circle
 FPL Energy Power Maine, Inc.
 Hancock Land Company
 Hancock Natural Resource Group
 Indian Hill Trading Post
 L. L. Bean, Inc.
 The Lyme Timber Company

Maine Bank & Trust
 Merrill Merchants Bank
 Pride Manufacturing
 Robbins Lumber, Inc.
 James W. Sewall Company*
 Tate-Fitch PA*
 TD Banknorth
 Viking, Inc.
 Wagner Forest Management

Patrons
 Barton & Gingold
 Carrier Timberlands, LLC
 Century 21 Real Estate
 Darling's
 Dead River Co.
 Diversified Communications
 Farm Credit of Maine, ACA
 Forest Systems, LLC
 Fraser Papers, Inc.
 Great Lakes Hydro America, LLC
 H. E. Sargent, Inc.
 Huber Resources Corporation
 Katahdin Forest Management

Madison Paper Industries
 Moody Mountain Environmental
 Moosehead Cedar Log Homes
 Moss, Inc.
 Northland Forest Products
 Pine Tree Folkschool
 HelpNet Project*
 Pleasant River Lumber Company

Friends
 AB Financial Services, Inc.
 Bangor Letter Shop
 Deighan Associates, Inc.
 Mid-Maine Forestry
 Montpelier Agway Farm & Garden
 Moosehead Hills Cabins
 Northeast Reprographics
 Old Town Canoe*
 Rufus Deering Lumber Company
 Shaker Hill Nursery
 Tewhey Associates
 University Credit Union

* denotes in-kind contribution

Matching Gifts
 John Hancock Financial
 Services, Inc.
 UBS Foundation USA
 Matching Gift Program

Foundations
 The Betterment Fund
 The Conservation Fund
 ESRI Conservation Program
 Maine Community Foundation
 Overhills Foundation

**Special thanks to the
 individuals and families who
 have donated easements to
 FSM through the years.**

The Coburn Family
 Alice and Ricardo Giovanella
 Craig Mathews and Family
 Elizabeth and Thomas Shipley

FSM Executive Director Receives National Award



Alan Hutchinson (center) accepts the International Paper Conservation Partnership Award in Washington, DC. Presenting the award are David Lieberau (left), Vice President of Forest Resources at International Paper, and Lawrence Seizer (right), President and CEO of The Conservation Fund.
 Photo courtesy of International Paper

In June, Alan Hutchinson traveled to Washington, DC to accept the 2005 International Paper Conservation Partnership Award presented jointly by The Conservation Fund and International Paper. The award, which recognized the lasting impact of FSM's ability to bring diverse interests together in a true sense of partnership to achieve conservation goals, was accompanied by a \$10,000 unrestricted grant. This award has brought national recognition to Maine's good use of conservation easements to sustain natural resources and local communities, as well as acknowledgement of the power of partnerships between businesses and the conservation community.



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of MAINE

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www.fsmaine.org

Mission

The mission of the Forest Society of Maine is to protect and conserve Maine's forestlands, including important natural areas such as lakes, rivers, and mountains. Working cooperatively with owners of working forestlands, FSM seeks to sustain the economic, ecological, cultural, and recreational values of the Maine woods.

Strategy

To achieve its mission, FSM works to conserve tracts of productive forestland and promote the wise stewardship of these lands, using conservation easements and, when appropriate, strategic land acquisitions. FSM provides Maine's forestland owners with information, incentives, and opportunities that will foster the conservation of forestland. The organization's programs are meant to be practical and cooperative in nature, designed in a manner that respects the traditions and unique character of the landscape and surrounding communities. FSM continually strives to actively involve people whose lives and livelihoods are connected to Maine's forests.

Niche

FSM is a statewide nonprofit land trust focused on working forestlands, with a special emphasis on conserving large tracts in the North Maine Woods. FSM fills a unique niche by providing a balanced approach to conserving the special nature of Maine's working forestlands. The organization develops land conservation programs that will sustain the land's ecological, economic, and recreational values. This is done with the full involvement of forestland owners and has garnered strong credibility in the forestry and conservation communities. To reflect this multifaceted approach to land conservation, FSM maintains a balance of board members with forestry, conservation, and business backgrounds.

History

FSM was established in 1984 through the efforts of the Society for the Protection of New Hampshire Forests (SPNHF) to accept a substantial gift of an easement and conservation lands comprising 18,000 acres in Attean Township. The Coburn family, owner for many generations of these scenic and ecologically and recreationally valuable lands, sought to create lasting conservation protections that would also provide for the continued flow of wood products.



View from Sally Mountain over Attean Township
FSM file photo

While legally a Maine corporation, FSM operated as a subsidiary of SPNHF from 1984-1997. In 1994-95, Maine forestland owners and land conservation professionals initiated a study and a series of meetings to address the absence of an in-state organization dedicated to conservation of large tracts of working forest. Specifically, they explored the potential for a "North Woods land trust" that would provide forestland owners with conservation alternatives that meshed with their ownership objectives. Out of this effort came a recommendation and an action plan to transform the existing Forest Society of Maine into a staffed, Maine-based, fully operational land trust. A yearlong transition began in 1996 with the naming of a board of directors comprised of Maine forestland owners and conservation professionals, and culminated in the hiring of FSM's first staff member in mid-1997. Not long afterward, a series of massive land sales began to change the face of Maine's North Woods forever, providing extraordinary and unanticipated opportunities for this young organization's land conservation efforts.

A statewide land trust working with landowners to conserve and maintain the many values of forestlands in Maine

Twenty Years and Counting

On August 10, 1984, the vision of the Coburn family became a reality when the Forest Society of Maine (FSM) was incorporated to accept a conservation easement on more than 17,000 acres of land in Attean Township that had been in their family since 1916. The Coburn family sought to protect the land's economic, ecological, and recreational values, but at the time Maine had no conservation organization able to manage a conservation easement of this size and complexity. These lands had been long appreciated for their stunning natural beauty, productive forestlands, and outstanding resources, such as the largest stand of jack pine in the northeast and No. 5 Bog (which were nationally recognized as a "registered natural landmark" in 1984). The family approached the Society for the Protection of New Hampshire Forests (SPNHF) to discuss their needs. Working together, the family and SPNHF developed a land conservation plan that matched their goals and established FSM as a legal entity.

The example set by the Coburn family laid the groundwork for other families and businesses interested in conserving Maine's forestlands. In the late 1980s, the Giovannella family gave FSM easements on nearly 200 acres of land in Porter that they had worked hard to restore since the turn of the century. SPNHF handled FSM's acquisition and management responsibilities until FSM became an independent, fully operational land trust in 1997. Soon thereafter, the owners of Robbins Lumber Company contacted FSM to help conserve the

recreational and ecological values on their land surrounding Nicaous Lake, while also managing the land for forest resources to support their family lumber business. When FSM and its partners completed this 20,268-acre project, new standards for large-scale easements were established and the Nicaous easement replaced Attean as the largest conservation easement in Maine history.

The visibility and experience gained from this project gave FSM the credibility to assume leadership of the precedent-setting West Branch project. The first opportunity within this project was to conserve Big Spencer Mountain and six miles of Moosehead Lake shoreline. To accomplish this, FSM initiated and successfully completed a \$4 million campaign effort that provided the momentum to undertake the \$35 million West Branch Campaign.

Although this 329,000-acre project consumed a great deal of staff time, FSM also worked on several other forestland conservation projects. FSM completed two family-donated easements and referred several projects to other land trust partners.

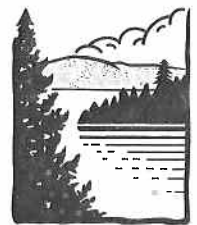
FSM anticipates the success of the West Branch project will lead to many future land conservation and easement monitoring projects. The organization's track record proves that conservation easements are an effective means for protecting the multiple values of Maine's forestlands. Twenty years from its inception and a half million acres later, FSM directors, staff, and supporters have much to look forward to and celebrate.

*The Coburn family
sought to protect their
land, but Maine had no
organization at the time
able to manage a
17,000-acre easement.*

Forest View

Fall 2004

Volume 5, Number 2



**FOREST
SOCIETY
of MAINE**

*A statewide land trust
working with landowners to
conserve and maintain the
many values of forestlands
in Maine*



Coburn family members at Attean Lodge, wearing FSM hats, display a plaque that FSM presented to them in celebration of the 20th anniversary of the organization and the Attean easement

FSM file photo



Products of the North Woods

This story is the second in a series by Liz Burroughs featuring businesses that make products from the resources found in Maine's North Woods. For this article, Liz visited Moosehead Cedar Log Homes in Greenville, Maine.

When Randy Comber met Ken Hughes more than 20 years ago, neither man foresaw the business venture that would eventually connect them. Ken was a district forester for Seven Islands Land Company and Randy was a corporate pilot, flying small planes for timber companies in northern Maine. Coincidentally, his first flying job was with Ken. Both men were building careers based on Maine's timber resources, and both had entrepreneurial spirit—this combination led to the thriving business that is now Moosehead Cedar Log Homes (MCLH), based in Greenville. Ken started the business in 1982 as a small-production venture, building and selling a few cedar log cabins each year in the Greenville area. Randy and his wife, Lucy Comber, purchased the business in 1996, and have been steadily

expanding its capacity and output ever since.

Today, MCLH employs 35 people, has its own sawmill in Greenville, and sells millions of dollars worth of homes every year. Lucy and Randy have expanded the operation to include sales offices in Wilmington, Vermont and Greenville, New York as well as in Greenville, Maine. The company designs cedar homes in its state-of-the-art drafting facilities; produces the building materials in its mill based on the design specifications; and ships the materials and plans to the prospective home sites. The buyer finds a contractor to build the house.

One of the qualities that makes MCLH so successful is its emphasis on custom designing.

...the demand for log homes has been increasing even more rapidly than the general housing market...

The company employs five full-time designers who consult with customers to develop house plans specific to each buyer's needs and desires. Some customers come in with plans that an architect has already drawn up, and others have nothing but a few ideas and sketches scribbled on a paper

napkin. By the time they leave, each customer has a plan that fits their own needs and budget. The drafter translates the plan into a computer-aided design, and prints it on the company's blueprint machine. The mill is set up to respond to each new plan as it comes in, be it a small vacation cabin, a retirement home, or a 6,000 square-foot primary residence. There is no mass-production of cookie-cutter homes; each one is unique.

Randy is modest about the success of the company, but when pressed, speculates on the reasons for its rapid growth in recent years. First and foremost, the product is excellent. Every detail of every house is given personal attention, and that kind of quality is evident in the finished product. MCLH has built a reputation based on this quality. The wood—primarily cedar (wall logs) and spruce (structural timbers)—is the best available for both functionality and beauty, and comes from the millions of acres of forestland at Greenville's back door. Also, Randy notes that the demand for log homes has been increasing even more rapidly than the general housing market over the past



A Moosehead Cedar Log Home near Moosehead Lake

FSM file photo

continued on page 3



West Branch Memorial Gift Honors Forest Ranger

Memorial gifts are often a unique way to honor the life of a loved one. Nowhere is this more evident than in the gift the Forest Society of Maine (FSM) received earlier this year. The friends and family of Bruce Small created a fund in his memory, and used a portion of that fund to make a contribution to the West Branch Campaign.

Bruce Small dedicated his entire career and life to the woods of Maine. As a devoted forest ranger for more than 30 years, Bruce was held in high esteem by the Maine Forest Service. He was an advocate for proper forestry education and worked to help people understand that good forestry practices are healthy for the woods. He was interested in keeping Maine's forests undeveloped and available for traditional uses—recreational, economic, cultural, and ecological.

The forest was a part of him—he felt more at home there than anywhere. He loved all parts of the Maine Woods. He found delights in every

season. Among many things, he enjoyed hunting, fishing, canoeing, kayaking, and skiing. In addition, Bruce enjoyed collecting things from the woods and often used them to design and create unique gifts for his friends and family. His passion for the forests and his work truly was evident in all that he did.

When Bruce's daughters were deciding how to allocate the funds from their father's memorial fund, they turned to FSM. They thought the West Branch Campaign was a fitting tribute to their father, and we at FSM could not agree more. The West Branch project was designed to protect the economic, ecological, recreational, and cultural values of 329,000 acres of important forestland in Maine. Bruce Small dedicated his life to such ideals, and for his close family and friends, his memory will forever remain in the forests of Maine. Now thanks to the gift made in his memory, others will remember him in that capacity as well.

continued from page 2

several years. The Combers' drafters can't draw fast enough to keep up with the demand for these homes.

It's easy to see why the demand is there. The showcase home on Moosehead Lake where MCLH is headquartered is bright, warm, and solid. Big windows, an open floor plan, open beams, and that warm cedar color give it a rustic elegance that fits perfectly with the surrounding landscape of Moosehead Lake and wild forestland beyond. Indeed, you can find many MCLH homes in the Moosehead area, but sales are not limited to northern Maine. Most sales are in New England, New York, and Pennsylvania, but the Combers have a small network of dealers in the Southeast and Midwest as well. Randy still finds use for his flying skills; he flies potential buyers between the three offices, and to look at showcase homes to give them ideas and inspiration. "Remoteness lends itself well to owning an airplane," he smiles.

In fact, you can find MCLH homes as far away as Europe, Japan, and even the Philippines, where a taste has developed for cedar log homes from Maine. The Combers have successfully broken into both US and international markets, proving that products built from Maine's forest

resources have a truly global appeal.

The Forest Society of Maine's (FSM) West Branch project, just up Moosehead Lake from Greenville, provides stability to 329,000 acres of forestland, by ensuring that it will always remain undeveloped and productive. In a landscape whose ownership and management patterns are changing and unpredictable, this stability provides direct benefit to Maine businesses that depend on a steady flow of wood from the northern forest and open lands for recreation. One of FSM's goals is to contribute to the long-term economic vitality of businesses like MCLH and communities like Greenville that depend on Maine's North Woods.

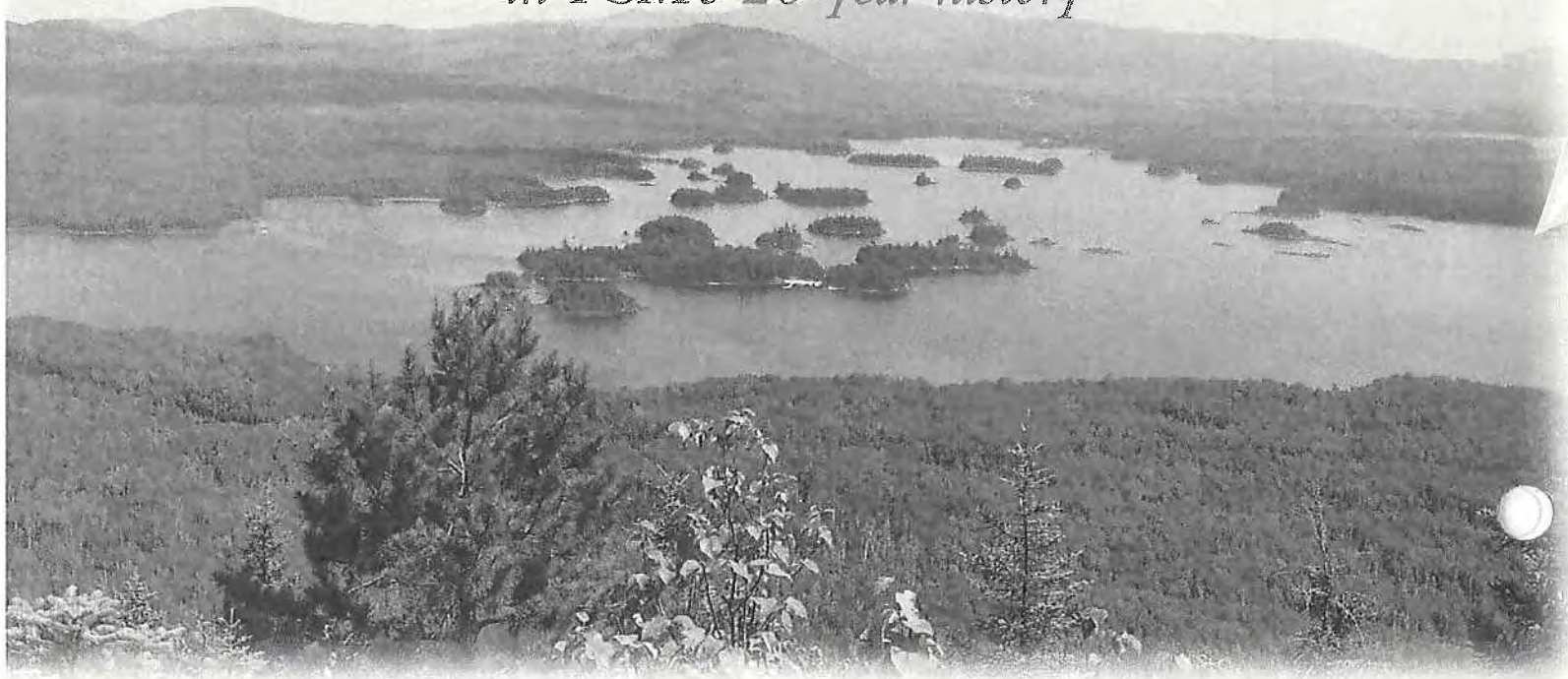


Randy Comber prepares to drive one of his trucks, loaded with materials for a new cedar log home, from the Greenville mill to its building site
FSM file photo



20 Years of Accomplishments

*A timeline representing milestones
in FSM's 20-year history*



- **1984** – Vision of Coburn family leads to Attean easement. FSM is formed through the Society for Protection of New Hampshire Forests (SPNHF) to accept the easement. At 17,000 acres, Attean is the largest working forest conservation easement in the country at the time.

FSM file photo

1984

1985

1986

1987

1988

1989

1990

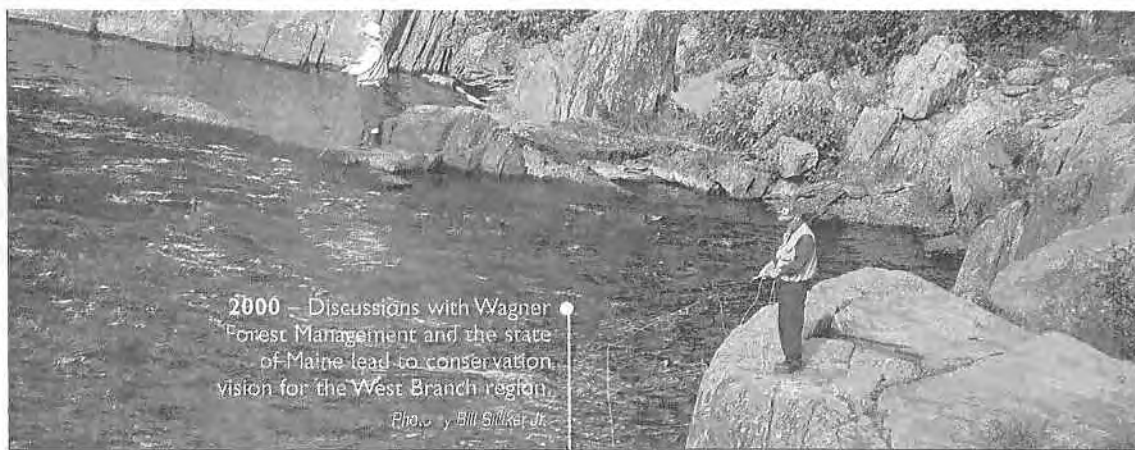


- **1987** – An easement on 167 acres in Porter is donated to FSM by the Giovanella family.

FSM file photo

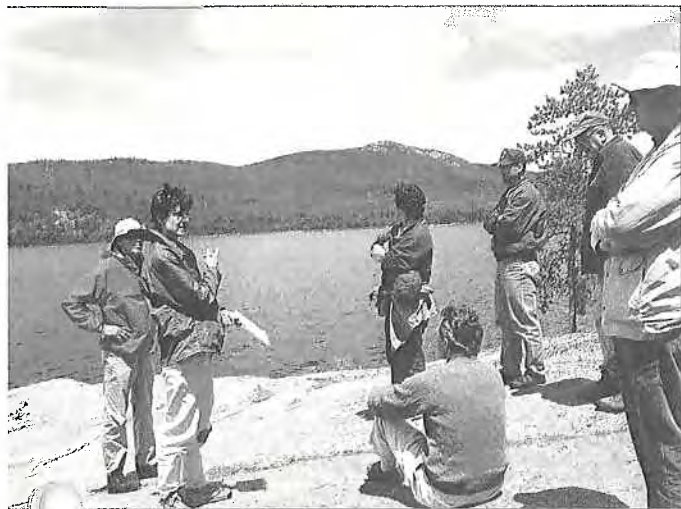
- **1989** – The Giovanella family donates an easement on an additional 27 acres in Porter, adjacent to the first parcel.





2000 – Discussions with Wagner Forest Management and the state of Maine lead to conservation vision for the West Branch region.

Photo by Bill Silliker Jr.



1996 – Landowners and conservation and forest industry leaders study the need for a land trust focused on Maine's North Woods, concluding that FSM should be transformed into a staffed, Maine-based organization independent from SPNHF. As a result, a new FSM board is created, made up of conservation, business, and forestry interests. *FSM file photo*



FOREST SOCIETY of MAINE

1997 – FSM develops policies and plans for land conservation and creates its logo.

2000 – Success in securing \$750,000 from the Land for Maine's Future Program for the Nicaious project – the program's first grant to a working forest conservation project.

2000 – Success in securing first federal funds for the West Branch project: \$2 million from the Forest Legacy Program and \$2 million from the Land and Water Conservation Fund.



2000 – Nicaious project closes, bringing 20,000 acres of productive and scenic lands and 34 miles of undeveloped shoreline under permanent conservation. *FSM file photo*

1991

1992

1993

1994

1995

1996

1997

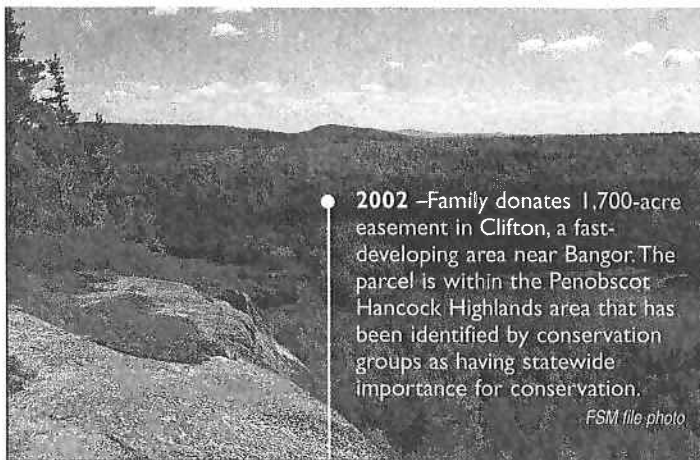


1998 – Nicaious conservation coalition forms with vision to conserve 20,000 acres around Nicaious Lake on land owned by Robbins Lumber. The partnership includes FSM, Robbins Lumber, International Paper Co, Maine Department of Conservation, Trust for Public Lands, Maine Coast Heritage Trust, The Nature Conservancy, and local communities. *FSM file photo*

1999 – Success in securing \$3 million from the USDA Forest Legacy Program for the Nicaious project, with leadership from Maine's congressional delegation, representing the largest Forest Legacy grant ever awarded.

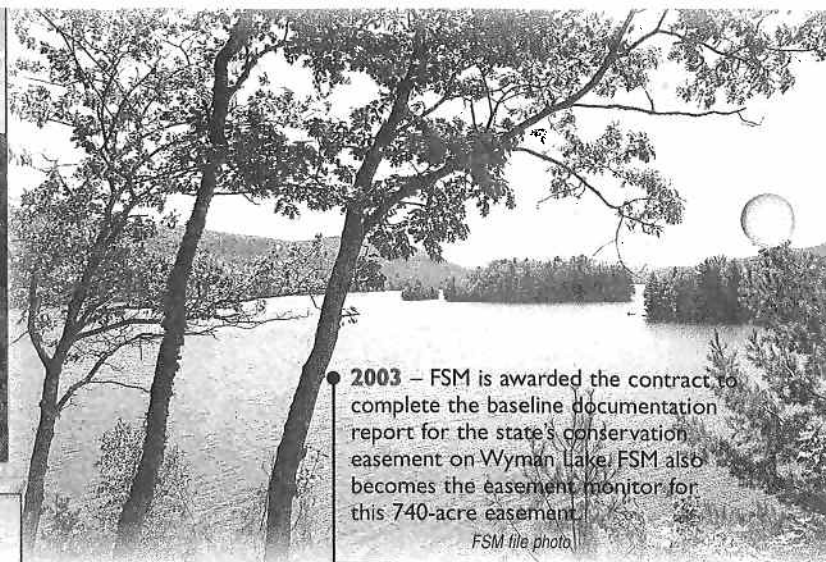
2000 – FSM staff grows, with additions of positions dedicated to conservation easement stewardship and administrative and development needs.





2002 – Family donates 1,700-acre easement in Clifton, a fast-developing area near Bangor. The parcel is within the Penobscot Hancock Highlands area that has been identified by conservation groups as having statewide importance for conservation.

FSM file photo



2003 – FSM is awarded the contract to complete the baseline documentation report for the state's conservation easement on Wyman Lake. FSM also becomes the easement monitor for this 740-acre easement.

FSM file photo

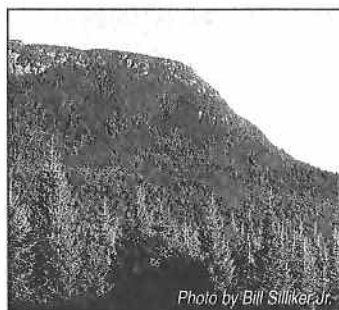
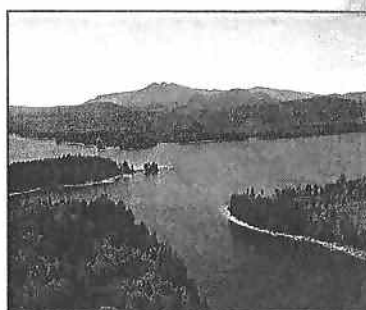


Photo by Bill Silliker Jr.



2002 – FSM completes negotiations on the 329,000-acre West Branch project, signs purchase agreement with landowner and state, and launches campaign to raise \$35 million.

FSM file photo

2003 – FSM is awarded the final Forest Legacy grant for the West Branch project, for a total of 19.7 million Forest Legacy dollars. With a \$1 million grant from the Land for Maine's Future Program, total public funding for the project reaches \$20.7 million.



2003 – FSM and the state close on the 329,000-acre West Branch project – the largest contiguous block of land ever conserved in Maine.

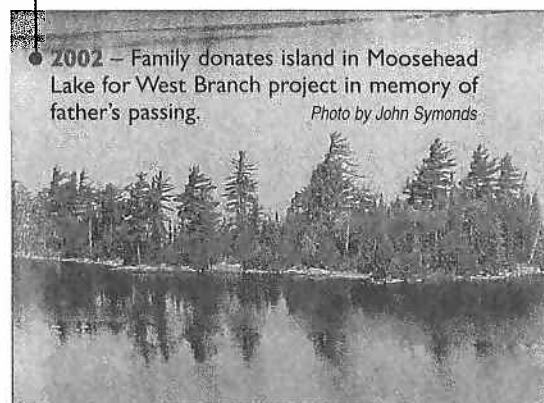
Photo by Garrett Conover



2004 – FSM is awarded the contract to complete the baseline documentation report for the state's conservation easement on the Machias River.

FSM file photo

1998 1999 2000 2001 2002 2003 2004 2005



2002 – Family donates island in Moosehead Lake for West Branch project in memory of father's passing.

Photo by John Symonds



2003 – Family donates two easements in Monson totaling 445 acres.

FSM file photo

2004 – 20th Anniversary event with Chamber of Commerce breakfast in Jackman and reception with Coburn Family at Attean Lodge in Attean Pond. Alan Hutchinson (center) presents a plaque celebrating the anniversary to Steve Wood (left) and George Smith (right), descendants of the Coburn family.

Photo by Dave Edson





From the Executive Director

It is hard to imagine that the Forest Society of Maine has been in existence for 20 years. Over time, this organization has established a solid reputation for bringing a new approach to conservation to forestland owners, and has matured to the point where it is now increasingly focused on fulfilling its unique role of ensuring that the terms of working forest conservation easements are honored in perpetuity.

Easements are the tool that FSM uses most often when working with landowners to find conservation solutions that meet the goals of keeping forestlands economically productive while safeguarding their ecological, recreational, and other traditional values. Conservation easements are entered into voluntarily and are legally binding agreements through which certain rights to the property are permanently transferred. FSM works with the landowner to determine which values will be conserved, and what uses the landowner wishes to be continued on the property, and then drafts an easement reflecting these choices. Easements are either donated or sold by the landowner.

After the conservation easement is negotiated, drafted, and finally recorded in the registry of deeds, FSM's work has only just begun. The promise of permanence given by an easement requires careful and thoughtful oversight—which is becoming an FSM specialty. The job of overseeing differs for each easement depending on the specific restrictions and the size of the property. However, there are four basic requirements common to all: documenting the existing condition of the land, regularly working with the landowner to ensure compliance, checking the property by ground and by plane, and maintaining good communications and records. If a

violation occurs, FSM works to quickly and prudently resolve the matter. We also work to understand why the violation occurred and implement actions to prevent any reoccurrence. FSM has had to enforce easement violations twice during its 20-year history, and has established a reputation of responding quickly and being firm but fair-minded in its business-like approach to resolving infringements. The first violation was by a third-party (not the landowner) and involved the inappropriate cutting of trees along a shoreline to create an illegal campsite. The second violation involved an inadvertent timber harvest that was above appropriate volumes along the edge of a mountainside with special scenic and ecological values. FSM worked with the landowner to resolve both issues to FSM's satisfaction, and procedures were implemented that will prevent such mistakes from occurring in the future.

The unprecedented pace and scale of changes in forestland ownership that began nearly a decade ago continue to bring uncertainty to the future of Maine's North Woods and the communities that are dependent on these lands. FSM's approach to conservation helps landowners secure a stable and lasting future for their lands. Currently, FSM is working on potential projects with landowners throughout Maine. FSM remains committed to its mission of conserving the many values of Maine's forestlands for future generations to use and enjoy.

— Alan Hutchinson



View over Attuan Township from Sally Mountain

FSM file photo

Fiscal Year Highlights

- Completed the West Branch project land and easement purchase (329,000 acres).
- Received a conservation easement gift of 445 acres of forestland in Monson, Maine near the Appalachian Trail corridor.
- Conducted first aerial monitoring of the 282,000-acre West Branch easement.
- Adopted new five-year strategic plan to guide the pursuit of forestland conservation projects and enhance FSM name recognition.
- Increased FSM's contracted stewardship projects to three.
- Welcomed three new members to the board of directors, each of whom brings important areas of expertise.

Fiscal Year ending July 31, 2004

Historical Land Conservation Summary*(bolded items completed during Fiscal Year 2004)***Completed land projects in which FSM holds direct interest**

Property Name	Grantor	Location	Year Acq'd	Acreage
Attean (easement)	Coburn Family Trust	Attean Twp	1984	17,000
Attean (fee)	Coburn Family Trust	Attean Twp	1984	1,067
Porter A (easement)	Rinardo & Alice Giovannella	Porter	1987	167
Porter B (easement)	Rinardo & Alice Giovannella	Porter	1989	27
Big Spencer Mt. (easement)	Great Northwoods, LLC	T2R13 WELS, TXR14 WELS	2002	4,242
Clifton (easement)	Tom and Elizabeth Shipley	Clifton	2002	1,700
Monson A (easement)	Craig Mathews	Monson	2003	370
Monson B (easement)	Craig Mathews, Richard Thorpe, Nancy Sellar	Monson	2003	75
West Branch (easement)	Merriweather, LLC	Northern Somerset Cty	2003	282,000

TOTAL ACREAGE **306,648****Completed land projects acquired by the state with instrumental help from FSM**

Property name	Grantor	Location	Year Acq'd	Acreage
Nicatus (fee)	Robbins Lumber Co.	T3 ND	2000	469
NW Cedar Cove Swamp (fee)	Yankee Forest, LLC	Seboomook Twp	2002	233
Moosehead Lake Shoreline (fee)	Yankee Forest, LLC	NE Carry Twp	2002	326
Seboomook Lake (fee)	Merriweather, LLC	T2R4 NBPK, T1R4 NBPK, Little W Twp, Seboomook Twp	2003	41,500
St. John Ponds (fee)	Merriweather, LLC	T4R17 WELS	2003	3,900
Baker Lake (fee)	Merriweather, LLC	T7R17 WELS	2003	1,600

TOTAL ACREAGE **48,028****Completed easements held by the state where FSM holds the monitoring contract**

Property name	Grantor	Location	Year Acq'd	Acreage
Nicatus Lake	Robbins Lumber Co.	T40 MD	2000	20,268
Wyman Lake	FPL Energy Maine Hydro LLC	Caratunk, Pleasant Ridge Plantation, Moscow, Concord Twp, Bingham	2001	740

TOTAL ACREAGE **21,008****GRAND TOTAL OF CONSERVED ACRES 375,684****Statement of Financial Position**

July 31, 2004* July 31, 2003

Assets

Current assets	253,938	172,580
Property & equipment	583,927	583,927
West Branch campaign assets	341,664	151,128
Other assets & receivables**	3,063,913	2,299,975
Total assets	4,243,442	3,207,610

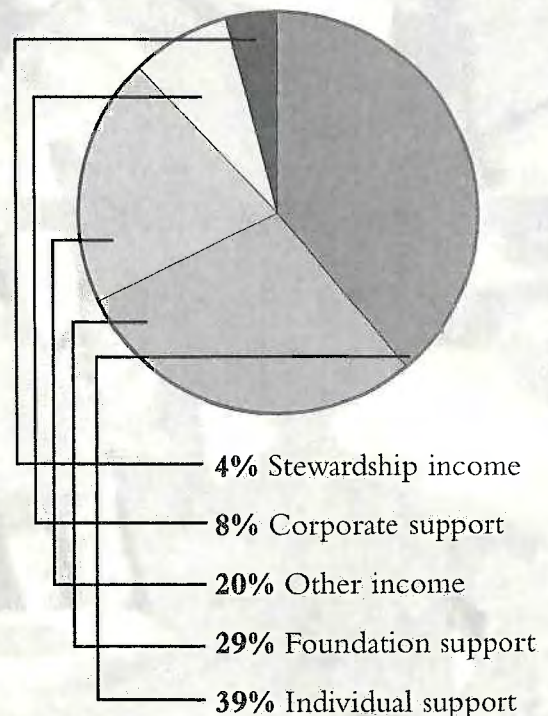
Liabilities

Current liabilities	37,494	23,314
Campaign liabilities***	4,607,752	0
Long-term debt	0	53,100
Total liabilities	4,645,246	76,414

*Note: Current year figures are unaudited

**Majority of these figures are campaign pledges

***Closing on the easement and acquisition in December 2003 required bridge financing; when the final phase of the campaign is completed, campaign assets will offset liabilities. (As this newsletter goes to press, this offset has occurred.)

Sources of Revenue

Report

The board and staff of the Forest Society of Maine would like to thank everyone who contributed to the annual fund appeal this past fiscal year. We are truly appreciative of our donors' continued willingness to help us conserve the many values of forestlands in Maine. This year we were pleased to welcome over 90 new individual and corporate donors. Any omissions or misspellings are unintentional and we encourage you to notify us of any changes.

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Announcements

West Branch Campaign Moves Towards Completion

As we went to press less than a month before the September 30 deadline, the \$35 million West Branch Campaign to permanently conserve 329,000 acres in Maine's Northern Forest received a significant boost. The North American Wetlands Conservation Act Fund made a \$500,000 grant to help conserve the significant wetlands values of the project. This important grant brings the total raised toward the West Branch Campaign goal to \$33.9 million.



In May, FSM gave NAWCA staff an aerial tour of West Branch Lands, taking off from Moosehead Lake in Greenville

FSM file photo



FSM Board News

FSM welcomed three new members to its board of directors in July 2004:

Aram Calhoun, associate professor of wetland ecology at the University of Maine, has dedicated most of her career to wetland conservation. She enjoys bird watching, white-water canoeing, and hiking, among many other outdoor pursuits.

Robert H. Gardiner, vice president and director, Maine Advocacy Center, Conservation Law Foundation, is active on several other non-profit boards, including that of the Wolf's Neck Farm Foundation. He is the past chairman of the National Wildlife Federation, and currently serves as the chairman of their President's Council.

Gordan Hall, III, independent real estate investor/developer, brings solid business expertise to the board. Along with FSM, he is active on the boards of the Chewonki Foundation and the Conservation Law Foundation. His interests include sailboat racing, fly-fishing, skiing, and tennis.



**FOREST
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The Boundary Headwaters Project

The border between Maine and Canada, from Poachers Ridge at the New Hampshire line to Hurricane Brook at St. Zachary, Quebec, follows a wild and sinuous 150-mile route. It follows the height of land, mountaintop to mountaintop, dividing the Saint Lawrence River watershed from the rivers flowing to the Gulf of Maine. This high, remote country gives rise to hundreds of clear flowing streams that gather and form some of Maine's most storied cold-water rivers: the Magalloway, Cupsuptic, Kennebago, Dead, Kibby, Moose, and more. These lands have been known best to outdoor enthusiasts and foresters. Their wildness and remoteness are largely due to the stable ownership and management by forest products companies for decades.

Recent work by The Nature Conservancy, Maine Natural Areas Program, and others found that this region holds significant ecological values as well as timber resources worthy of special attention. With a growing interest in this region, the Forest Society of Maine (FSM) built on an already strong relationship with International Paper Company (IP), one of the region's major landowners, to open discussions about one especially significant location. The area of FSM's interest was a 22,000-acre, self-contained, high country valley, tucked against the Quebec border and encapsulating the entire watershed around the headwater ponds of the Kennebago River. Among many values, the Kennebago supports an important population of wild, native brook trout that is valued by anglers and critical to Maine's brook

trout management program. The project was aptly named the Boundary Headwaters project.

FSM and IP have six years of experience working together on the Nictatus easement in Downeast Maine. That experience facilitated discussions that led to an easement for the Boundary Headwaters that is designed to keep these lands undeveloped, provide riparian and

ecological protections, and ensure that forestry is practiced in a sustainable manner, including continuing to be certified under the Sustainable Forestry Initiative. The easement also ensures public access to an important snowmobile corridor as well as access for hunting and camping.

The final obstacle was the need to raise the funds to purchase the easement from IP and establish an easement stewardship fund. A wonderful group of hardworking FSM volunteers stepped forward, led by George Browning, Richard Lewis, and

Richard Page. With support from many who have hiked and fished these lands, and in particular with ties to the Megantic Fish and Game Club—a historic set of sporting camps dating back more than 100 years—the fundraising goal was met.

Since closing on this 22,000-acre easement in early December 2004, IP sold all its land in Maine, including these lands under easement, to GMO Renewable Resources, LLC (GMO). FSM and GMO are working together to ensure the easement goals are met. FSM views the Boundary Headwaters project as a cornerstone to further conservation in the broader Boundary Headwaters region that can sustain the unique values of this special region forever.

This high, remote country gives rise to hundreds of clear flowing streams that gather and form some of Maine's most storied cold-water rivers: the Magalloway, Cupsuptic, Kennebago, Dead, Kibby, Moose, and more.



Forest View


Spring 2005

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**FOREST
SOCIETY
of MAINE**

A statewide land trust working with landowners to conserve and maintain the many values of forestlands in Maine



A pond within the Boundary Headwaters easement.
FSM file photo



22,000 acres of important forestland
are brought under conservation easement



Winter Walk Celebrates Wild Maine Waterways

The 28 days between January 15 and February 12 contained some of the most extreme weather of Maine's winter this year—a week or more of temperatures never rising above zero degrees and sometimes dipping down to 20 and 30 below in late January was followed by a balmy spell of 40's accompanied by rain, and concluded with a dramatic blizzard. This was the month that wilderness guides Garrett and Alexandra Conover chose to do their "Winter Walk," a 200-mile trek on snowshoes from Greenville to the village of Allagash, following waterways in some of the wildest parts of the state—Moosehead Lake, the West Branch of the Penobscot, Seboomook Lake, the North Branch of the Penobscot, Baker Branch of the St. John, and the St. John River. The Conovers were

wood stove, an ice chisel for getting water, clothes, sleeping bags, materials for making repairs, and other gear. They wore moosehide mukluks on their feet, which they explained work well with snowshoes because they are soft and flexible, as well as being warmer and dryer than any kind of modern rubber or plastic boot. Their tent provided a true shelter from the elements—the little wood stove can heat it to a toasty 80 degrees for comfortable dining, journal writing, and sleeping.

These material objects are part of what allows them to live comfortably while traveling in a harsh environment, but another factor just as important is their great experience with and knowledge of the Maine winter woods and rivers. The Conovers have studied traditional outdoor skills from trappers and Indians in Maine and Canada, and teach these skills on their guided wilderness trips, which they've been running for more than 20 years. Challenges such as reading the safety of river ice and dealing with extreme weather are second nature to them.

Garrett and Alexandra's commitment to traditional methods did not prevent them from making use of some very sophisticated modern technology on their trip for the purpose of sharing their experiences. They carried a satellite phone, and gave a daily report of their adventures, which could be picked up worldwide on the Internet. School teachers in Maine and as far away as Hawaii used the opportunity to teach their classes about North Woods ecology and wilderness travel, checking in daily

to find out what Garrett and Alexandra were encountering on their journey. Their messages provided a direct link to the northern forest and its frozen rivers, momentarily transporting those of us in offices and schoolrooms to wilder landscapes.

As well as the daily recorded messages, the Winter Walk website also offered a "discussion board" where people could write questions and get responses with the help of the website coordinator and the daily satellite phone calls. Many of the questions came from kids whose imaginations were clearly captured by the Conovers' adventure. Garrett and Alexandra cheerfully answered questions about what time



Garrett Conover pulls his sled along an ice shelf on the St. John River.

photo by Alexandra Conover

doing this trip for the second time—the first time being on their honeymoon 25 years ago. As well as being an anniversary celebration, the Conovers had a mission of engaging the public, particularly children, in their journey and teaching about winter wilderness travel in Maine.

Some might equate the idea of a month-long winter snowshoe trek with deprivation, cold, and discomfort. But the Conovers, despite a purposeful lack of "modern conveniences," travel in style. Each of them pulled a toboggan weighing about 150 pounds, containing well-balanced meals (they needed to eat about 5,000 calories a day to maintain their weight and strength), their canvas tent, a 12-pound titanium

continued on page 3



Winter Ecology Trip at Pittston Farm

Complete silence is a difficult goal with 20 people in a still winter forest on a cold, snowy night. Fingers want to wiggle to keep warm. Noses want to sniffle. The smallest shifting of weight causes the snow to squeak under heavy boots. Tiny arm or leg movements make a "swish" noise as outer garment shells slide past each other. But silence was the goal we were trying to achieve on this night, January 22, as we listened for owls on the banks of the North Branch of the Penobscot below Pittston Farm. Owls' ears are so sharp that they can hear mice moving around under the snow from their treetop perches, so we would have to be very, very quiet to keep from alarming any that might be around. Tony Owens, a naturalist who had joined our group for the evening, played recordings of Northern Saw-whet, Barred, and Great horned owls to try to lure in territorial rivals. Our 20 pairs of mere human ears listened for responses. We heard none, but we weren't sorry that we had come out. We did eventually achieve silence, and that alone made it worthwhile. "You could actually hear the snow falling," said one participant. It isn't often that you get to hear the stillness of snowy Maine woods, and you don't know what you're missing until you've tried it.

This year's winter ecology trip fell on two of the coldest days of the season, but the group was hardy and did not complain. Instead, there was a feeling of camaraderie as we went on outings from our base of Pittston Farm, regrouping in the cozy lodge for hot drinks and food. Lindsay Seward, who teaches winter ecology at the University of Maine, led us on a walk up

continued from page 2

they went to bed and what time they took snack breaks each day, how they were coping with various weather conditions, and even if they had seen any UFO's (the answer was no). Their thoughtful responses allowed readers to share in the journey and the conditions the Conovers were meeting along the way. For example, Garrett taught us that pulling a toboggan is easiest on snow that has "settled down" for a couple of days after a storm, and is most difficult "on days like we had recently when it is so warm the snow turns to something between mud and mashed potatoes."

One of the most exciting things about the Conovers' walk is that most of the 200-mile route, more than half the length of the entire state, is surrounded by protected land that will always remain wild. After walking the length of Moosehead Lake, the Conovers crossed into the boundaries of the West Branch project: lands surrounding Seboomook



Alexandra Conover demonstrates to Winter Ecology Trip participants on the North Branch of the Penobscot how to chisel a hole in the ice to get water. *FSM file photo*

the North Branch looking at animal tracks and teaching us about how animals cope with such extreme weather. Bill Noble, biologist for the Maine Department of Inland Fisheries and Wildlife, took us to some mature softwood stands and talked about forest management considerations in deer wintering areas. We also met up with Garrett and Alexandra Conover, who had just completed the first week of their Winter Walk and were camping near the farm before heading up the North Branch. They showed us their campsite, talked to us about their journey, and shared dinner with us at the lodge.

Thanks to all those who participated and helped with this trip! The Forest Society of Maine runs a winter trip annually along with Greenville's Natural Resources Education Center. Look for the trip announcement in our fall newsletter if you are interested in participating next year.

Lake and Baker Lake are owned by the state as part of that project, and the North Branch of the Penobscot is part of the Forest Society of Maine's conservation easement. The land along the upper St. John River is owned by The Nature Conservancy and, like West Branch project lands, will forever be managed for a balance of economic, ecological, and recreational values. A portion of the St. John also flows through the Pingree Easement, held by the New England Forestry Foundation.

Alexandra explained on the discussion board a big reason for doing the trip: "The freedom you have out here in the woods is like nothing you'll ever feel back at home with jobs, phones, or school." That freedom will still be there on the wild St. John and the North and West Branches of the Penobscot for any of us, and our children, to discover. So there's no hurry, but the option is there, and what a wonderful thing that is.



Trekking across Seboomook Lake in sub-zero temperatures. *photo by Alexandra Conover*





Forest Legacy Program works for Maine

The people of the state of Maine are fortunate to live in a place with such vast expanses of forests, mountains, lakes, and rivers. These lands have been instrumental in defining the state's economy as well as its spirit. The Forest Society of Maine's (FSM) mission is to conserve these important lands for all their values. The Forest Legacy Program of the U. S. Forest Service has played a critical role in helping FSM achieve its major accomplishments.

Thanks to the committed and unwavering leadership of Maine Senators Snowe and Collins, Governor Baldacci, Representatives Allen and Michaud, and former Governor King, Maine has benefited greatly from this program. FSM and the state of Maine succeeded in securing \$19.7 million for the West Branch project—the largest Forest Legacy grant ever awarded. In fact, the West Branch project was instrumental in bringing the Forest Legacy Program to a new level of national prominence and capability. Created in 1990 under the lead of former Senator George Mitchell, the Forest Legacy Program had not received appropriations of more than \$7 million prior to the West Branch. The West Branch project demonstrated that large-scale forestland projects could work successfully. As a result,

program funding is now averaging about \$60 million annually.

The Forest Legacy Program is an invaluable resource not just for FSM, but also for the entire state and the nation. The program works with states and private landowners to protect environmentally sensitive forestlands. It encourages the use of conservation easements to restrict development and promote sustainable forestry. Forest Legacy funding is responsible for helping many important conservation projects in Maine, such as the Nicasious Lake, Machias River, and Tumbledown Mountain projects. Since its inception, Forest Legacy has provided more than \$32 million to conservation endeavors in Maine.

In December 2004, President Bush signed the federal fiscal year '05 appropriations bill, with \$58 million for 39 Forest Legacy projects in 28 states. Maine fared well, with \$500,000 allotted for FSM's Sebago-Hancock Lands project in southern Maine, and \$4.5 million for the Katahdin Forest project near Baxter Park. Continued Forest Legacy funding will be crucial in the years ahead to help conserve Maine's forestlands, as well as those of the nation.

New Mapping Software Enhances Conservation Capabilities

The Forest Society of Maine (FSM) recently submitted a grant proposal for \$20,000 worth of software from ESRI, the industry leader in geographic information systems (GIS). We are pleased to report that our grant was approved, due to ESRI's confidence in the strength and potential of our growing stewardship program. With this exciting grant, we have upgraded our GIS system to ArcGIS, ESRI's most advanced software suite. In the past, we had to rely on others to do our more sophisticated mapping, map analysis, and conservation planning work. Now FSM will be able to do this work in-house, saving both cost and time. Jake Metzler, FSM's newest staff person (see back page), has the expertise to put the software to use immediately.

This software will allow us to quickly synthesize large amounts of geospatial data from many different sources, showing the relationships between various features. For example, an aerial photograph or a satellite

image can be overlaid with maps of roads, trails, forest stand types, rare plant locations, stream buffers, vernal pools, and important wildlife habitats. The resulting map can be used to inform a discussion on how to balance timber harvesting needs with ecological and recreational values.

The uses for this technology are almost without limit. It will make FSM's easement monitoring more efficient, particularly on large-scale easements such as the West Branch. It will serve as a conservation planning tool as we analyze where to focus our efforts and resources for new projects. It will allow us to produce maps of professional quality, which serve as invaluable tools for informational and educational purposes. Finally, by having the staff and computer resources to use this software, we have increased our ability to help other land trusts with their geospatial needs for forestland conservation.

Thanks to ESRI for their generous support of the Forest Society of Maine!





From the Executive Director

In early December, more than 100 members of the Forest Society of Maine gathered at the Harraseeket Inn in Freeport to celebrate a wonderful achievement: completion of the West Branch Campaign. We missed those of you who could not be there as we honored the hundreds of individuals, businesses, foundations, and organizations who, through their contributions, helped bring lasting conservation to the West Branch—the largest contiguous tract of land ever protected in Maine.

Attention throughout the evening was often focused on such highpoints as the \$750,000 Kresge Foundation challenge grant, other leadership gifts, and the hard-working campaign committee chaired by Sherry Huber. But the evening was truly about paying tribute to each and every one of you reading this newsletter, who through your support of and involvement in the Forest Society of Maine, have given this organization the ability to achieve such remarkable goals. You are the Forest Society of Maine. This is your organization, and through it we are collectively able to accomplish so much.

And how fortunate that is, for even as we celebrate the West Branch success, global forces continue to drive the unprecedented pace and scale of change in Maine's forestlands. During the past seven years more than six million acres of forestland, a total equal to one-quarter the size of Maine, has changed ownership—some of it twice. It would be easy to wring our hands and think, "the sky is falling." Change brings great uncertainty, especially following the decades of stable ownership and management we have become accustomed to in the Northern Forest. However, change is inevitable, and landowners today face far different pressures than existed even ten years ago. The Forest Society of Maine was established to help deal with change. We are working with landowners—new and old—to help find solutions and guide that change toward a future that keeps the values and traditions of Maine's North Woods in tact. The West Branch project and the exciting new Boundary Headwaters easement clearly show what can be done by your organization, the Forest Society of Maine.

— Alan Hutchinson



FSM Executive Director Alan Hutchinson and board member Rick Warren present Senator Susan Collins with an Eric Hopkins commissioned painting of West Branch lands, honoring her support of the West Branch project and the Forest Legacy Program. Photo by John Ford

We need your help!

Did you know the spring and fall editions of *Forest View* are made possible by gifts given to the Forest Society of Maine's annual fund? Of greater importance, however, your annual fund gift makes you a member of the Forest Society of Maine and gives FSM the ability to bring new conservation projects forward. We have been very pleased with the growing list of individuals and businesses supporting our conservation work and interested in our trips and mailings. However, as the need for FSM's conservation work grows so does the need for ongoing annual support. This year's annual fund goal from individuals and businesses is \$145,000. We have passed the halfway mark, but have just five months remaining in our fiscal year. If you have not yet sent in a contribution, please use the enclosed envelope to send a gift of any amount today. Your gift will help conserve Maine's forestlands!



West Branch Campaign Surpasses Goal

Thanks to the unwavering efforts of the board, campaign volunteers, staff, and more than 300 generous donors, the Forest Society of Maine surpassed the West Branch Campaign's \$35 million goal. With the successful completion of the Campaign, 329,000 acres in the heart of Maine's North Woods are conserved for future generations and a conservation easement oversight program has been established.

Our warmest thanks go out to all those listed below for their support of this historic achievement. The West Branch Campaign broke new ground on several fronts. It forged new public policy to address large-scale, multi-value conservation easements; secured record-breaking levels of funding for and through the federal Forest Legacy Program; and established an easement oversight program at a scale and scope never before envisioned. Perhaps the most important ingredient to the success of the Campaign was that it served to bring together the seemingly different interests of forest landowners, environmentalists, and recreationists to find common ground that will benefit us all.

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continued on page 7

continued from page 6

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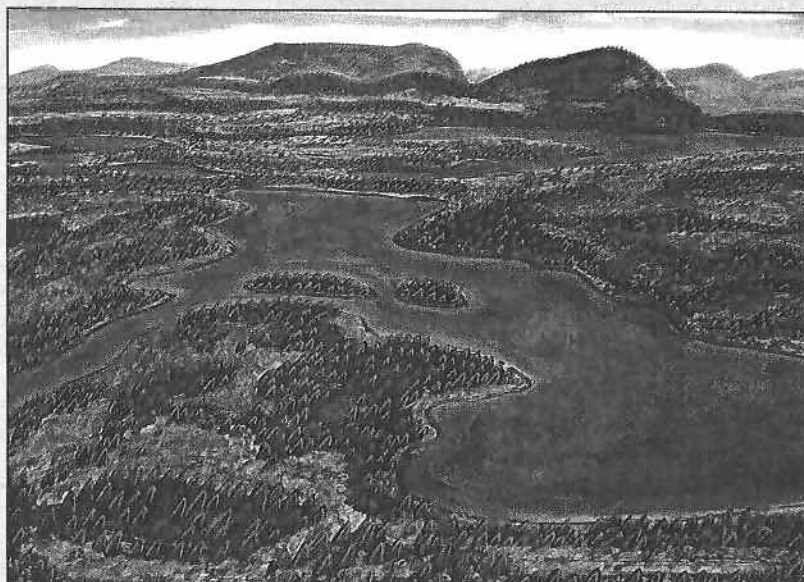
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FSM file photo

Aerial view of West Branch lands captured by Maine artist

Seboomook and Beyond by Maine artist Eric Hopkins is an original watercolor commissioned by the Forest Society of Maine to commemorate success in conserving 329,000 acres through the West Branch Campaign.

For 20 years Eric has been flying across coastal and inland Maine and painting views inspired by the beauty he sees. After flying over the West Branch lands, Eric became enchanted with the area and the Forest Society of Maine's effort to permanently conserve its future. The resulting original painting reflects Eric's new connection with northern interior Maine. Special, limited-edition, archival quality prints were produced by Warner Graphics of Camden, Maine, signed by Eric, and presented to West Branch Campaign leaders.

Eric Hopkins was born in Bangor, Maine and grew up in North Haven. The Eric Hopkins Gallery, located in Eric's great-grandfather's ship chandlery on Hopkins Wharf on North Haven, is open year-round. His work can be viewed at www.erichopkins.com.



Announcements

Spring Field Trip!

Our next trip to Pittston Farm will be June 4-5, 2005. This trip will be co-hosted by Forest Society of Maine and Greenville's Natural Resources Education Center. Tom Seymour, an expert on wild edible and medicinal plants, will lead us in a foraging workshop. Ron Joseph, a biologist and bird specialist, will take us on a search for spring migrants in the wetlands and forests around the farm. We will also explore nearby Green Mountain, which will be full of fantastic spring wildflowers. Cost for the trip is \$80 per person for food and lodging. Contact Liz Burroughs at FSM for more information.

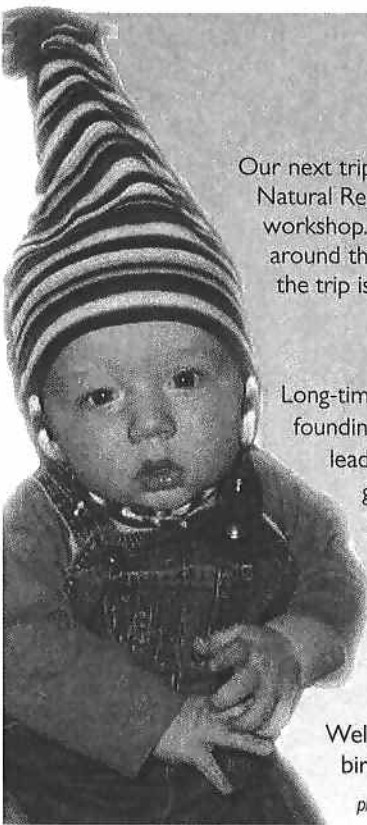
FSM Board and Staff News

Long-time board member **John M. Kauffmann** resigned from the board of directors in November 2004. One of the founding board members, John helped to launch the Forest Society of Maine as a staffed organization. His dedicated leadership helped guide FSM through the Naticus Lake project and the West Branch Campaign. His wisdom and guidance has been invaluable to FSM over the years, and we look forward to working with him in his new role as honorary director.

FSM has expanded its staff! **Jake Metzler**, conservation planner/geospatial specialist, joined the staff in November 2004. He recently completed his M.S. in forestry at the University of Maine, and is now working to enhance FSM's land stewardship and conservation program. **Erin Davis**, temporary administrative aide, is a graduate student of English at the University of Maine. She was hired on a fixed-term basis in November 2004 to help organize and manage FSM's filing system. Welcome Jake and Erin!

Welcome and congratulations are also extended to staff member **Amy Smith** and her husband, **Hunter**, on the birth of their son, **Zachary William**.

photo by Joan Smith



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Ralph Knoll, ex officio
Lewiston, ME

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Executive Director

Liz Burroughs
Stewardship Manager

Erin Davis
Temporary Administrative Aide

Janice Melmed
Development Officer

Jake Metzler
Conservation Planner/Geospatial Specialist

Ellen Nadeau
Executive Assistant

Amy Smith
Development Assistant

> Newsletter Graphics

Susan Heinonen Pate



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of MAINE**

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Conservation in Maine's North Woods

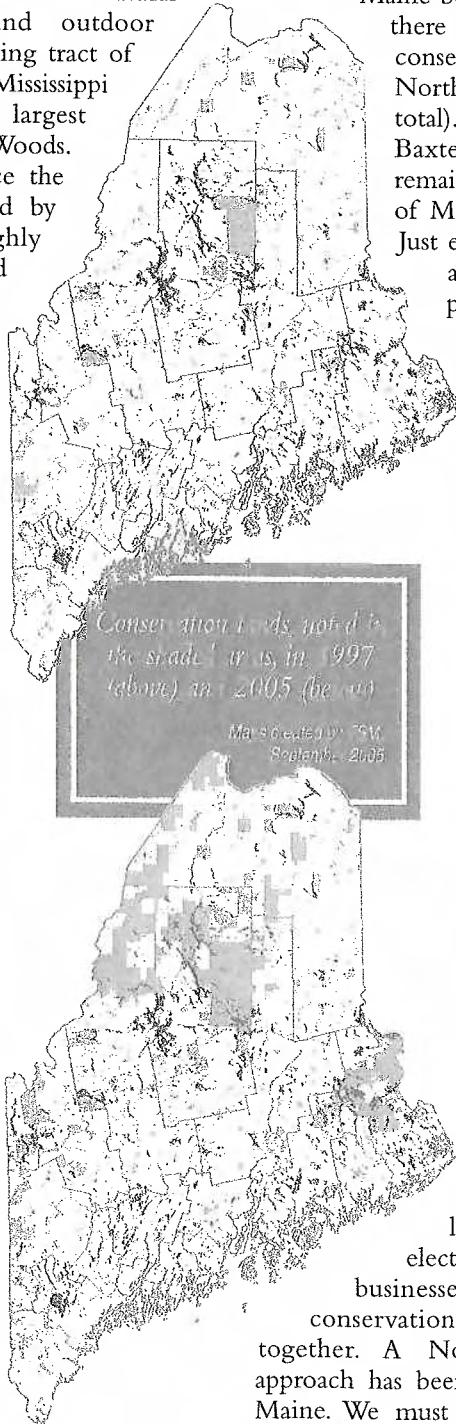
The distinctiveness of Maine's North Woods is seen clearly from space through nighttime satellite images. Lights radiating outward from our growing cities, towns, and suburbs show how little land remains devoted to our natural resources, open spaces, and outdoor recreation. The largest remaining tract of undeveloped land east of the Mississippi River, and one of the largest nationally, is Maine's North Woods. This is truly remarkable, since the North Woods are surrounded by some of the most highly populated and developed regions of North America. This vast forest has no match. It sustains an array of fish and wildlife that is no longer found elsewhere in the East, and it provides backcountry recreational experiences to hundreds of thousands of people each year, while also sustaining a flow of valuable forest products.

The fact that Maine's North Woods remains intact is an astonishing story. Working together, the people in communities across Maine, the Forest Society of Maine, the state of Maine, and other organizations are finding ways to sustain this great forest during unstable times. Unprecedented global economic changes and changes in forestland ownership are occurring at a rapid rate. About seven million acres (about 33% of the size of Maine) have sold during the past seven years in Maine, and most of that has been large tracts of forestland. The rate and scale of change cause concern and present one of the largest and most complex conservation challenges in the

nation. The critical question is: "Can we find solutions that work for Maine fast enough to keep pace with the changes that are already underway?"

In 1997, the year the Forest Society of Maine became a staffed organization, there were about 800,000 acres of conserved forestland in Maine's North Woods (about 5% of the total). About 200,000 acres were in Baxter State Park and the remainder was mostly in the state of Maine's Public Reserve lands. Just eight years later, in 2005, the acreage under some form of permanent conservation has grown to more than 2.8 million acres (about 17% of the North Woods). Most significantly, this increased conservation has come in a form that embraces Maine values and traditions.

Of the roughly two million acres added to the conservation tally in the last eight years, more than 90% remains in private ownership with ecological protections in place and traditional public access continuing while the lands also continue as productive, sustainably managed timberlands. The Forest Society of Maine has pioneered the use of large-scale conservation easements within Maine's private working forest landscape, and easements helped bring much of this progress. This success is also the result of landowners, communities, elected officials and civic leaders, businesses, and an array of conservation organizations working together. A North Woods conservation approach has been developed that works for Maine. We must now continue to apply it expeditiously and wisely.



Forest View

Fall 2005

Volume 6, Number 2



**FOREST
SOCIETY
of MAINE**

*A statewide land trust
working with landowners to
conserve and maintain the
many values of forestlands
in Maine*



Baseline Documentation: a Critical Easement Component

The cornerstone of an enduring conservation easement is an accurate, informative, and thorough baseline documentation report.



Aerial photos are useful for recording the initial condition of an easement property.
Photo courtesy of James W. Sewall Co.

Compiled at the beginning of the easement, this report is a legal document detailing the initial condition of the property as related to specific easement terms. Each easement's baseline should contain written descriptions of the property; reports of significant natural resources found there; detailed maps showing relevant components such as boundaries, forest stand type information, and important natural

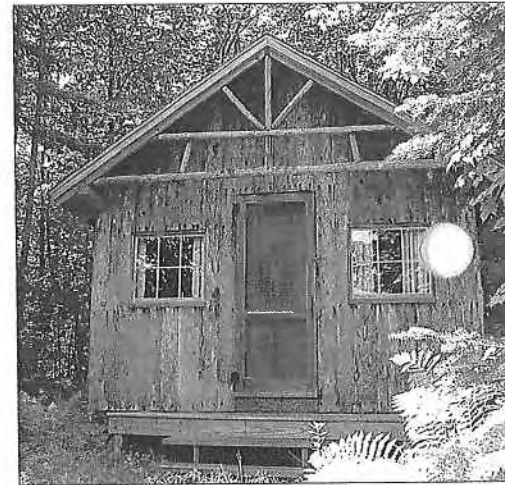
features; and photographs showing what the property looks like, both from the ground and the air. The completed document is generally prepared by the easement holder and reviewed by the landowner, and both parties sign a statement agreeing that it accurately reflects the property's condition.

As part of its strong stewardship program, the Forest Society of Maine (FSM) has recently completed several easement baseline documentation reports. Most noteworthy is the baseline for the 282,000-acre West Branch project. This document contains 33 pages of descriptive text, several dozen maps,

and hundreds of pages of appendices detailing the conditions of the property. It reflects more than three years of data gathering and compiling.

FSM is also in the process of completing ten baseline reports for conservation easements that are held by the State of Maine's Department of Conservation and Department of Inland Fisheries and Wildlife. A recent search by the state found that they held easements for which baselines had never been compiled, and they requested assistance to complete them. FSM applied for and won the contract for those easements in Maine's North Woods, and hired a summer intern to help with the additional stewardship workload. Sharon Yeh, a forestry and environmental management graduate student from Duke University, did much of the legwork this summer to collect contact information, on-the-ground data, and background data on the property for these ten easements. The easements range in size from very small (37 acres) to moderate (8,000 acres) in size, and vary in location from northern Aroostook County to western Somerset County.

Although the baselines for the state vary in complexity as compared to the West Branch, all baseline reports provide vital information about the resources of the lands and the protections that are afforded through the easement. A baseline document is an essential tool for starting an effective stewardship and monitoring program for the parcel. Without strong data and known areas of special protections, monitoring would be ineffective and the stewardship responsibilities of the easement holder might not be met. It is the goal of the Forest Society of Maine to continue to create baselines that are accurate, informative, and extensive in describing the conditions of a property at the time when the easement went into effect.



Structures on easement lands are usually photographed and described in the baseline report.
FSM file photo



Sharon Yeh, summer intern, prepares for a flight to take photos for baseline reports. FSM file photo



Richard Hoffman Establishes Northern Forest Stewardship Fund

Richard Hoffman has always had a love for the Northern Forest. When it came time for him to do some estate planning ten years ago, he researched forest conservation groups in Maine, hoping to find an organization that was working to keep Maine's forests intact and available for traditional uses. Through discussions with conservation leaders in the state, he discovered that there was no organization set up to protect the economic, ecological, and recreational values of Maine's forestlands. Not to be deterred, he worked with Jay Espy at Maine Coast Heritage Trust and Marion Kane at the Maine Community Foundation (MCF) to encourage such an organization. Richard established the Maine Northern Forest Fund at MCF to help fund the launching of the Forest Society of Maine (FSM). In Richard's words, when an FSM board of directors had been chosen and Alan Hutchinson was hired as the executive director, "something big was about to happen."

Indeed, FSM started to do big things almost immediately after becoming a staffed organization in 1997. Just eight years later, the organization has helped to conserve nearly 400,000 acres, and is continuing to grow rapidly. With this growth comes the responsibility to provide monitoring and stewardship services over an increasing land base. Beyond just conserving acreage,



Richard Hoffman, Ellen Pope, and Alan Hutchinson at the Maine Community Foundation
Photo courtesy of the Maine Community Foundation

FSM's easement and stewardship program is creating an effective method of directing the management of these lands that will benefit biological diversity, public recreation, and sustainable forestry. This oversight is necessary but costly, and creates the need to raise funds beyond those required for easement acquisition.

Richard Hoffman recently stepped forward again, establishing an endowed fund at the Maine Community Foundation

dedicated to supporting FSM's easement stewardship activities. Named the Forest Society of Maine Northern Forest Stewardship Fund, proceeds will be disbursed annually for monitoring and stewardship of lands conserved by FSM in Maine's Northern Forest, including the West Branch. Richard stated that he "made this gift in recognition of the perpetual responsibilities presented by easement stewardship and with the hope that others will be inspired to contribute to this new fund at the Maine Community Foundation."

Richard has been of instrumental help to FSM for many years, and has played a key role in pivotal moments of the organization's history. His inspiration, vision, commitment, and generosity have helped FSM accomplish some remarkable achievements for land conservation in the Northern Forest.



Important Vote on the November Ballot!

On November 8, Maine voters will be asked to approve a \$12 million bond issue to support the state's land and water conservation program. The concept behind the Land for Maine's Future Program (LMF) is simple. Lands that have exceptional natural or recreational value warrant permanent protection. With spreading development and changing land uses, Maine is at risk of losing many of the natural landscapes that residents cherish and that are so important to the state's natural and cultural heritage, as well as to its economic vitality. LMF's track record is superlative, and its support has helped bring success to some of the Forest Society of Maine's most important projects, including Nicasious Lake and the West Branch.

Look at what LMF helped achieve with these two

*A "Yes" vote
in support of continued
funding for the Land for
Maine's Future Program
is a vote for conserving
Maine's North Woods
and traditional values*

projects alone:

- More than 350,000 acres of forestland are conserved and will remain undeveloped, productive, and open for traditional recreational uses
- Sustainable forest management practices are in effect which will benefit local communities and the state overall
- Dozens of campsites and water access sites are available for public use
- Important fish and wildlife habitats, endangered species, and other ecological values are protected forever
- More than 223 miles of river and stream frontage are permanently protected, as well as more than 110 miles of frontage on 89 lakes and ponds.

Be sure to vote November 8 in support of land conservation in Maine!





Mink frog

FSM file photo

Fiscal Year Highlights

- Celebrated successful completion of \$35 million West Branch Campaign
- Placed conservation easement on the 22,000-acre Boundary Headwaters property in northwestern Maine
- Completed baseline documentation for West Branch conservation easement and developed the adaptive management plan for use in monitoring the easement
- Expanded stewardship staff and GIS capabilities to support increased responsibilities
- Established charitable gift annuity program
- Worked with a long-term supporter to establish an FSM stewardship fund at the Maine Community Foundation

Wish List

Below are some items we have identified that would help us to carry out our work. If you are able to help us acquire any of these items, please contact the FSM office.

- Laptop computer
- LCD projector
- Magazine rack
- Flat map case
- Binoculars
- Truck (suitable for North Woods)



Annual Report

Fiscal year ending July 31, 2005

Statement of Financial Position

	July 31, 2005*	July 31, 2004
Assets		
Current assets	403,122	248,070
Property & equipment	572,635	572,635
West Branch campaign assets	315,571	341,664
Other assets & receivables**	2,340,142	2,899,761
Total assets	3,631,470	4,062,130
Liabilities		
Current liabilities	14,565	64,516
Campaign liabilities	2,221,783	4,606,240
Long-term debt	0	0
Total liabilities	2,236,348	4,670,756
Net assets***	1,395,122	(608,626)
Other		
Items not carried as assets****	113,909	0

* Note: Current year figures are unaudited

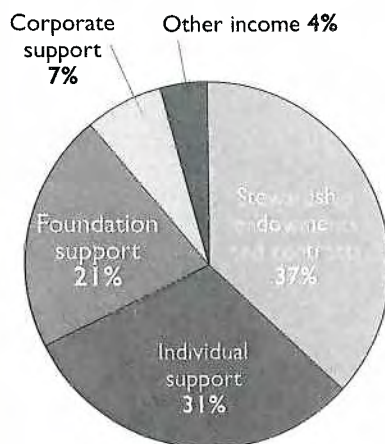
** Majority of these figures are campaign pledges

*** Closing on the West Branch easement and acquisition in December 2003 required bridge financing. The final phase of the fundraising campaign, ending in October 2004, secured pledges to offset the loans.

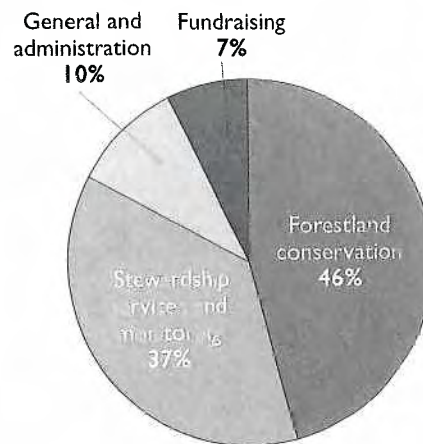
**** Newly established fund at the Maine Community Foundation dedicated to FSM's stewardship program.

The Forest Society of Maine continues to build a solid financial foundation by broadening our sources of annual support. Individual and corporate support will always remain vital elements in our ongoing conservation work. However, this past year the demand for our stewardship services led to an increase in that source of revenue. The charts below show a breakdown of our diversified support and how it was spent.

Sources of Revenue



Uses of Revenue





From the Executive Director

In early August I found time to visit a remote section of one of the Forest Society of Maine's conserved properties that I have long wished to visit. My wife, two good friends, and I spent a fabulous day canoeing and hiking into a series of remote ponds surrounded by solitude and stunning vistas of mountains and forests, much of which is managed sustainably under the FSM easement. We were guided by a friend whose family placed the easement on these lands that keeps them wild, remote, productive, and available for people to discover. He first made this very trip with his grandfather half a century earlier. This day, only moose, eagles, loons, and a family of otters shared our journey.

While visiting other parts of the property and nearby communities, I also talked with campers, anglers, inn owners, loggers, and the current landowner. Each of them knew about the conservation easement and understood how it successfully weaves their many interests and passions for the land together, as well as how it ensures those values for generations to come.

My journey that day confirmed that conservation in Maine's North Woods is on the

right track—the use of large-scale conservation easements is indeed capturing the traditions and values of Maine. We cannot lose sight, however, of what lies behind these conservation successes: vision, hard work, and generosity. Conserving important lands has a cost, and Maine's achievements are due to the generosity of thousands of private donors plus two extraordinary government funding programs: the Land for Maine's Future program and the federal Forest Legacy program. I am often asked, "What can I do to help?" This fall there are three very important things you can do: 1) If you are a Maine voter, cast a "yes" vote in November on the \$12 million land bond question; 2) Take a moment to send a note or e-mail to Maine Senators Snowe and Collins and Representatives Allen and Michaud thanking them for their unwavering vision and support of the Forest Legacy program; and 3) Please continue your annual support of the Forest Society of Maine. And, when done, reward yourself with a visit to one of FSM's conserved forests and take pride in knowing that your support helped lead to these remarkable achievements.

— Alan Hutchinson

FSM Annual Meeting Held in Western Maine

The annual meeting of the FSM board of directors included a trip to the Boundary Headwaters project area—the most recent addition to FSM's conservation easement holdings. The board spent a day inside conducting business that included electing three new board members (Welcome Bob Burr, Ed Clift, and Carole Dyer!) The following morning, several members of the board and staff traveled to the Boundary Headwaters project area to see the lands firsthand. From mink frogs to harvesting operations to special fishing spots, FSM's mission was brought to life and helped everyone present visualize the importance of our work.

*A pond in the Boundary Headwaters project area
FSM file photo*

Annual Supporters of the Forest Society of Maine

The board and staff of the Forest Society of Maine extend our warmest thanks to the individuals, businesses, and foundations who contributed to the annual appeal this past fiscal year. Annual fund contributions allow us to protect the diverse values of Maine's woods, and as of July 31, 2005, you have helped us conserve 397,000 acres. This year we were pleased to welcome 130 new individual and corporate donors. Any omissions or misspellings are unintentional and we encourage you to notify us of any changes.

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Joe Wiley
Jeremy Wintersteen

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Jill & Freston Anderson
Richard & Joan Andren
Sharalyn & David Andrews
Anonymous
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John W. Barto
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Marcia & Roland Seavey
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continued on page 7

continued from page 6

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Mr. & Mrs. Charles Stepnowski
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by Veeder & Longtin, LLP

In Honor of
Edwin G. Baldwin
by Mr. and Mrs. Clifford Raynor

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Heidi Hansen
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* denotes in-kind contribution

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Matching Gift Program

Foundations
The Betterment Fund
The Conservation Fund
ESRI Conservation Program
Maine Community Foundation
Overhills Foundation

*Special thanks to the
individuals and families who
have donated easements to
FSM through the years.*

The Coburn Family
Alice and Rinardo Giovannella
Craig Mathews and Family
Elizabeth and Thomas Shipley

FSM Executive Director Receives National Award



Alan Hutchinson (center) accepts the International Paper Conservation Partnership Award in Washington DC. Presenting the award are David Liebetreu (left), Vice President of Forest Resources at International Paper, and Lawrence Selzer (right), President and CEO of The Conservation Fund.
Photo courtesy of International Paper

In June, Alan Hutchinson traveled to Washington, DC to accept the 2005 International Paper Conservation Partnership Award presented jointly by The Conservation Fund and International Paper. The award, which recognized the lasting impact of FSM's ability to bring diverse interests together in a true sense of partnership to achieve conservation goals, was accompanied by a \$10,000 unrestricted grant. This award has brought national recognition to Maine's good use of conservation easements to sustain natural resources and local communities, as well as acknowledgement of the power of partnerships between businesses and the conservation community.

➤ **Board of Directors** ◀

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Readfield, ME

Announcements

In July the FSM board approved a charitable gift annuity program, which will be administered for FSM by the Maine Community Foundation. A charitable gift annuity is a gift arrangement between a donor and a charity under which the charity promises to pay a lifetime income to the donor in exchange for a gift. The gift annuity program is a new and thoughtful way for friends of FSM to support our important work in forestland conservation when doing their financial planning. For more information contact the FSM office.

Correction to Spring 2005 Forest View: Our apologies are extended to Suzanne AuClair, whose name was inadvertently left off our West Branch Campaign donor listing.

FSM Board News

FSM welcomed three new members to its board of directors in July 2005:

Robert Burr, president and CEO of Pride Manufacturing Company, has spent his career in the forest products industry. He is a Maine native and a graduate of Bowdoin College.

Edwin Clift, chairman and CEO of Merrill Bank, brings business and non-profit experience to the board. He is a known civic leader in the greater Bangor community, and resides on Branch Lake with his wife, Mary.

Carole Dyer is an active volunteer in the Maine conservation community, including terms on the Land for Maine's Future and the Ruffed Grouse Society boards. In her spare time, she enjoys upland bird hunting and cross-country skiing.

➤ **Board of Directors** ◀
continued

John M. Kauffman,
Honorary Director
Yarmouth, ME and Stark, NH

Ralph Knoll, ex officio
Lewiston, ME

➤ **Staff** ◀

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Executive Director

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Stewardship Manager

Janice Melmed
Development Officer

Jake Metzler
Conservation Planner/Geospatial Specialist

Ellen Nadeau
Executive Assistant

Amy Smith
Development Assistant

➤ **Newsletter Graphics** ◀
Susan Heinonen Pate

Address Change!

No, we are not moving, but we have decided to discontinue our post office box after this year. Our new mailing address is: Forest Society of Maine, 115 Franklin Street, 3rd Floor, Bangor, ME 04401. Please note this change in your address books. Although we will keep the P.O. Box until the new year, the new address is effective immediately.



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Return Service Requested

Concept Plan

(See Plan Description at I. Through IX)

5. Location of Property:

Township	County	*Acres Owned Per State Tax Records (includes Great Ponds)	Acres to Rezone	Waterbodies	Roads
Beaver Cove	Piscataquis	12,569	12,569	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Big Moose (T2 R6 BKP EKR)	Piscataquis	11,234	11,234	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Big W, NBKP	Somerset	11,492	11,492	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Bowdoin College East (T7 R10 NWP)	Piscataquis	2,728	2,728	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Bowdoin College West (T8 R10 NWP)	Piscataquis	17,497	17,497	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Brassua (T2 R2 NBKP)	Somerset	25,636	25,636	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Chase Stream (T1 R6 BKP WKR)	Somerset	24,276	24,276	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Days Academy Grant	Piscataquis	8,477	8,477	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Elliotsville	Piscataquis	9,470	9,470	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Frenchtown (TA R13 WELS)	Piscataquis	21,345	19,882	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Indian Stream (T1 R6 BKP EKR)	Somerset	9,672	9,672	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Lily Bay (TA R14 WELS)	Piscataquis	21,989	21,989	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Long Pond (T3 R1 NBKP)	Somerset	24,607	24,607	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Misery Township (T2 R7 BKP WKR)**	Somerset	24,628	24,628	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps

5. Location of Property:

Rockwood Strip-EAST (T1 R1 NBKP)	Somerset	1,206	1,206	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Rockwood Strip-WEST (T2 R1 NBKP)	Somerset	5,004	5,004	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Sandbar Tract	Somerset	117	117	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Sandwich Academy Grant (T2 R1 NBKP)	Somerset	14,536	14,536	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Sapling (T1 R7 BKP WKR)***	Somerset	17,410	17,410	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Shawtown (TA R12 WELS)	Piscataquis	20,497	20,497	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Smithtown (T1 R13 WELS)	Piscataquis	15,275	15,275	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Soldiertown (T2 R3 NBKP)	Somerset	22,576	22,576	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Spencer Bay (T1 R14 WELS)	Piscataquis	20,106	20,106	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Squaretown	Somerset	12,873	12,873	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
T1 R12 WELS	Piscataquis	7,581	7,581	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Taunton & Raynham (T1 R1 NBKP)	Somerset	13,043	13,043	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
Thorndike (T3 R2 NBKP)	Somerset	23,046	23,046	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
W. Middlesex Canal Grant (T1 R3 NBKP)	Somerset	21,405	21,405	Please refer to Table 3, Part I and Table 38, Part VII	Please refer to Detail Maps
* Statements of Acreage are based on state property tax records and are therefore approximate.					
** Misery Gore acreage located north of Misery Township is included with Misery Township Acreage					
*** Misery Gore acreage located north of Sapling Township is included with Sapling Township Acreage					

6. Notice of Filing: Provide the names and mailing addresses of all individuals, companies or others who own land within 1,000 feet of the property for which you seek rezoning and any other persons to whom notice of this rezoning petition was provided. Also provide the date such notice was provided.

Due to the size of the Concept Plan Area, names and mailing addresses of all individuals, companies or others who own land within 1,000 feet of the property have not been provided herewith.

Notice was provided to the following Town Managers/Plantation Assessors for towns and plantations within and adjacent to the area proposed for rezoning including the following towns outside of LURC jurisdiction: Moose River, Jackman, Greenville, Shirley, Beaver Cove, The Forks Plantation and West Forks Plantation.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on Thursday, April 27, 2006.

Assessor Daniel MacDonald
The Forks Plantation
Route 201, P.O. Box 77
West Forks, ME 04985

Board of Selectman
(Messrs. Reed, Moore, Smyth)
Moose River
727 Main Street
Jackman, ME 04945

Assessor Lloyd Trafton
West Forks Plantation
West Forks, ME 04985

John Simko
Greenville Town Manager
P.O. Box 1109
Greenville, ME 04441

Selectman/Assessor Wallace Williams
Beaver Cove Town Office
795 Lily Bay Road, Unit 101
Beaver Cove, ME 04441

Selectman/Assessor Mike Muhr
P.O. Box 147
Shirley, ME 04485

Kathy MacKenzie
Jackman Town Manager
P.O. Box 269
Jackman, Maine 04945

Notice was provided to the each of the Somerset and Piscataquis County Commissioners as well as the following emergency management administrators in Somerset County.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on April 27, 2006.

Paul Hatch
Somerset County Commissioner
41 Court Street
Skowhegan, ME 04976

Thomas K. Lizotte
Piscataquis County Commissioner
159 East Main Street
Dover-Foxcroft, ME 04426

Zane Libby
Somerset County Commissioner
41 Court Street
Skowhegan, ME 04976

Robert Higgans
EMA Director
8 County Drive
Skowhegan, ME 04976

Robert Dumphy
Somerset County Commissioner
41 Court Street
Skowhegan, Maine 04976

David Spencer
Unorganized Territory E-911 Agent
8 County Drive
Skowhegan, ME 04976

W. L. Bartley, I Jr.
Piscataquis County Commissioner
159 E. Main Street
Dover-Foxcroft, ME 04426

Frederick Y. Trask
Piscataquis County Commissioner
159 E. Main Street
Dover-Foxcroft, ME 04426

Notice was provided to members of the Maine Congressional Delegation.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices to the legislators' district offices via certified mail on Thursday, April 27, 2006.

U.S. Rep. Thomas Allen
57 Exchange Street
Suite 302
Portland, ME 04101

U.S. Senator Olympia Snowe
3 Canal Plaza, Suite 601
Portland, ME 04101

U.S. Rep. Michael H. Michaud
23 Water Street
Bangor, ME 04401-0858

U.S. Senator Susan M. Collins
202 Harlow Street
Bangor, ME 04402

Notice was provided to all Maine legislators whose districts encompass the Concept Plan Area (House Districts 27 and 88; Senate districts 26 and 27) as well as legislators whose districts encompass any part of the Somerset or Piscataquis Counties.

Preti, Flaherty, Beliveau, Pachios & Haley, LLP mailed the public notices via certified mail on Thursday, April 27, 2006

Maine Senator Peter Mills
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Paul T. Davis
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Kenneth T. Gagnon
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Maine Senator Chandler E. Woodcock
The Maine Senate
3 State House Station
Augusta, ME 04333-0003

Rep. James D. Annis
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Wright H. Pinkham
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Earl E. Richardson
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Philip A. Curtis
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, Maine 04333-0002

Rep. Edward D. Finch
Maine House of Representatives
State House Room 333
2 State House Station
Augusta, ME 04333-0003

Rep. Stacy Allen Fitts
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Raymond G. Pineau
Maine House of Representatives
State House Room 333
2 State House Station
Augusta, ME 04333-0003

Rep. Maitland E. Richardson
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Vaughn A. Stedman
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

Rep. Douglas A. Thomas
Maine House of Representatives
State House Room 332
2 State House Station
Augusta, ME 04333-0002

7. Existing Zoning. List the zones currently applied to the area(s) proposed for rezoning.

The following is a list of the zones currently applied to the area proposed for rezoning.

Protection Zones

- Wetland Zone (P-WL) Encompasses all submerged lands and other areas meeting wetland criteria.
- Great Pond Zone (P-GP) Applies to a 250 foot wide strip around all lakes and ponds greater than 10 acres in size. There are about 67 such lakes and ponds in the Plan Area.
- Wildlife Habitat Zone (P-FW) Covers important deer winter shelter areas and other significant fisheries and wildlife habitat.
- High Mountain Area Zone (P-MA) Covers all mountainous areas above 2,700 feet elevation.
- Recreation Zone (P-RR) Covers areas along existing hiking trails (such as the Appalachian Trail) as well as around unspoiled, remote fishing ponds and other areas of recreational significance.
- Soils and Geology Zone (P-SG) Covers areas of steep slopes and unstable soils.
- Flood Prone Zone (P-FP) Covers areas within the 100 year frequency flood.
- Aquifer Zone (P-AR) Covers important ground water resources.
- Unusual Area Zone (P-UA) Applies to unusually significant scenic, historic, scientific, recreational and natural areas not adequately protected by other zoning.
- Resource Plan Zone (P-RP) Permits landowners to develop their own resource management plan for an area. There are two approved P-RP plans in the Moosehead region: Plum Creek's First Roach Pond plan and the Moosehead Wildlands plan on Brassua Lake.
- Shoreland Zone (P-SL) Protects shorelands of rivers and streams, ocean, and small ponds.

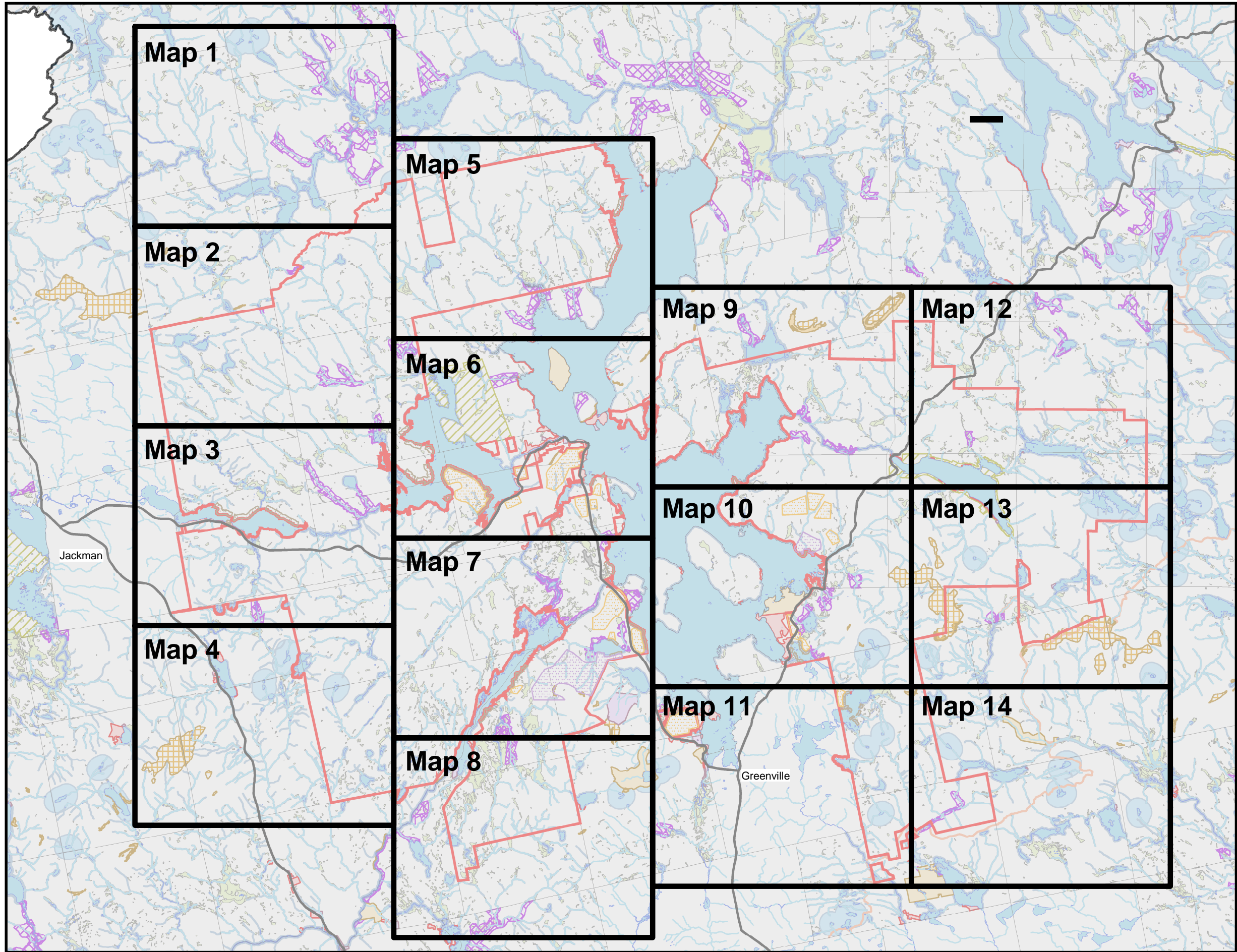
Development Zones

- Residential Development Zone (D-RS) Covers areas around existing patterns of residential development. The primary locations are Rockwood, Harfords Point, and Beaver Cove, as well as the shoreland of the more developed lakes, such as Moosehead, Long Pond, Brassua, Upper Wilson and Prong Pond.
- General Development Zone (D-GN) Covers areas around existing patterns of mixed, residential and small scale, commercial development, such as at Rockwood, Beaver Cove and Kokadjo.
- Commercial and Industrial Development Zone (D-CI) Covers areas proposed for major commercial or industrial development, such as the recently zoned site near the rail-line west of Route 15.
- Planned Development Zone (D-PD) Provides for special planned developments.

Management Zones

- General Management Zone (M-GN) Covers the rest of the Plan Area, where forest (and agricultural) activities are allowed and encouraged without significant restriction.

The following maps indicate the locations of the existing zones.



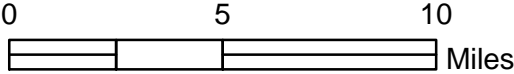
Land Use Guidance Map Index

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

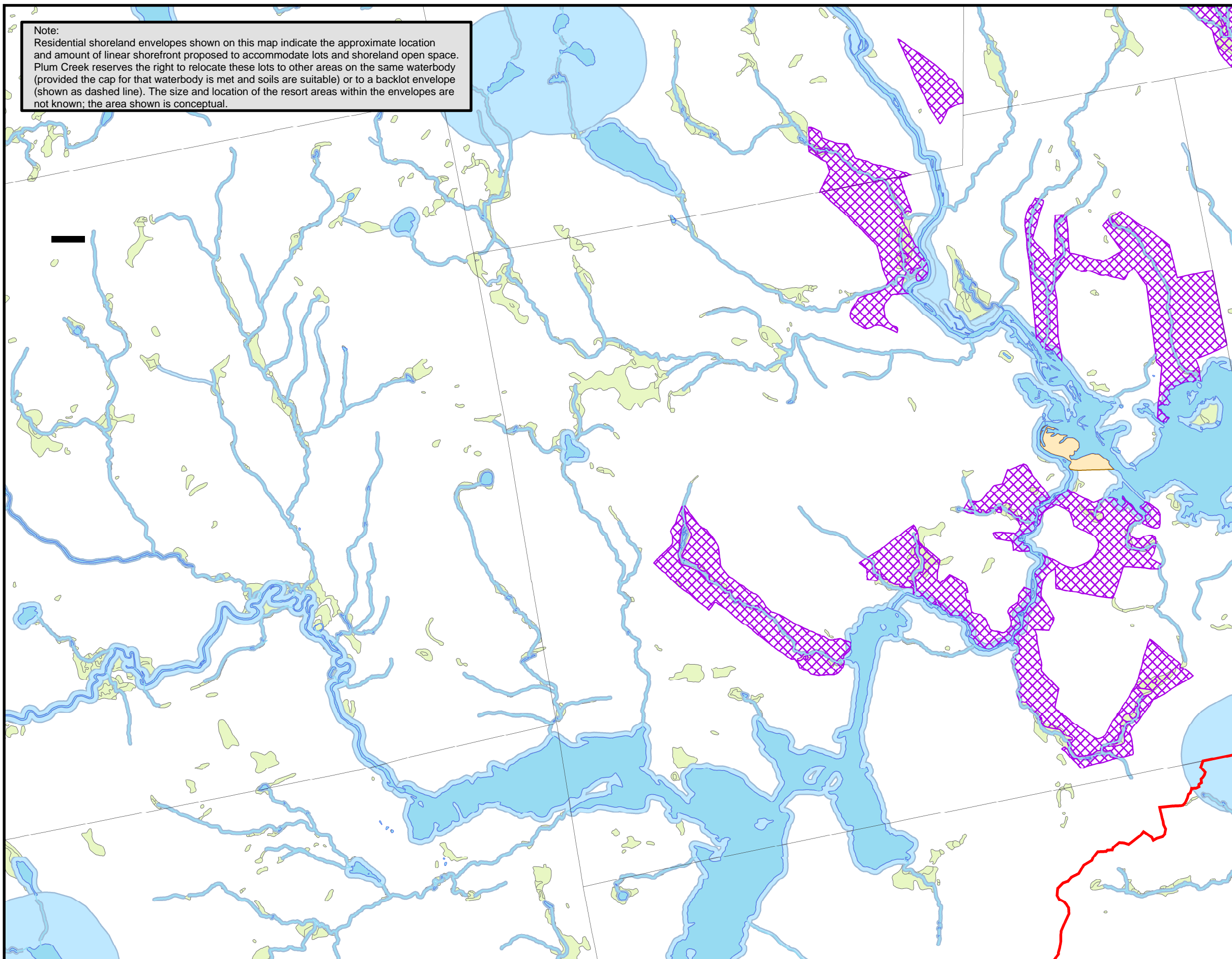
Legend

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Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict



April 2006



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to other areas on the same waterbody (provided the cap for that waterbody is met and soils are suitable) or to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.

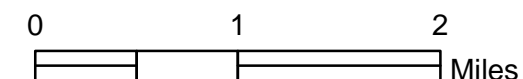
Land Use Guidance Map 1

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

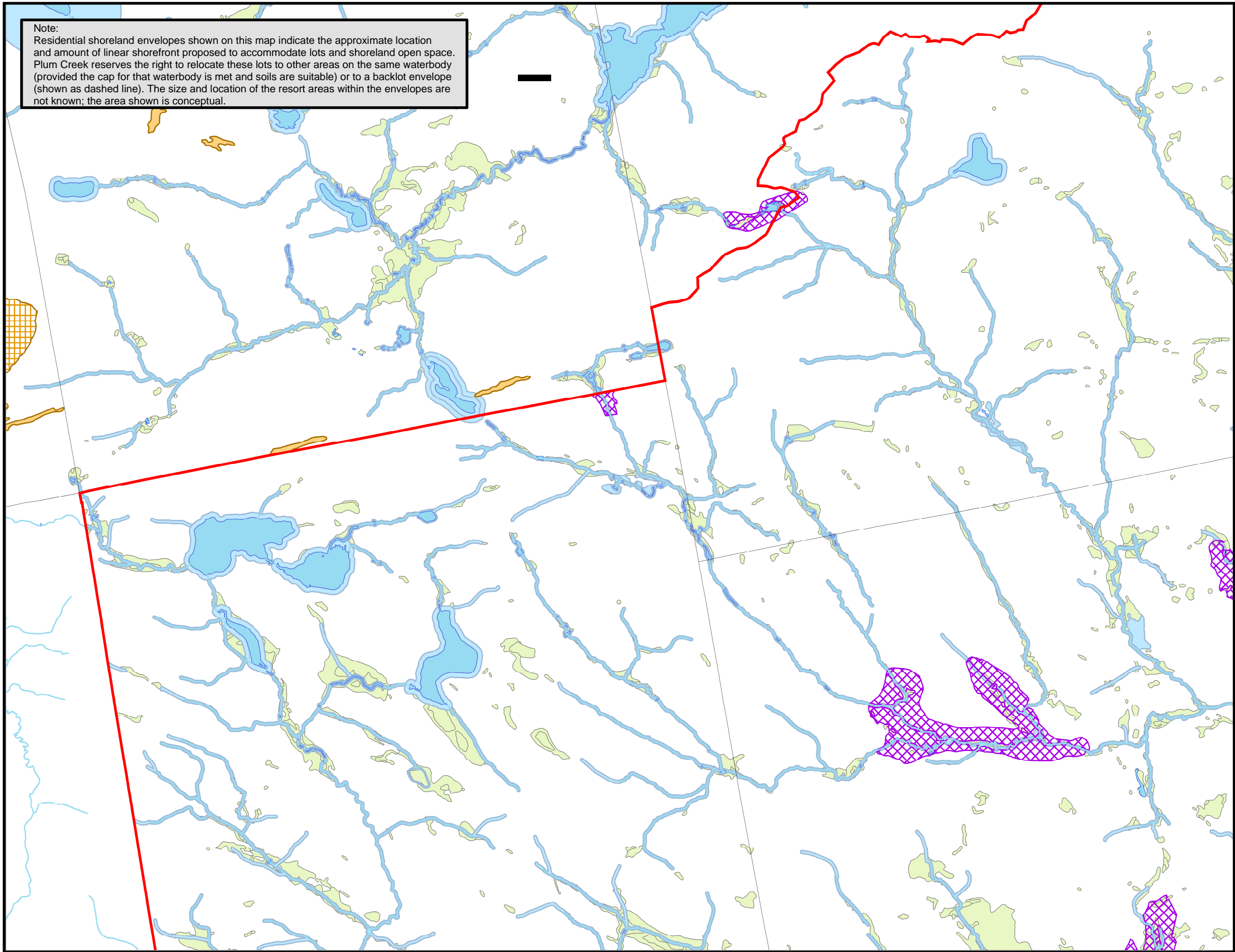
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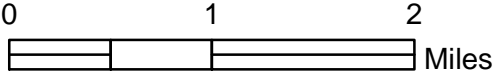
Land Use Guidance Map 2

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

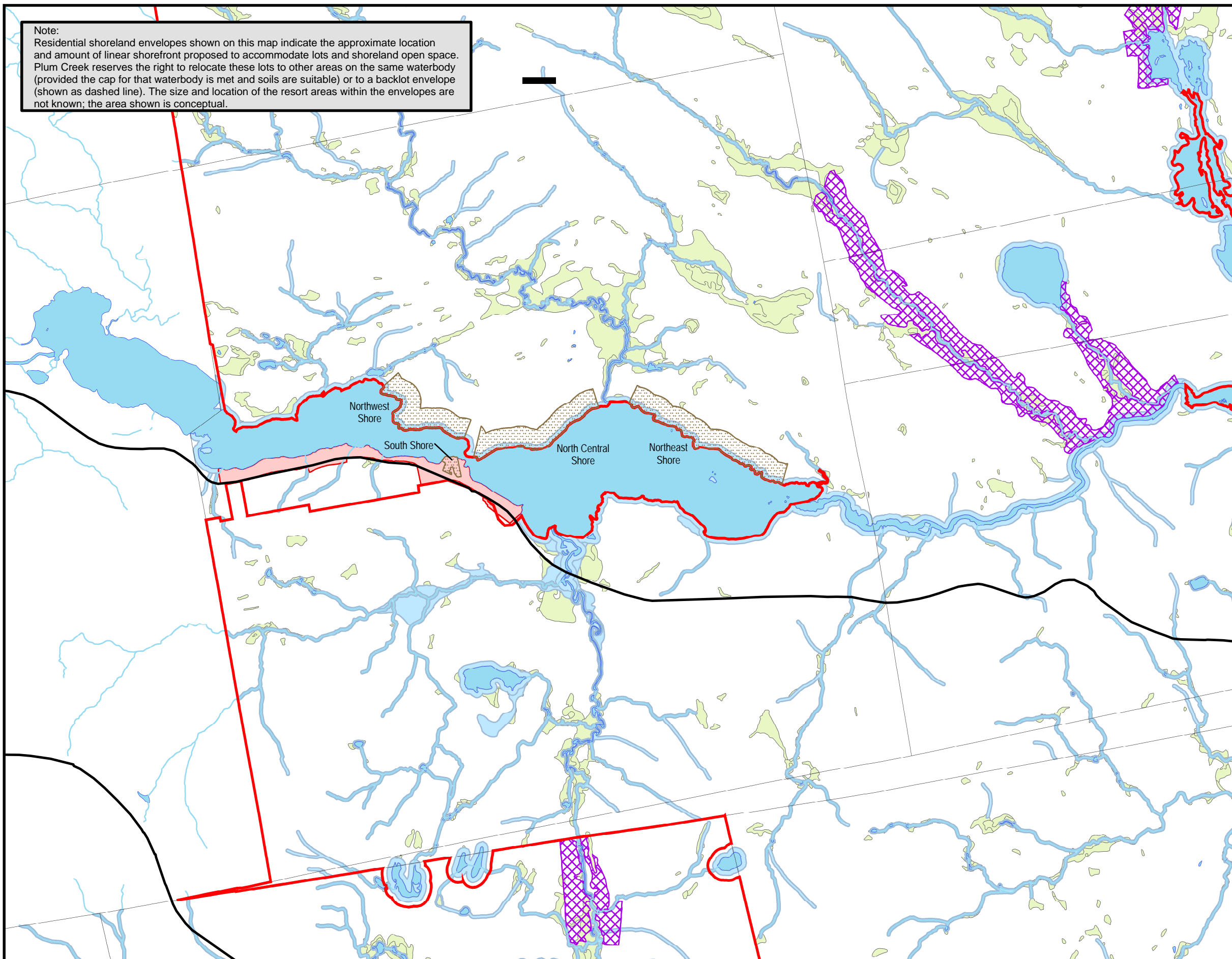
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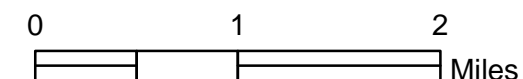
Land Use Guidance Map 3

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

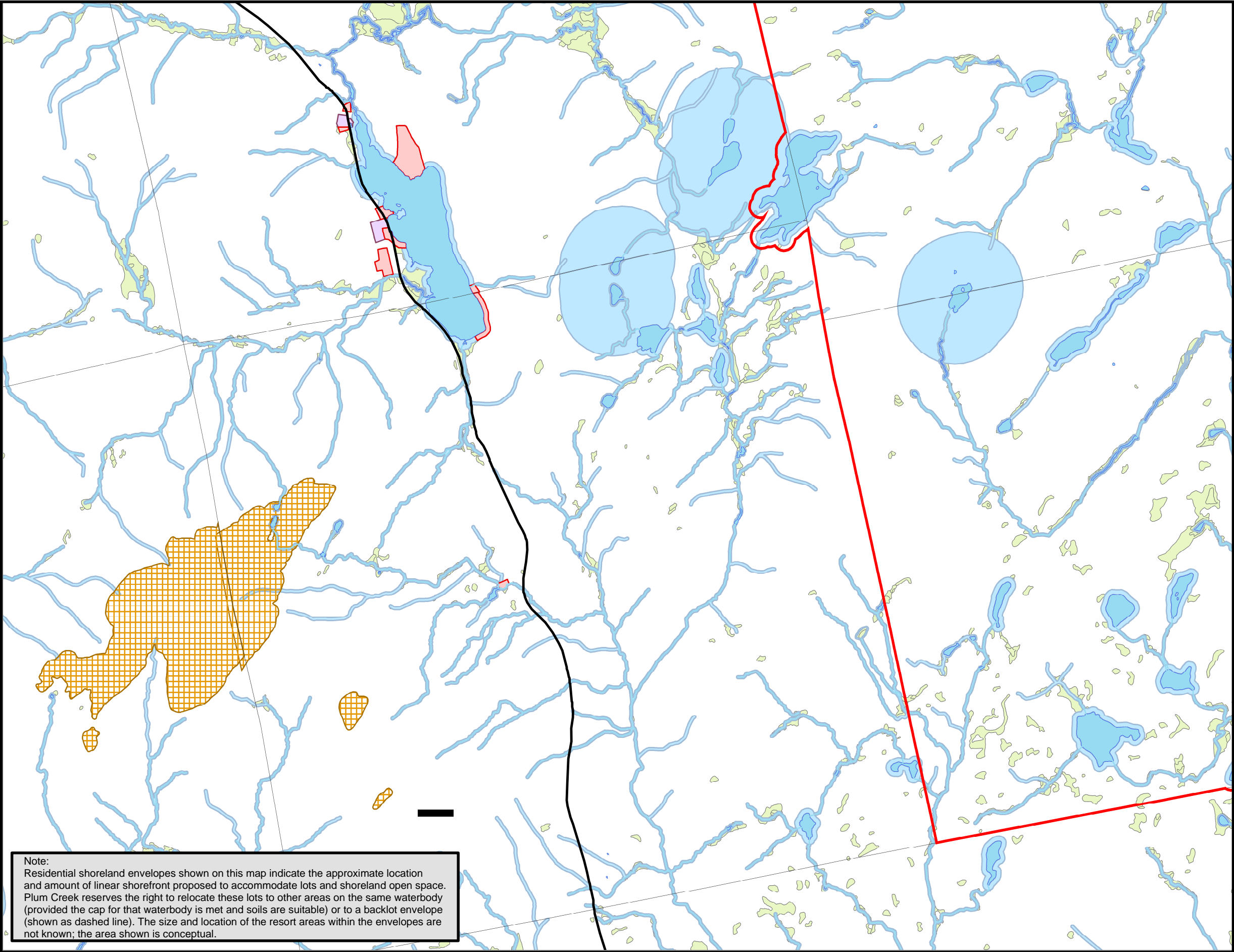
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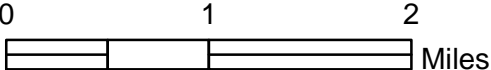
Land Use Guidance Map 4

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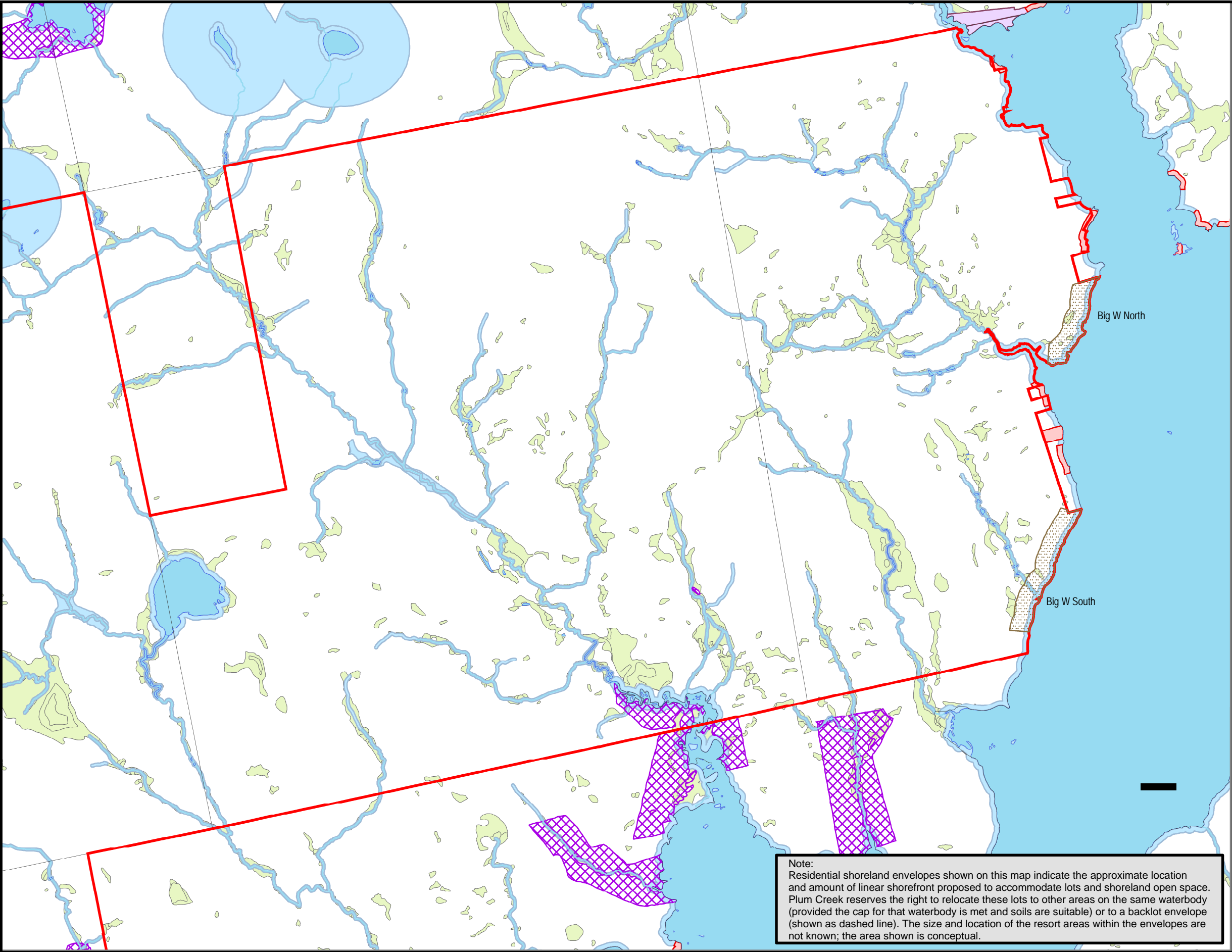
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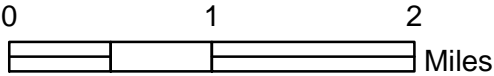
Land Use Guidance Map 5

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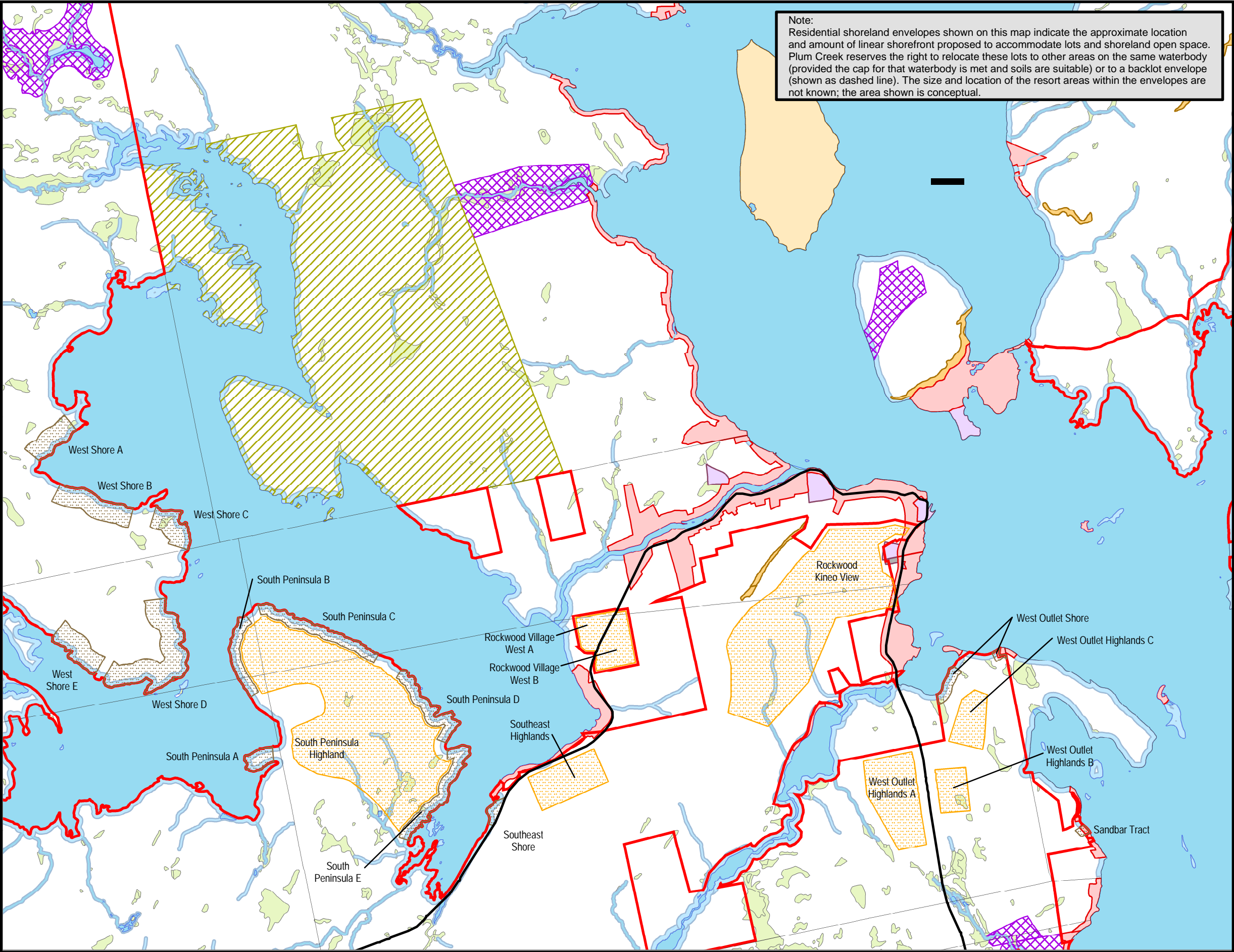
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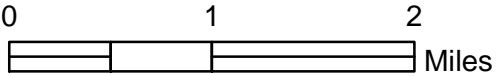
Land Use Guidance Map 6

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

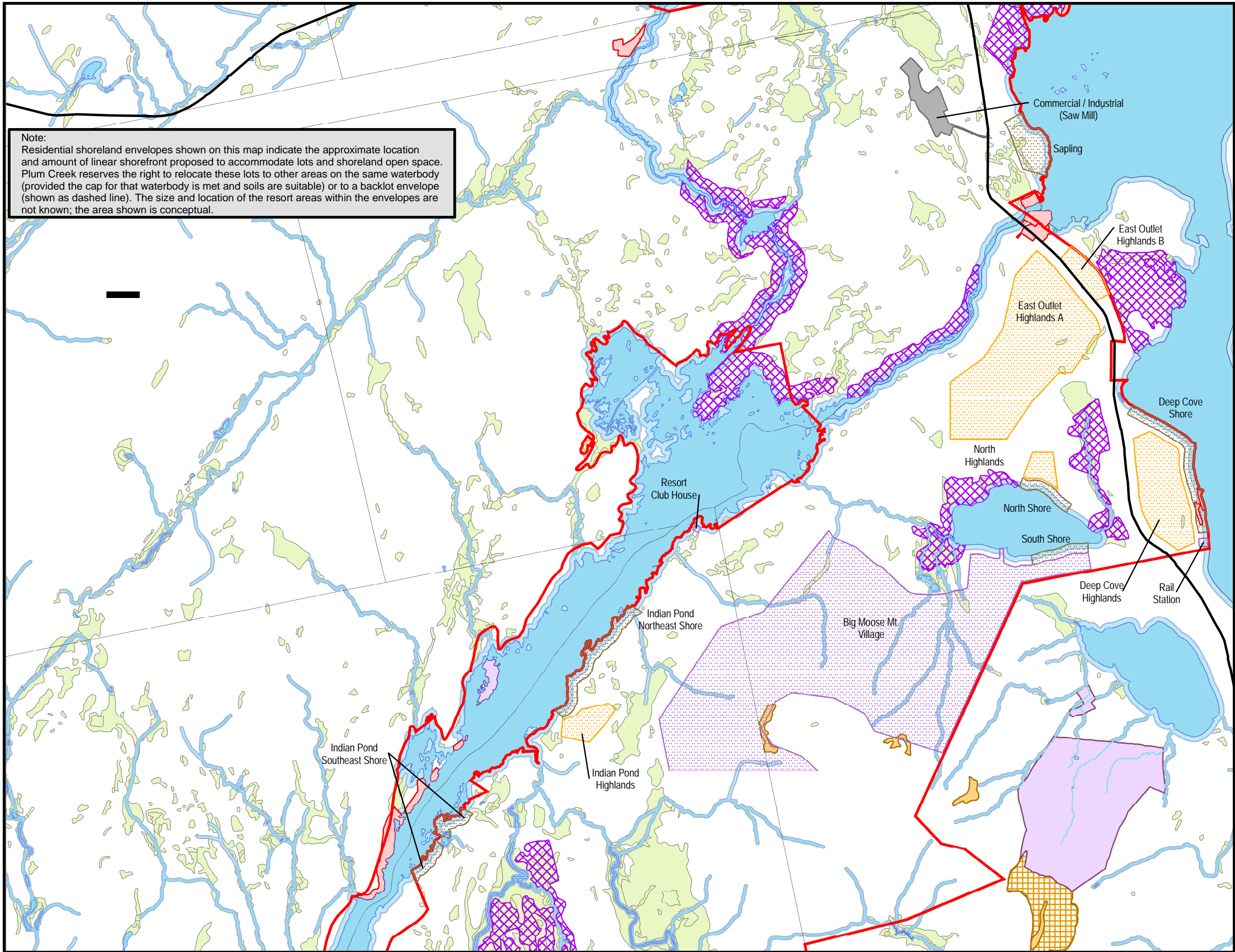
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April 2006



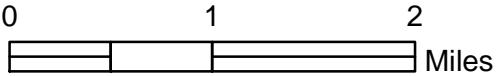
Land Use Guidance Map 7

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

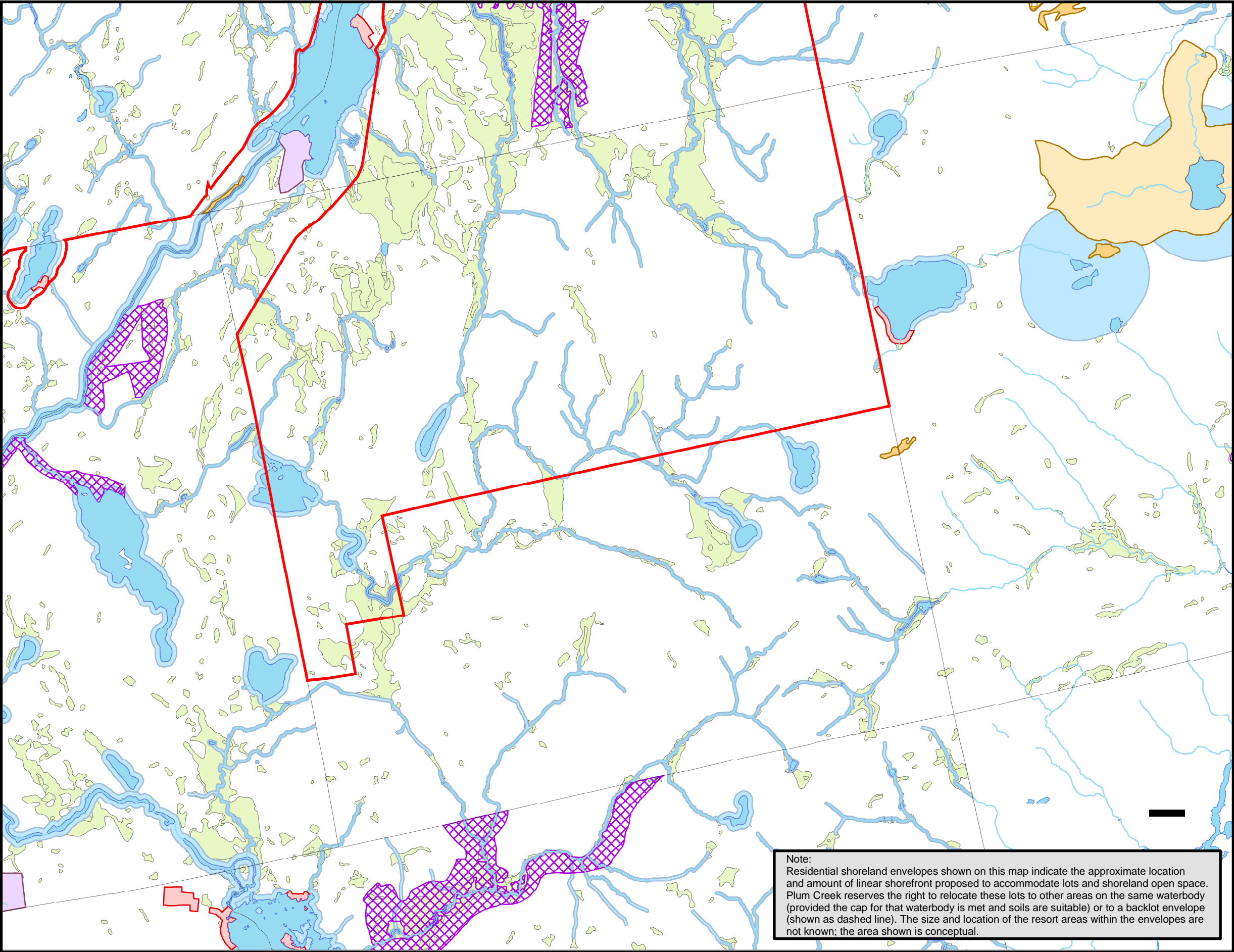
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Land Use Guidance Map 8

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

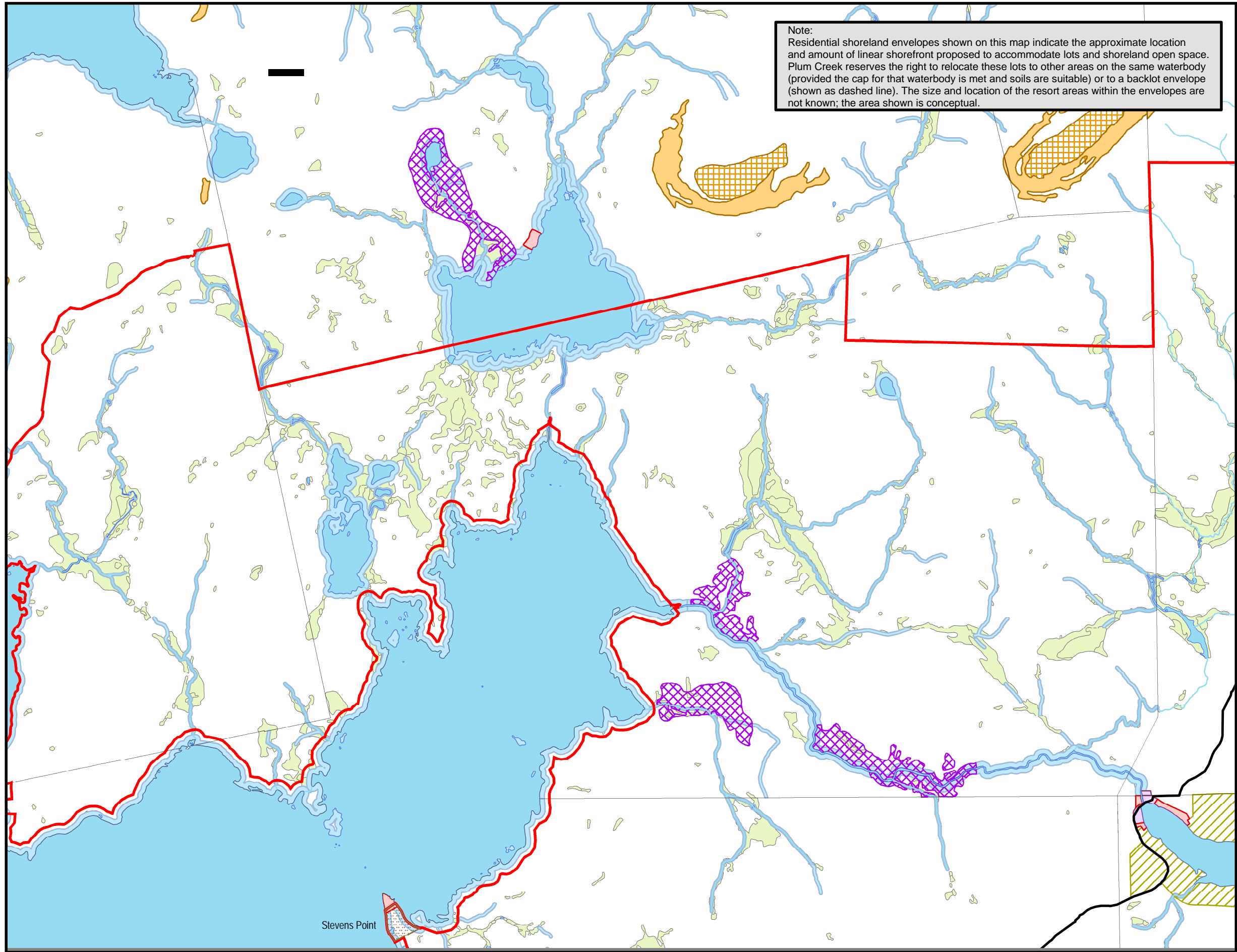
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April 2006



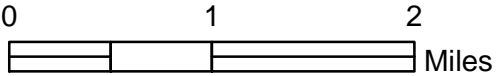
Land Use Guidance Map 9

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

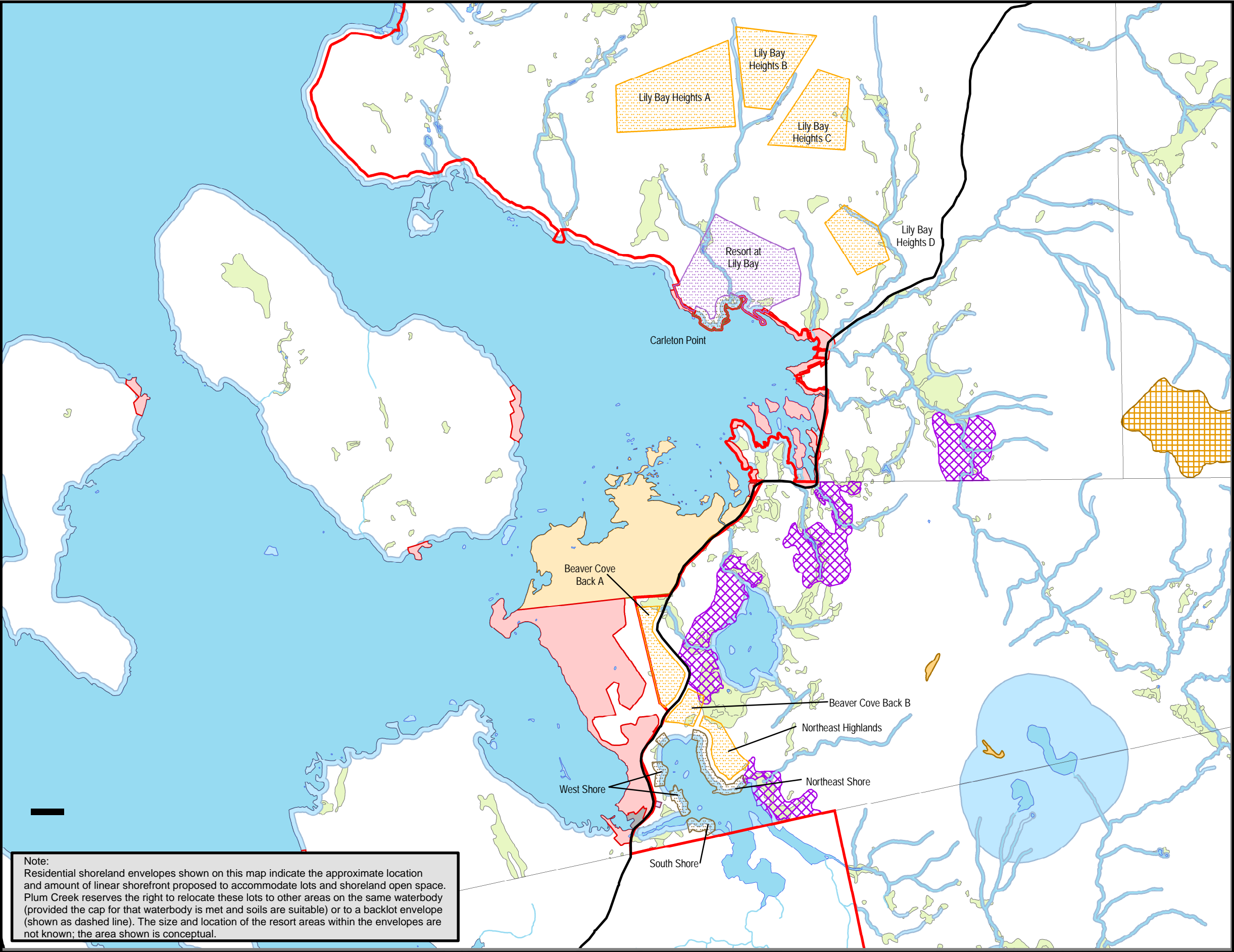
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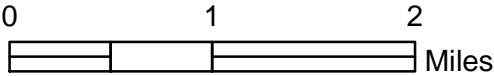
Land Use Guidance Map 10

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

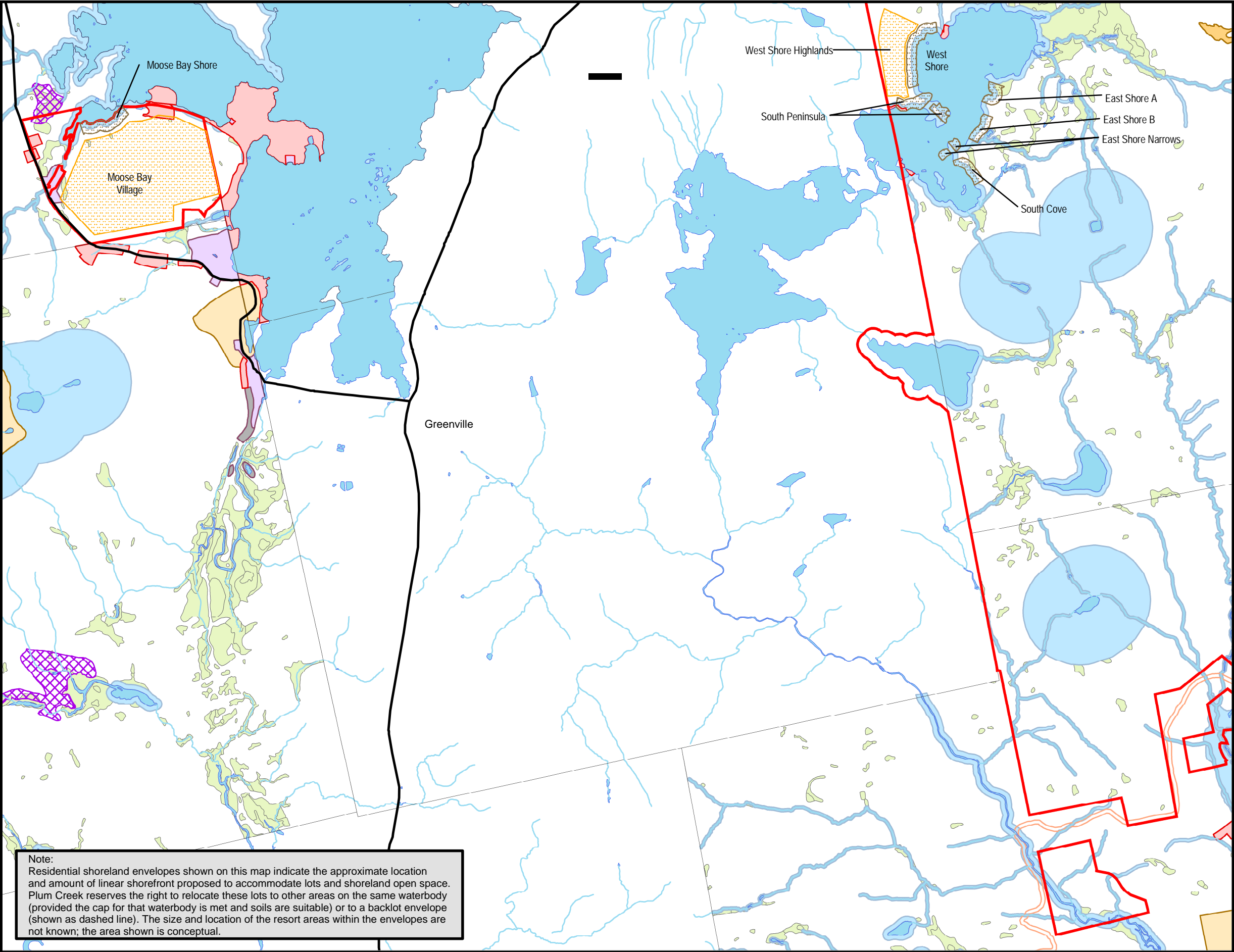
Legend

- Plum Creek Ownership Subject to Concept Plan
- Rivers - Lakes - Ponds
- Major Road
- Proposed Planning Envelopes**
 - Proposed residential shorefront envelope
 - Proposed residential backlot envelope
 - Proposed resort envelope
- Existing LURC Subdistricts**
 - General Development
 - Residential Development
 - Commercial / Industrial
 - General Management
 - Resource Plan Protection
 - Fish and Wildlife Protection
 - Mountain Area Protection
 - Soils and Geology Protection
 - Unusual Area Protection
 - Wetlands
 - Floodplains, Pond, River, and Stream Protection

Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict



April 2006



Land Use Guidance Map 11

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

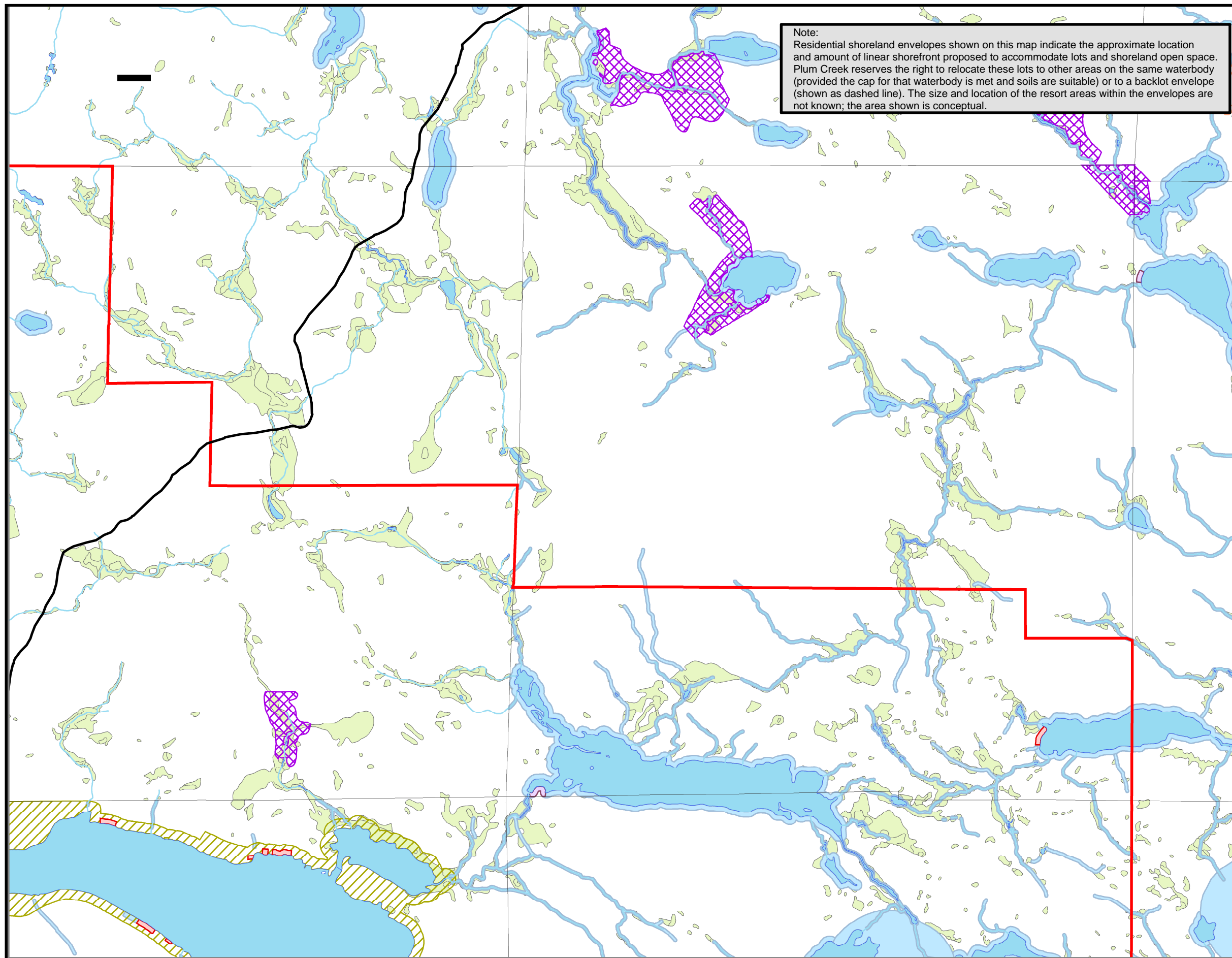
Legend

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 - Wetlands
 - Floodplains, Pond, River, and Stream Protection

Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict



April 2006



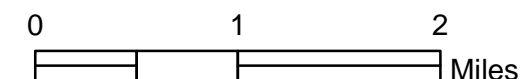
Land Use Guidance Map 12

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

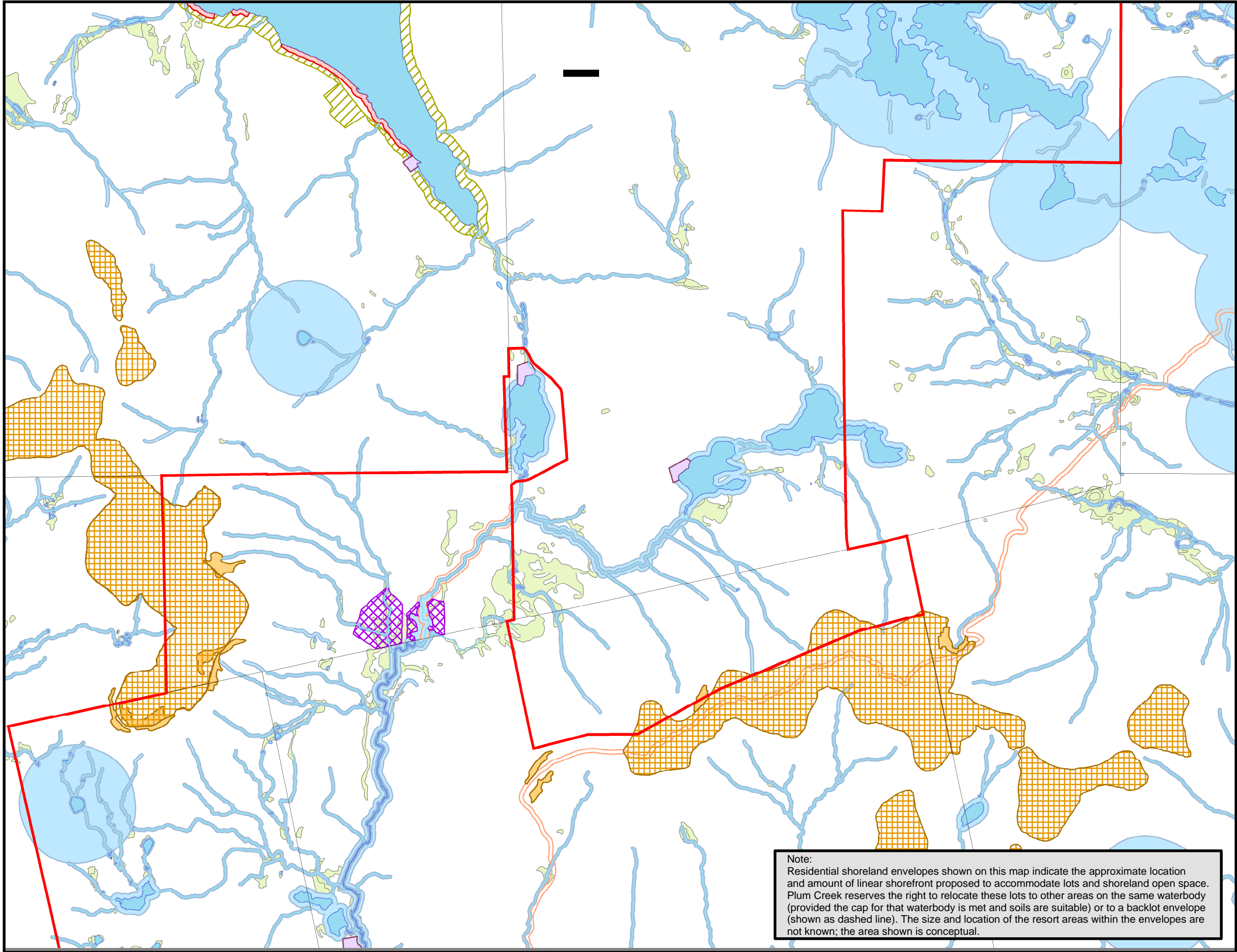
Legend

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 - Unusual Area Protection
 - Wetlands
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Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict



April 2006



Land Use Guidance Map 13

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

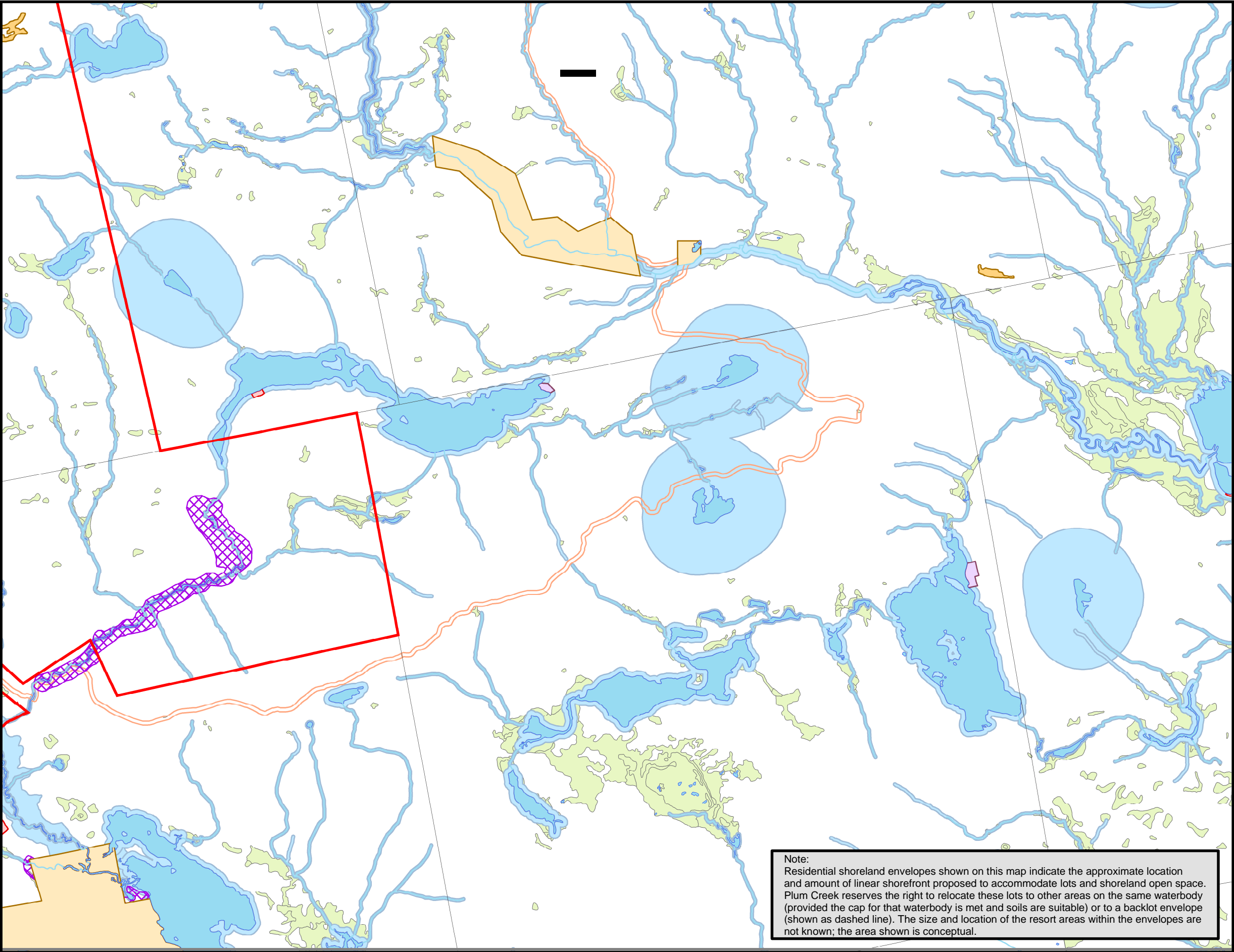
- Plum Creek Ownership Subject to Concept Plan
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Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to other areas on the same waterbody (provided the cap for that waterbody is met and soils are suitable) or to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.

Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict

0 1 2 Miles

April 2006



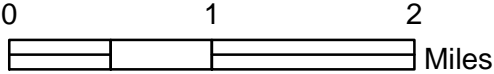
Land Use Guidance Map 14

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Ownership Subject to Concept Plan
- Rivers - Lakes - Ponds
- Major Road
- Proposed Planning Envelopes**
 - Proposed residential shorefront envelope
 - Proposed residential backlot envelope
 - Proposed resort envelope
- Existing LURC Subdistricts**
 - General Development
 - Residential Development
 - Commercial / Industrial
 - General Management
 - Resource Plan Protection
 - Fish and Wildlife Protection
 - Mountain Area Protection
 - Soils and Geology Protection
 - Unusual Area Protection
 - Wetlands
 - Floodplains, Pond, River, and Stream Protection

Note: Where a shoreland envelope covers a Great Pond Protection (P-GP) subdistrict, it extinguishes the P-GP subdistrict



April 2006

8. Current Uses: Describe the current and historical use of the land proposed for rezoning.

Recreation and the forest industry have coexisted for over one hundred years in the Moosehead region. These are still the primary uses of the land within and around the Plan Area today.

Area History

The history of this region has a general theme: utilization of natural resources. Native Americans prized the area for fish and game, as well as for flint for their tools and weapons. The first white settlers in the early 1800s came to (briefly, but not productively) prospect for silver, farm, and cut timber. As logging roads became stage coach routes, the region began to be frequented by tourists who had heard of the area's natural beauty. Lodging houses that had been established to serve the loggers began to serve tourists – and the wood and tourism industries have developed side by side in the region ever since.

Surveying parties from Massachusetts first arrived in 1764, but the first road to the shore of Moosehead Lake was not cut until 1825. Farmers used this road to supply the logging operations that were underway. A second road from the foot of the lake was cut in 1830; this one running south to Monson. That same year, Eleazer Coburn and his sons began cutting their timberlands and sending logs down the Kennebec River. At one point, the Coburns owned 700 square miles of land, including the best timber on Brassua. As roads were cut, commerce increased, and in 1835, the area's first hotel was built: Seboomook House. Farms served as way stations for loggers and grew hay to feed the oxen and horses that pulled the logs out of the woods.

Rockwood, despite having no road access, was the primary settlement on Moosehead Lake in the early 1800s. The 1830 census lists 316 residents in Rockwood and 193 in Tomhegan. Transportation to Kineo or Greenville was by boat or by stage coach over a road plowed on the lake ice. The Town of Greenville was incorporated in 1836, but was comparatively sparsely populated: the 1840 census records 128 residents.

Steamboats first appeared on Moosehead in 1836, but the first boat to be used to tow boomed logs is not recorded until 1846. Three years later, the *Moosehead* was built to accommodate passenger traffic up and down the lake. Twice a week, the boat would transport people between Northeast Carry and Greenville, stopping at Kineo and other points along the way.

Throughout the latter half of the 19th century, the Moosehead Lake region of Maine saw a steady increase in tourism, particularly in the Greenville and Mount Kineo areas, and at points around Moosehead Lake itself. Greenville's population grew steadily throughout the mid- to late-1800s, reaching 1,117 by 1900. Rockwood, on the other hand, lost its year-round residents. Its population dwindled to a low of 30 in 1890, but then started to

rebound thereafter. This is probably a consequence of the economy shifting from logging to tourism: Rockwood was becoming home to guides and employees of the Mt. Kineo resort.

Several factors contributed to the rise of the tourism and wood products industries between 1850 and World War II, not the least of which was the railroad. Greenville became a junction for the Bangor & Piscataquis and Canadian Pacific Railroads in the 1880s. The effect on both the tourism and wood products industries was to significantly broaden their respective marketing areas. Now tourists were traveling by rail to the Moosehead area from as far away as California, but particularly from New York and Boston, spending weeks, and sometimes months. The tourism facilities in the region ranged from sporting camps and boarding houses, to lodges and large hotels.

The turn of the 20th Century heralded great things for the wood products industry. In 1891, the Veneer Products Company (later Stover Plywood) was established in Greenville. 1895 saw the first paper company established in the region: Hollingsworth & Whitney Company. H & W owned 161,000 acres along the shores of Moosehead Lake, supplying wood to three mills on the Kennebec River. Great Northern Paper Company was established in 1900, east of Moosehead Lake. Northeast Carry became a major base for the company, transferring men and supplies that came up the lake from Greenville over land to the Penobscot River, where logs were floated down to the Millinocket mill.

The region's heyday was during the first third of the 20th century. It is this period that residents think of when asked to describe the historic character of the area. Both the forest products and tourism industries were burgeoning. During this time, the region sustained a significantly larger population than exists today. Many townships that today have little or no year-round population had small but significant communities then. Bowdoin College Grant East had a population of 115 in 1920; the 2000 census lists 2 people for that township. Day's Academy Grant had 113 people then, and 4 now. Long Pond — once a plantation with a sawmill employing 275 men, a boarding house, movie theater, post office, church and stores — had 216 residents in 1910. Long Pond has 54 residents today.

Tourism

The area's first hotel, Seboomook House, was built in 1835 and was part of a large complex of buildings located at the Northwest Carry of Moosehead Lake. Steamers from Greenville and Kineo brought passengers to the dock at Seboomook House for decades. (The location is now the site of the Seboomook Wilderness Campground located at the northeast corner of Big W Township.)

Five hotel buildings have been located on the Mt. Kineo peninsula adjacent to Days Academy Grant Township. The most famous, Mt. Kineo House, could accommodate more than 500 guests. Most guests arrived by way of the Maine Central Railroad and unloaded at the Kineo Depot in Rockwood where they were transported the mile or so across Moosehead Lake by steamboat. Thousands of summer visitors were transported

from the Rockwood railroad station to the Mount Kineo Hotels over the decades. Men from Greenville and Rockwood were employed to guide visitors on hunting and fishing expeditions.

The Roach River House was for years located on the shore of the Roach River at the outlet of First Roach Pond in Kokadjo.

Traditional sporting camp operations in or near the Concept Plan Area included the Gilbert & Coombs Camps at the West Outlet (south of Rockwood) and West Outlet Camps (known in the 1900s as MacKenzie's West Outlet Camps on Moosehead Lake). The East Outlet House at East Outlet would later become Wilson's Camps; the site is now known as Wilson's on Moosehead Lake. In the first half of the 20th century, Camp Caribou (now a private camp) was a sporting camp operation located in the small settlement at Ogontz, in Big W Township. Marr's Sporting Camps at Indian Pond was another popular sporting camp operation in the early 1900s at the spot where the East and West outlets of the Kennebec River converge. In 1952 Marr's Sporting Camps were sold to Central Maine Power and the site was flooded with the creation of the Harris Dam.

The tourism industry and population of the region declined after the 1940s due to several factors including the Depression, World War II and the rise of the automobile (concurrent with the region's relative roadlessness as compared to other tourist destinations).

As the Depression and World War II diminished the amount of expendable time and money people had for "sport," the region was, in effect, becoming less accessible due to the decline of railroad service. In terms of population, the region has never recovered from the loss of jobs in tourism and forestry. The current population of the region is 19% lower than it was at its height in 1940. This represents 666 fewer residents in the towns of Greenville, Jackman, Moose River, The Forks and West Forks Plantations. The current census for these towns stands roughly where it was 90 years ago.

As a result of the end of river log drives in 1976, there are thousands of miles of logging roads throughout the unorganized territory. With the advent of these roads, the deep woods were made far more accessible – now anyone with a car or truck could, within minutes of leaving a public road, reach areas of the Maine forests that were practically unreachable before. But by now, the resorts and hotels were gone, and the tourism infrastructure has not returned.

By that time, however, the Big Squaw Mountain Resort and Ski Area, on Big Moose Mountain, is in decline. The business had been through two bankruptcies when the current owner bought it in the mid-1990s. In the 1980s, the ski area had been the largest employer in the region. However, a chair lift accident in 2004 shut down the lift and there is only a skeleton crew operating the business now.

The only bright spot in the tourism picture has been the development of the snowmobile industry. Statewide snow sled registrations have risen 30% over the past decade, with

non-resident registrations growing from 10% to 29% of the total. Jackman, in particular, has benefited from this type of tourism. Winter, now, is the Town's primary tourist season.

The tourism industry has remained in decline. Despite the area's rich natural resources and history, the area has not attracted the level of investment necessary to reverse the economic trends that have forced a steady erosion of the region's communities.

The Plan Area Today

Plum Creek's open lands policy allows public access to its lands for many types of outdoor recreational uses. Visitors frequent the Plan Area, to hunt, fish, camp, canoe and enjoy its multiple lakes and ponds, woods, mountains and trails. The following is a list of recreational and tourist opportunities in the Plan Area:

Canoeing and Kayaking. There are numerous opportunities for canoeing and kayaking. The Roach River, located in Spencer Bay Township, is a well-known canoeing route within the Concept Plan Area. The trip, beginning at Kokadjo ends at Moosehead Lake, 10 miles downriver and is enjoyed by numerous visitors each year.

Fishing. Moosehead Lake, central to the Concept Plan Area is a popular destination for anglers, both winter and summer. East of Jackman, where the Moose River flows through the Plan Area from Long Pond to Brassua Lake is utilized by fisherman; salmon and brook trout provide the major fisheries in these waters. Downstream from Brassua, especially the mile of river immediately below its outlet dam, is noteworthy for fishing from June through September.

The Roach River drainage area, particularly the six miles of river between First Roach Pond and Moosehead Lake offer seasonally excellent fishing and are utilized by fly fisherman.

The East Outlet is well-known among fisherman, again for salmon and brook trout. The East Outlet is one of the waters in the Moosehead Region open in October to catch and release fishing, and anglers are beginning to utilize this area for late season fishing. The West Outlet, open to general law fishing, offers both brook trout (yearlings are stocked in the upper reaches each spring) and smallmouth bass fishing.

Boat Launches. There are 36 sites within the Plan Area currently utilized for boat launching to access the Plan Area's rivers, ponds and lakes.

Hiking. There are numerous hiking trails utilized within the Plan Area. Among the most popular are the Number 4 Mountain Trail in Frenchtown and Elephant Mountain Trail in Bowdoin College Grant West.

Camping. According to the DeLorme Atlas and Maine Gazetteer, there are 65 primitive and 24 maintained campsites in the 29 townships where the Plan Area is located. In addition, there are four campgrounds within the Plan Area.

Snowmobiling. Snowmobiling is a major economic force in the region. The Interconnected Trail System (ITS) connects Canada with Maine.

Hunting. The Plan Area has always been open to hunters and the forest management roads provide access to the woods. The Plan Area has also been utilized for game such as deer, moose, grouse and snowshoe hare.

Lease Lots

Currently, the Plan Area also contains multiple lease lots which are used primarily for campsites or sporting camps. In Taunton Raynham there are also two lease sites for telephone rights. There are four commercial campground lease sites, two in Big Moose, one in Bowdoin College Grant and another in Frenchtown. Additionally, there are also four leased rights of way within the Plan Area.

Conclusion

The Concept Plan Area is used today in much the same way as it always has been: for its timber product and nature-based tourism. The majority of the Plan Area has remained a working forest. Although the infrastructure necessary to support the resorts and hotels of the early part of the 1900s has never returned, the Jackman and Moosehead region - and the Plan Area - still attract outdoor enthusiasts throughout the year.

9a. Surrounding Uses and Resources: Describe the uses and resources of the area/region surrounding the land proposed for rezoning (i.e. commercial forest, farm land, seasonal/year-round residential use, commercial uses, etc.).

Surrounding Uses and Resources

Uses of the region surrounding the Plan Area reflect the region's location within the jurisdiction, and its rich natural and cultural resources. The Plan Area lies within the west-central part of the State, on either side of Moosehead Lake.

The west central region is noted for its mountains and water resources. The Boundary Mountains lie to the west, and the northern terminus of the Appalachian Range lies to the east. The Kennebec River headwaters flow through the region, and this area is rich in lakes and ponds, wildlife and forest ecosystems.

The concurrence of accessibility and abundant natural resources has made the Moosehead region a place where recreation and the forest industry have coexisted for over one hundred years. These are still the primary uses of the land surrounding the Plan Area today.

Major recreational uses just outside the Plan Area include rafting, hiking, camping, canoeing or kayaking, fishing, hunting, snowmobiling and ATV use. Significant recreation and conservation lands surrounding the Plan Area are:

- the Appalachian Trail which borders the Plan Area on the southeast;
- the Appalachian Mountain Club's lands in Bowdoin College Grant East and West;
- the Nahmakanta Public Reserve Unit, The Nature Conservancy's Katahdin Forest lands, and Baxter State Park bordering the Plan Area on the northeast;
- the state's ownership of Spencer Mountain, the major islands in Moosehead Lake, Lily Bay State Park, Days Academy Grant, Little Moose Mountain, and (on the other side of Jackman) Attean and Holeb Townships; and
- the West Branch fee and easement lands just to the north of the Plan Area, and the West Branch Penobscot River itself.

Altogether, there are more than one million acres of conservation land within the West-central region of Maine.

The Forks and West Forks, just to the southwest of the Plan Area is the rafting center of Maine, and Jackman and Greenville are service centers immediately adjacent to the Plan Area where recreation plays a major part in their economies. Seasonal homes, rental cabins and sporting camps are located throughout the area.

Forest management is practiced throughout all these areas, with the exception of the ecological reserves on public and Appalachian Mountain Club lands, and outside the Scientific Management Area of Baxter State Park. Modern forestry utilizes a variety of

tree species, and cutting practices to take advantage of the growing knowledge of ecosystem management. A network of logging roads has been built throughout the forests in order to bring the logs to the mills. The industry moves pulp and forest products via routes 201 and 6/15, and by the railroad that runs from Greenville, along the Moose River, through Jackman, and on to Canada.

Surrounding Zoning

The land surrounding the Plan Area, while primarily designated M-GN, are affected by nearly all of LURC's unique zoning designations at one location or another.

Easterly of Moosehead Lake:

Minor Civil Divisions which surround that portion of the Plan Area which is located *easterly* of Moosehead Lake (from North to South) are:

1. Days Academy Grant Township. That portion of Days Academy Grant Township adjoining (but not included within) the Plan Area is a 6,769-acre parcel of conservation land, which is currently assessed¹ to the State of Maine. (Map PI072, Plan 01, Lot 1) Those areas of this Lot 1, which are not designated M-GN are affected by 8 unique zones: D-RS, P-GP, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.
2. East Middlesex Canal Grant Township. The Plan Area is abutted on the North by East Middlesex Canal Grant Township – no portion of the Plan Area lies within this township. The adjoining area consists of a 19,109-acre lot currently assessed to East Middlesex Canal, LLC and classified under Maine's Tree Growth Tax Law. (Map PI071, Plan 01, Lot 1.1) Those areas not designated M-GN are affected by 11 unique zones: D-RS, P-AL, P-FW, P-GP, P-MA, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.
3. Spencer Bay Township. Nearly all of Spencer Bay Township is owned by the Petitioner and located within the Plan Area - with the exception of a 2,369-acre parcel of land in the northeast corner of the township. That lot is currently assessed to Northern Woodlands and classified under Maine's Tree Growth Tax Law. (Map PI061, Plan 01, Lot 02) Those portions of the Northern Woodlands lot not designated M-GN are affected by 5 unique zones: P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.
4. TX R14 WELS. A small portion of the southeast corner of TX R14 WELS abuts the Plan Area. The adjoining lot, which is currently assessed to the State of Maine, is a 2,289-acre conservation parcel. (Map PI062, Plan 01, Lot 1) 1,823 acres are classified under Maine's Tree Growth Tax Law. Those areas not designated M-GN are affected by 6 unique zones: P-MA, P-SG, P-SL2, PWL1, PWL2, and PWL3.

¹ All assessment information was acquired from the Maine Bureau of Revenue Services 2005 Taxpayer Valuation.

5. T2 R13 WELS. The southwest portion of T2 R13 WELS abuts the Plan Area along the northern bound of T1 R13 WELS. The adjoining lot is a 1,742-acre conservation parcel currently assessed to Great Lakes Hydro America, LLC. (Map PI050, Plan 01, Lot 1.2) This lot is classified under Maine's Tree Growth Tax Law. Those portions not designated M-GN are affected by 6 unique zones: P-MA, P-SG, PWL1, PWL10W, P-WL2, and PWL3.

6. T1 R13 WELS. The largest portion of T1 R13 WELS is owned by the Petitioner and situated within the Plan Area. Not included is an adjoining 7,274-acre tract currently assessed to Great Northwoods, LLC and which is bifurcated by Route 6/15. (Map PI049, Plan 01, Lot 1) The parcel is classified under the Tree Growth Tax Law. Those portions of the Great Northwoods parcel not designated M-GN are affected by 6 unique zones: P-GP, P-SL2, P-WL1, P-WL10W, P-WL2, and P-WL3.

7. T1 R12 WELS. The Petitioner's ownership within T1 R12 WELS consists of the lower one-third (or so) of the township with the ITS Snowmobile Trail running east to west across the northern portion of the ownership. (The Petitioner's entire ownership is located within in the Plan Area.) The upper portion of the township consists of 2 parcels, which adjoin the Plan Area. The eastern parcel, a 2,403-acre lot is currently assessed to Great Northwoods, LLC and classified under the Tree Growth Tax Law. (Map PI037, Plan 01, Lot 1) Those areas of this Lot 1 not designated M-GN are affected by 5 unique zones: P-SL2, P-WL1, P-WL10W, P-WL2, and P-WL3.

The western parcel, a 12,975-acre tract is conservation land and currently assessed to the State of Maine. (Map PI037, Plan 01, Lot 1.1) Those areas not designated M-GN are affected by 7 unique zones: P-FW, P-GP, P-SL2, P-WL1, P-WL10W, P-WL2, and P-WL3.

8. T1 R11 WELS. The Plan Area adjoins T1 R11 WELS along a portion of the western boundary of T1 R12 WELS where Penobscot Pond is located. The whole of T1 R11 WELS is conservation land currently assessed to the State of Maine and classified under Maine's Tree Growth Tax Law. (Map PI026, Plan 01, Lots 1 and 1.2) Those areas of the township not designated M-GN are affected by 13 unique zones: D-GN, P-FW, P-GP, P-RR, P-RR200, P-SG, P-SL1, P-SL2, P-WL1, PWL10W, P-WL2, P-WL3 and P-AL.

9. TA R11 WELS. The Plan Area abuts TA R11 WELS along the western bound of Shawtown Township. The adjoining portion of TA R11 WELS, a 12,506-acre lot, is currently assessed to Cassidy Timberlands LLC, *et al* and classified under Maine's Tree Growth Tax Law. (Map PI024, Plan 01, Lot 1) Those areas of this Lot 1 not designated M-GN are affected by 9 unique zones: D-GN, P-GP, P-RR, P-RR200, P-SL2, PWL1, P-WL10W, P-WL2 and P-WL3.

10. Shawtown Township. The Petitioner's ownership in Shawtown Township consists of roughly three-quarters of the township, with the Petitioner's entire ownership being within the Plan Area. That southeast (roughly) quarter of the township adjoining the Plan Area is a 5,236-acre lot currently assessed to McCrillis Timberlands Inc. and classified under the Maine Tree Growth Tax Law. (Map PI036, Plan 01, Lot 2) The Appalachian Trail runs more or less parallel to the southeast boundary of the McCrillis lot. Those portions not designated M-GN are affected by 7 unique zones: P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

11. TB R11 WELS. A small portion of the Plan Area abuts TB R11 WELS at the eastern bound of Bowdoin College Grant East Township. The parcel adjoining the Plan Area consists of 390 acres and is assessed to McCrillis Timberlands, Inc., *et al.* It too is classified under the Tree Growth Tax Law. Those portions of the McCrillis Lot not designated M-GN are affected by 2 unique zones: P-SL2 and P-WL1.

12. Bowdoin College Grant East Township. The Petitioner owns a relatively small portion of Bowdoin College Grant East Township, all of which is within the Plan Area. That portion of Plan Area located within this township is abutted on the West by a 7,711-acre parcel of conservation land and currently assessed to AMC Woods, Inc. (Map PI005, Plan 01, Lot 2) Those areas of the AMC parcel not designated M-GN are affected by 12 unique zones: P-FP, P-FW, P-GP, P-RR, P-RR200, P-SG, P-SL2, P-UA, P-WL1, P-WL10W, P-WL2, and P-WL3.

On the South the Plan Area is adjoined by a 3,010 parcel of conservation land assessed to the United States of America. (Map PI005, Plan 01, Lot 6) That is, the Appalachian Trail. That portion of this Lot 6 not designated M-GN is affected by 10 unique zones: P-MA, P-RR, P-RR200, P-SG, P-SL2, P-UA, P-WL1, P-WL10W, P-WL2 and P-WL3.

13. Beaver Cove. Not all of the Petitioner's ownership in Beaver Cove is located within the Plan Area. The parcel that adjoins the Plan Area to the East is a 3,077-acre parcel owned by the Petitioner. (Map PI047, Plan 01, Lot 3) Those portions of the 3,077-acre lot, which are not designated M-GN are affected by 11 unique zones: P-FP, P-FW, P-MA, P-RR, P-RR200, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

That portion of Beaver Cove, which adjoins the Plan Area to the West is characterized by existing development and associated conservation area. A discussion of shorefront development at Beaver Cove can be found at Question 9b: Existing Development.

14. Bowdoin College Grant West Township. The eastern (roughly) one-third of Bowdoin College Grant West Township is outside the Petitioner's ownership and therefore outside the Plan Area. The 10,053-acre lot abutting the Plan Area is conservation land and is currently assessed to AMC Maine Woods, Inc.; it is classified under the Maine Tree Growth Tax Law. Those portions of the AMC lot, which are not designated M-GN are affected by 10 unique zones: D-RS, P-GP, P-MA, P-RR, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

15. T7 R9 NWP. T7 R9 NWP abuts the Plan Area at the eastern bound of Ellitsville. The 3,666-acre lot adjoining the Plan Area is also conservation land assessed to AMC Maine Woods, Inc.; it is classified under the Maine Tree Growth Tax Law. (PI081, Plan 01, Lot 4) Those portions of the AMC lot, which are not designated M-GN are affected by 8 unique zones: D-GN, P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2, and P-WL3.

16. Ellitsville. Ellitsville Township has, for the most part, been divided into small lots, particularly in the area surrounding Lake Onawa. (The Plum Creek ownership (approximately 7,719 acres) is the largest single tract within the township.) The Appalachian Trail lies immediately south of (and in some places divides) the Plan Area. Those areas not designated M-GN include, but are not limited to, P-FP, P-FW, P-GP, P-RR, P-RR200, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

17. Greenville. The Town of Greenville is an incorporated township, which does not fall within the jurisdiction of the Land Use Regulation Commission. Land Use within the Town of Greenville is regulated by Planning Board under their 1999 Comprehensive Plan and applicable ordinances.

The Plan Area adjoins Greenville along the southern bound of Beaver Cove and the western bounds of Bowdoin College West Grant Township and Ellitsville. Those adjoining portions of Greenville are zoned either “Rural” or “Rural Development.” Permitted Uses within the Rural District are agriculture, timber harvesting, single and multi-family housing as well as home occupations. The same uses are permitted within the Rural Development District. Both designations have a variety of conditional uses which include natural resource activities, outdoor recreational facilities; recreational accommodations, motels and restaurants.

Westerly of Moosehead Lake:

Minor Civil Divisions which surround that portion of the Plan Area, which is located *westerly* of Moosehead Lake are (from North to South):

1. Seboomook Township. Seboomook Township abuts the Plan Area at the northern bound of Big W Township. The 11,482-acre lot which abuts the Plan Area is conservation land currently assessed to the State of Maine. (Map SO048, Plan 01, Lot 1.5) Those areas of this Lot 1.5 which are not designated M-GN are affected by 11 unique zones: D-GN, D-RS, P-FW, P-GP, P-RR, P-SL1, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

2. Plymouth Township. Plymouth Township adjoins the Plan Area along the northern bound of West Middlesex Grant. There are two abutting parcels; on the East is a 4,478-acre parcel of conservation land assessed to Merriweather, LLC (Map SO049, Plan 01, Lot 4). Those portions of Lot 4 not designated M-GN are affected by 8 unique zones: P-FW, P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3. All or some of this parcel is classified under Maine’s Tree Growth Tax Law.

The second, westerly parcel, is a 8,408-acre parcel of conservation land also assessed to Merriweather, LLC (Map SO049, Plan 01, Lot 5). Those portions of Lot 5 not designated M-GN are affected by 7 unique zones: P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3. All or some of this parcel is classified under the Maine Tree Growth Tax Law.

3. West Middlesex Canal Grant Township. The Petitioner owns most of the West Middlesex Canal Grant Township with the exception of a 2,943-acre parcel located in the northwest corner. (Map SO043, Plan 01, Lot 3) This parcel is conservation land and is currently assessed to the State of Maine. Those portions of this Lot 3 not designated M-GN are affected by 5 unique zones: P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

4. Soldiertown Township. The northeast portion of Soldiertown Township is not owned by the Petitioner and not within the Plan Area. The parcel of land adjoining the Plan Area at Soldiertown is a 5,724-acre lot assessed to Merriweather, LLC (Map SO044, Plan 01, Lot 2) and is classified under the Maine Tree Growth Tax Law. Those portions of the Merriweather lot, which are not designated M-GN are affected by 8 unique zones: P-FW, P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

5. Alder Brook Township. Alder Brook Township abuts the Plan Area along the northern bound of Thorndike Township. The portion of Alder Brook Township adjoining the Plan Area is a 10,635-acre parcel currently assessed to Cassidy Timberlands, LLC and is classified under Maine's Tree Growth Tax Law. Those portions of the Cassidy Timberlands parcel not designated M-GN are affected by 9 unique zones: P-AL, P-FW, P-GP, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

6. Moose River. The Plan Area abuts the western bound of Moose River, an incorporated town not within the jurisdiction of the Land Use Regulation Commission.

7. Jackman. The Town of Jackman, Maine is an incorporated township which does not fall under the jurisdiction of the Land Use Regulation Commission. Land use in the Town of Jackman is regulated by Planning Board under their 2004 Comprehensive Plan.

The Plan Area adjoins Jackman along the western border of Long Pond Township. Those adjoining portions of Jackman are designated either "Resource Production Area" or "Rural Area." The Resource Production Area is characterized by tracts of land, which are either a) currently listed under tree growth, or b) are subject to conservation easement. Most of the land adjoining the Plan Area is designated as Resource Production Area and owned by the Petitioner. The Rural Area consists of those lands, which are not in public ownership, tree growth or otherwise constrained by floodplain or wetland.

8. Parlin Pond Township. Parlin Pond Township abuts the Plan Area South of Long Pond Township and West of Misery Township. The abutting lots are owned by the Petitioner (Map SO020, Plan 01, Lots 1.1 and 5) and are classified under Maine's Tree

Growth Tax Law. Those areas of Lot 1.1, which are not designated M-GN are affected by 10 unique zones: D-GN, D-RS, P-FW, P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3. Those areas of Lot 5, which are not designated M-GN are affected by 3 unique zones: P-RR, P-SL2, and P-WL2.

9. Johnson Mountain Township. Johnson Mountain Township abuts the Plan Area west of Chase Stream Township. The Petitioner owns nearly all of the property in Johnson Mountain which adjoins the Plan Area (Map SO014, Plan 01, Lot 1.2). Lot 1.2 is a 12,768-acre parcel of land classified under the Maine Tree Growth Tax Law. Those areas not designated M-GN are affected by 8 unique zones: D-RS, P-GP, P-RR, P-SL2, P-WL1, P-WL10W, P-WL2, and P-WL3.

A smaller 434-acre lot in Johnson Mountain Township abuts the Plan Area at the southwest corner of Chase Stream Township. (Map SO014, Plan 01, Lot 3). This Lot 3 is conservation land and is currently assessed to the State of Maine. Those portions which are not designated M-GN are affected by 6 unique zones: P-GP, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

10. West Forks Plantation. West Forks Plantation abuts the Plan Area along the southern border of Chase Stream. That portion of West Forks, which adjoins the Plan Area, consists of four parcels. (Assessment data was not available for West Forks Plantation.) Moving West to East, the first parcel (Plan 12, Lot 2) is a 602-acre parcel of conservation land. Those portions of Lot 2, which are not designated M-GN are affected by 6 unique zones: P-GP, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

The second parcel (Plan 16, Lot 3) is a 1,585-acre parcel. Those portions of Lot 16-3, which are not designated M-GN are affected by 7 unique zones: D-RS, P-GP, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

The third parcel (Plan 18, Lot 4) is a 1.3-acre parcel. Those portions of Lot 18-4, which are not designated M-GN are affected by 2 unique zones: P-SL2 and P-WL1.

Finally, Plan 18, Lot 5 is a 187-acre. Those portions of Lot 18-5, which are not designated M-GN are affected by 7 unique zones: P-RR, P-SG, P-SL1, P-SL2, P-WL1, P-WL10W, and P-WL2.

11. Moxie Gore Township. Moxie Gore Township is subdivided in to over 240 lots, which average about 53 acres each. The Plan Area adjoins the Moxie Gore Township along the western bound of Squaretown Township east of the Indian Pond Road. The adjoining tract of land consists of many small subdivision lots primarily designated M-GN. Those areas not specifically designated M-GN are affected by P-GP (the area surrounding Knights Pond) or one of the various wetland protection zones.

12. Squaretown Township. Portions of Squaretown Township are not within the Petitioner's ownership and are therefore outside of the Plan Area. A triangular parcel of land (Map SO029, Plan 01, Lot 4) bounded on the South by Indian Pond Road comprises the Township's northeast corner and is characterized as "transmission line land" assessed

to Central Maine Power Company. All areas of the CMP lot not designated M-GN are affected by 7 unique zones: P-RR, P-SL1, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

Additionally, the lower (roughly) one-half of the Township, which adjoins the Plan Area is a 10,593-acre parcel assessed to Penobscot Forest, LLC and classified under the Maine Tree Growth Tax Law. (Map SO029, Plan 01, Lot 1) Those areas of the Penobscot Forest lot not designated M-GN are affected by 8 unique zones: P-FW, P-GP, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

13. Moosehead Junction Township. Moosehead Junction Township abuts the Plan Area along the eastern bound of Squaretown Township. The northern portion of Little Squaw Township, which adjoins the Plan Area is a 4,693-acre lot of conservation land currently assessed to the State of Maine. (Map PI008, Plan 01, Lot 2) Those portions of Lot 2, which are not designated M-GN are affected by 10 unique zones: D-RS, P-GP, P-RR, P-SG, P-SL2, P-UA, P-WL1, P-WL10W, P-WL2 and P-WL3.

South of the aforementioned Lot 2 is an 11,257-acre parcel of land currently assessed to Penobscot Forest, LLC and classified under the Tree Growth Tax Law. (Plan PI008, Plan 01, Lot 1). Those portions of the Penobscot Forest lot, which are not designated M-GN are affected by 10 unique zones: D-RS, P-FW, P-GP, P-RR, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

14. Big Moose Township. The Petitioner owns the northeast portion of Big Moose Township (f/k/a Big Squaw Township); all of the Petitioner's ownership within the township is included in the Plan Area. That portion of the township not within Petitioner's ownership – and abutting the Plan Area – is comprised of three separate parcels.

The first two, which adjoin the southern bound of the ownership are conservation lots currently assessed to the State of Maine. Both are classified under Maine's Tree Growth Tax Law. (Map PI009, Plan 01, Lots 3 and 1.4) The first, Lot 3, consists of 1,018 acres, and those areas not designated M-GN are affected by 4 unique zones: P-SL2, P-WL1, P-WL2 and P-WL3. The second, Lot 1.4, consists of approximately 1,127 acres; all areas not designated M-GN are affected by 6 unique zones: P-MA, P-SG, P-SL2, P-WL1, P-WL2 and P-WL3.

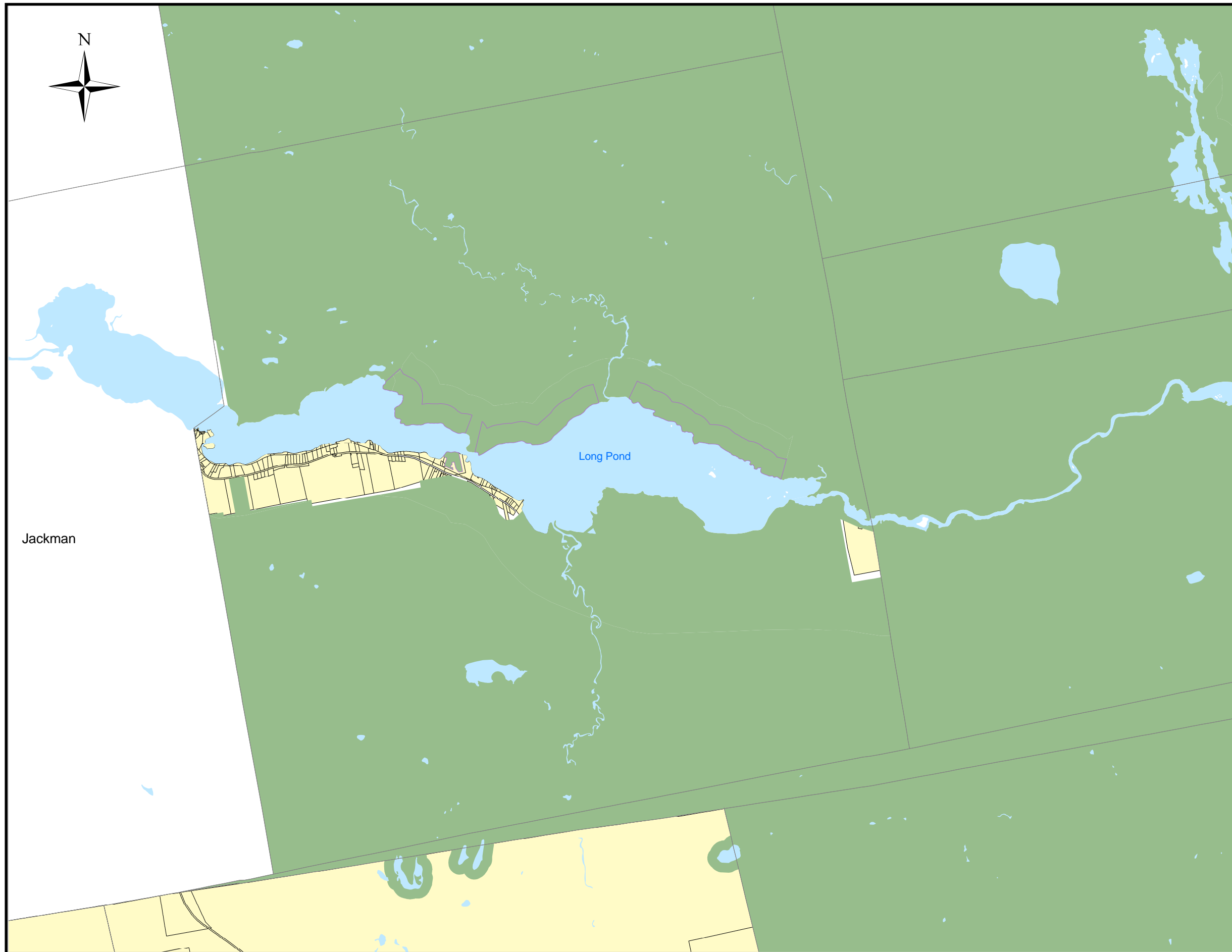
Finally, a third lot, consisting of 4,391 acres adjoins the southeast bound of the ownership and is currently assessed to the Estate of Louis Oakes. This parcel is also classified under the Maine Tree Growth Tax Law. (Map PI009, Plan 01, Lot 2.1) Those portions of this Lot 2.1 not designated M-GN are affected by 10 unique zones: D-GN, P-FW, P-GP, P-MA, P-SG, P-SL2, P-WL1, P-WL10W, P-WL2 and P-WL3.

Interior:

In addition to the above Minor Civil Divisions which comprise the periphery, the Plan Area contains Tomhegan Township and adjoins shoreline development and shoreline

conservation along the shores of Moosehead Lake. The Plan Area, in fact, has very little shore frontage on Moosehead Lake. Of the 29 Minor Civil Divisions within the Plan Area, only 9 contain frontage on Moosehead Lake (Beaver Cove, Lily Bay, Days Academy Grant, Big W, Taunton & Raynham Academy Grant, Sapling, Spencer Bay, Sandbar Tract and Big Moose). Those areas of Moosehead Lake, which are not in conservation are dominated by shorefront development. A discussion of shorefront development along Moosehead and the interior lakes can be found at Question 9b: Existing Development. In addition, 7 maps showing adjacent development have been included in this answer to illustrate those portions of the Concept Plan, which are bordered by shorefront development.

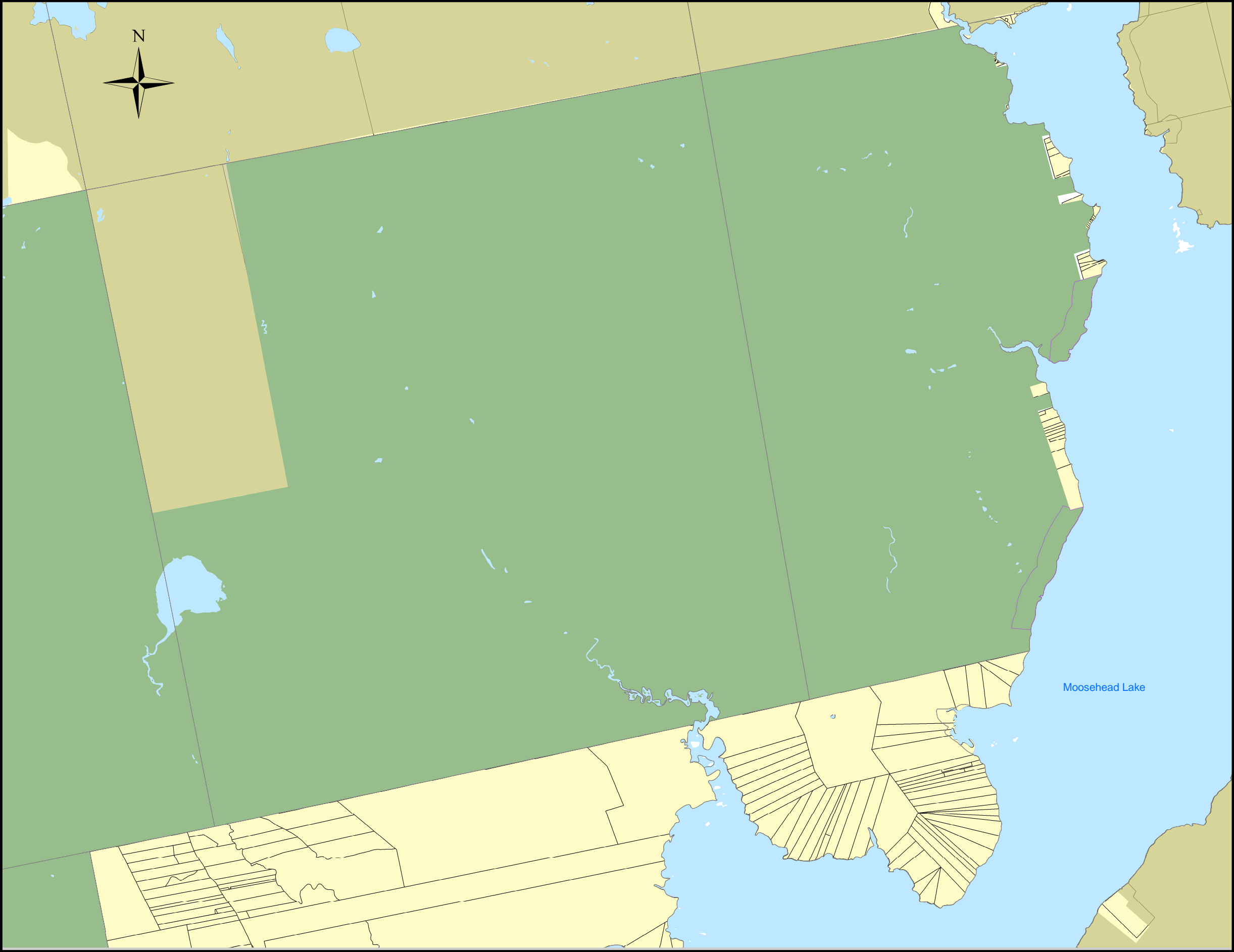
These maps show the extensive, historical shore and backlot development on Moosehead Lake, from Northeast Carry to Harfords Point. An estimated 50% of the shore of the lake is developed. After approval of this Plan, about 50% will be in permanent conservation.



Adjacent Development Map 1

**CONCEPT PLAN
for
PLUM CREEK'S
GATEWAY LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Rivers - Lakes - Ponds
 - Plum Creek Ownership Subject to Plan Area
 - Existing Lots (based upon tax map data)
 - Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual



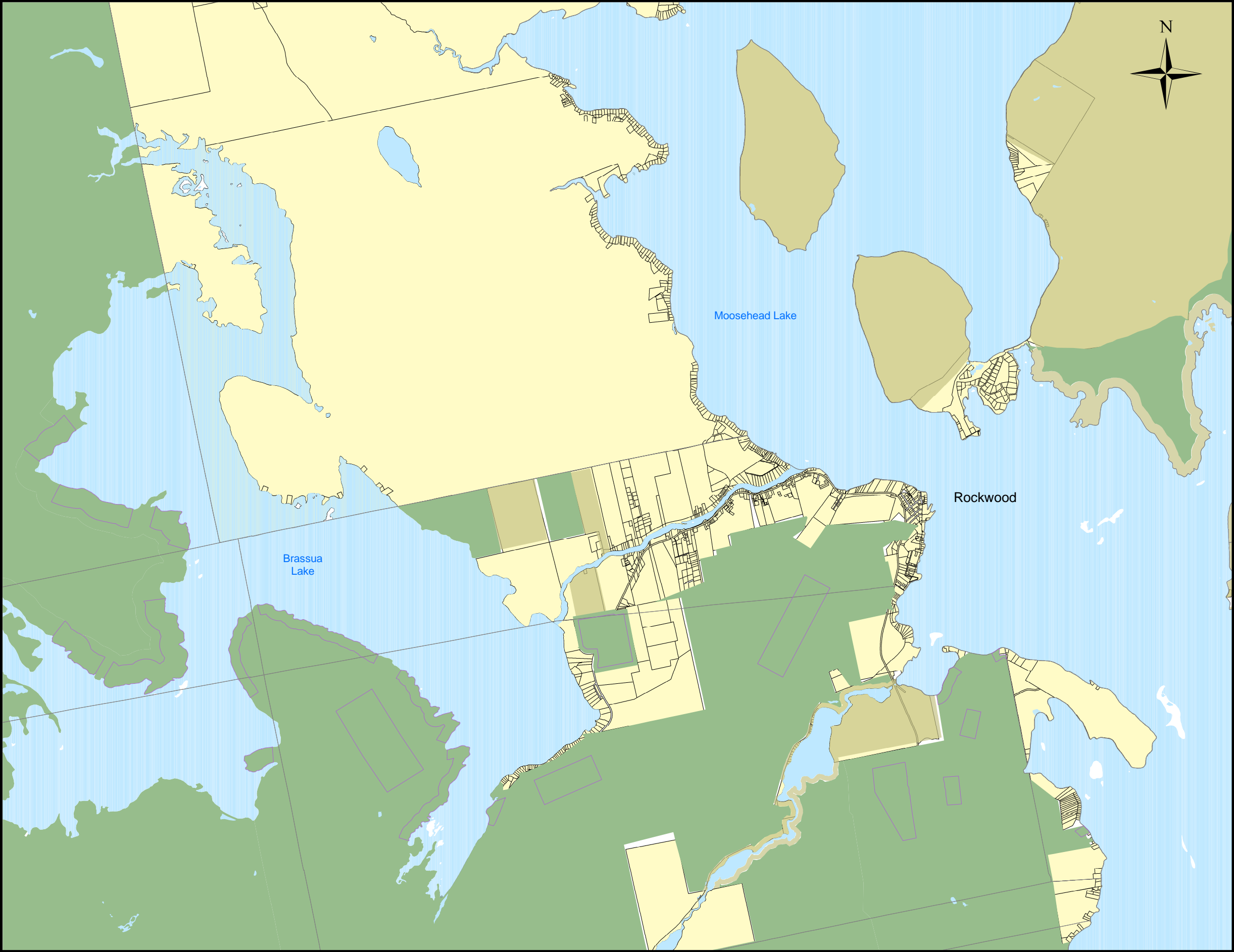
Adjacent Development Map 2

**CONCEPT PLAN
for
PLUM CREEK'S
GATEWAY LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Plum Creek Ownership Subject to Plan Area
- Existing Lots (based upon tax map data)
- Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual

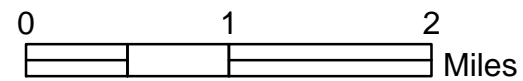
0 1 2 Miles

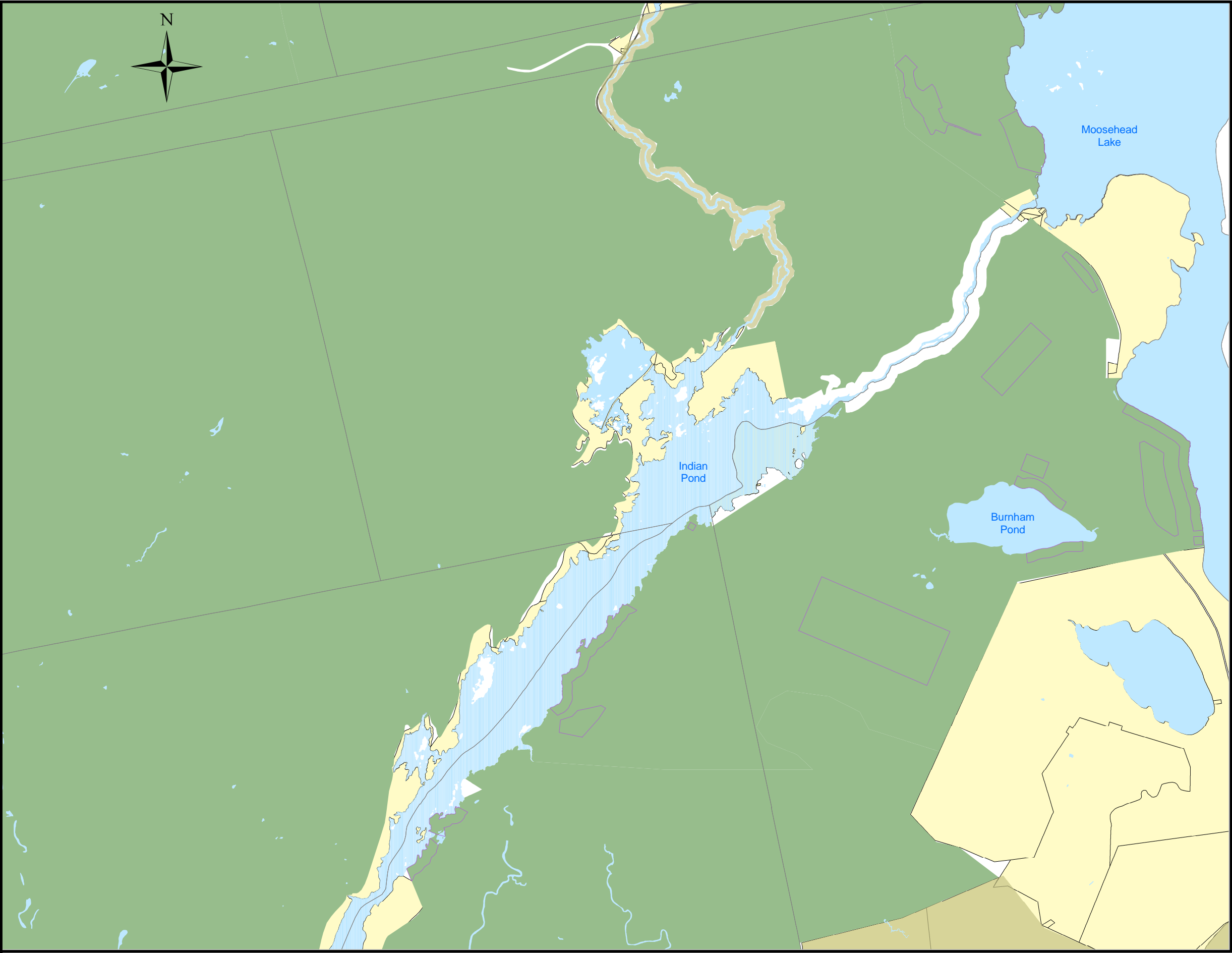


Adjacent Development Map 3

**CONCEPT PLAN
for
PLUM CREEK'S
GATEWAY LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Rivers - Lakes - Ponds
 - Plum Creek Ownership Subject to Plan Area
 - Existing Lots (based upon tax map data)
 - Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual



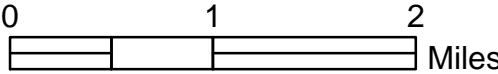


Adjacent Development Map 4

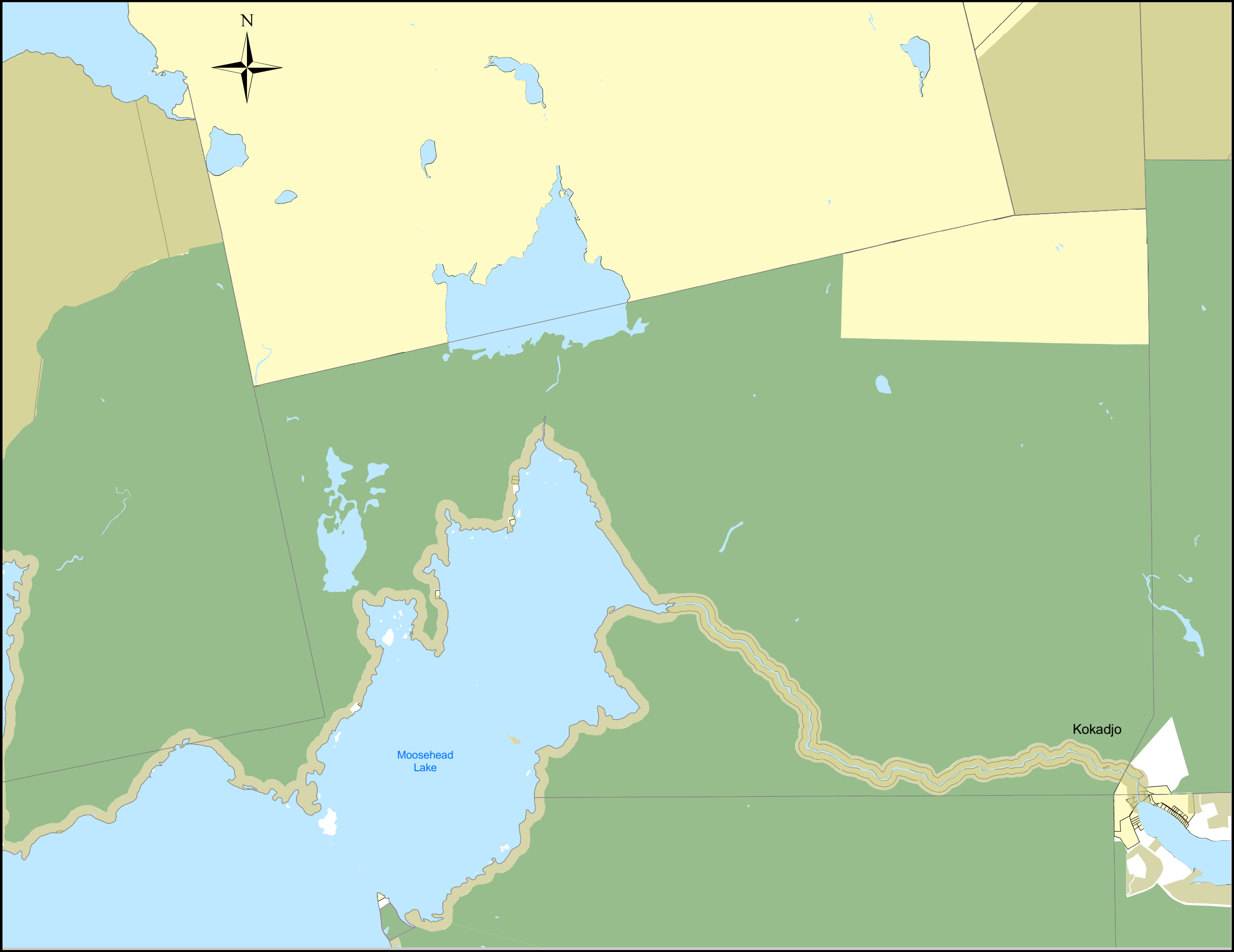
CONCEPT PLAN for PLUM CREEK'S GATEWAY LANDS in the MOOSEHEAD LAKE REGION

Legend

- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Plum Creek Ownership Subject to Plan Area
- Existing Lots (based upon tax map data)
- Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual



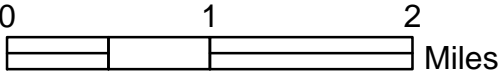
April 2006

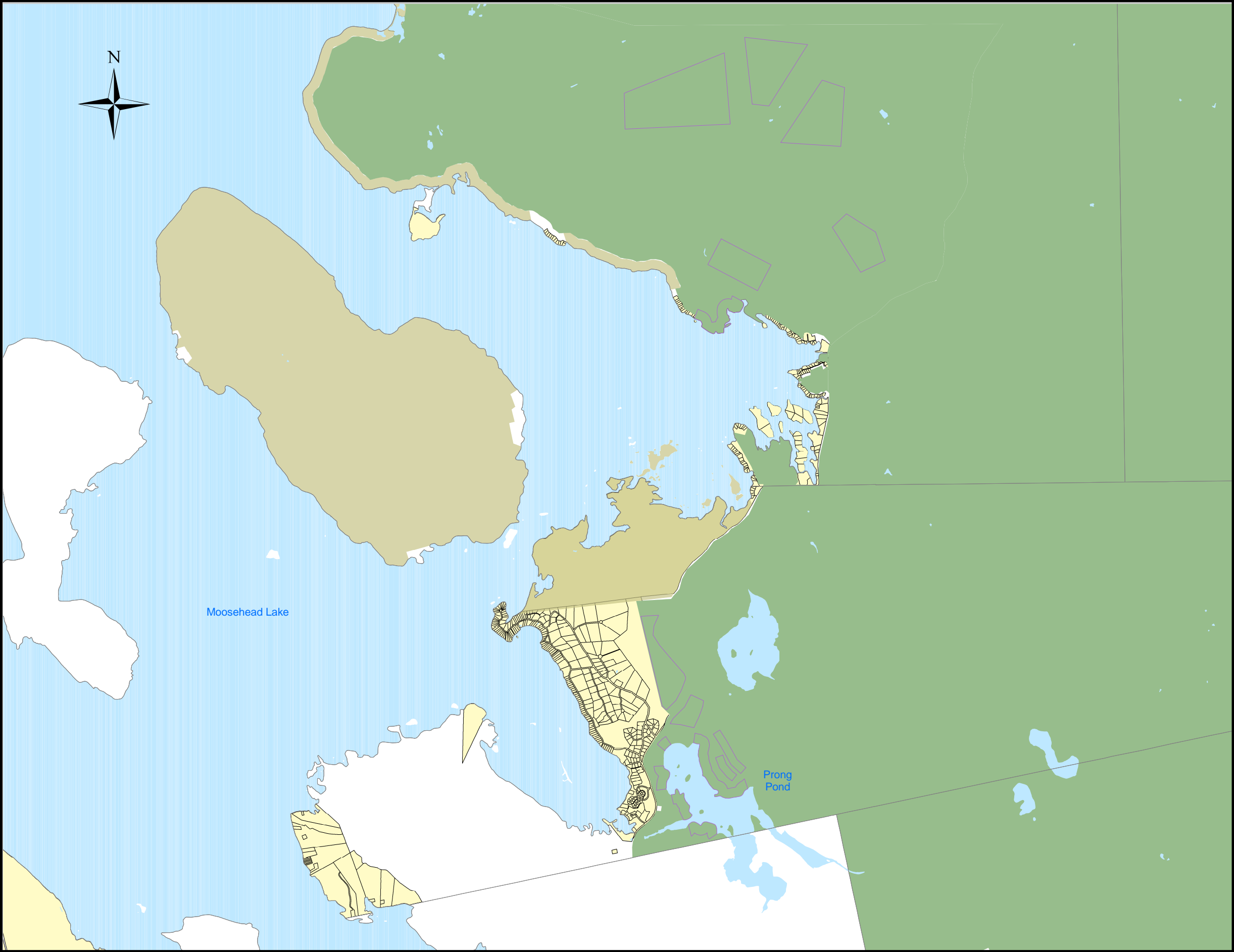


Adjacent Development Map 5

**CONCEPT PLAN
for
PLUM CREEK'S
GATEWAY LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Rivers - Lakes - Ponds
 - Plum Creek Ownership Subject to Plan Area
 - Existing Lots (based upon tax map data)
 - Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual

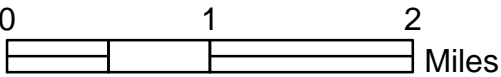


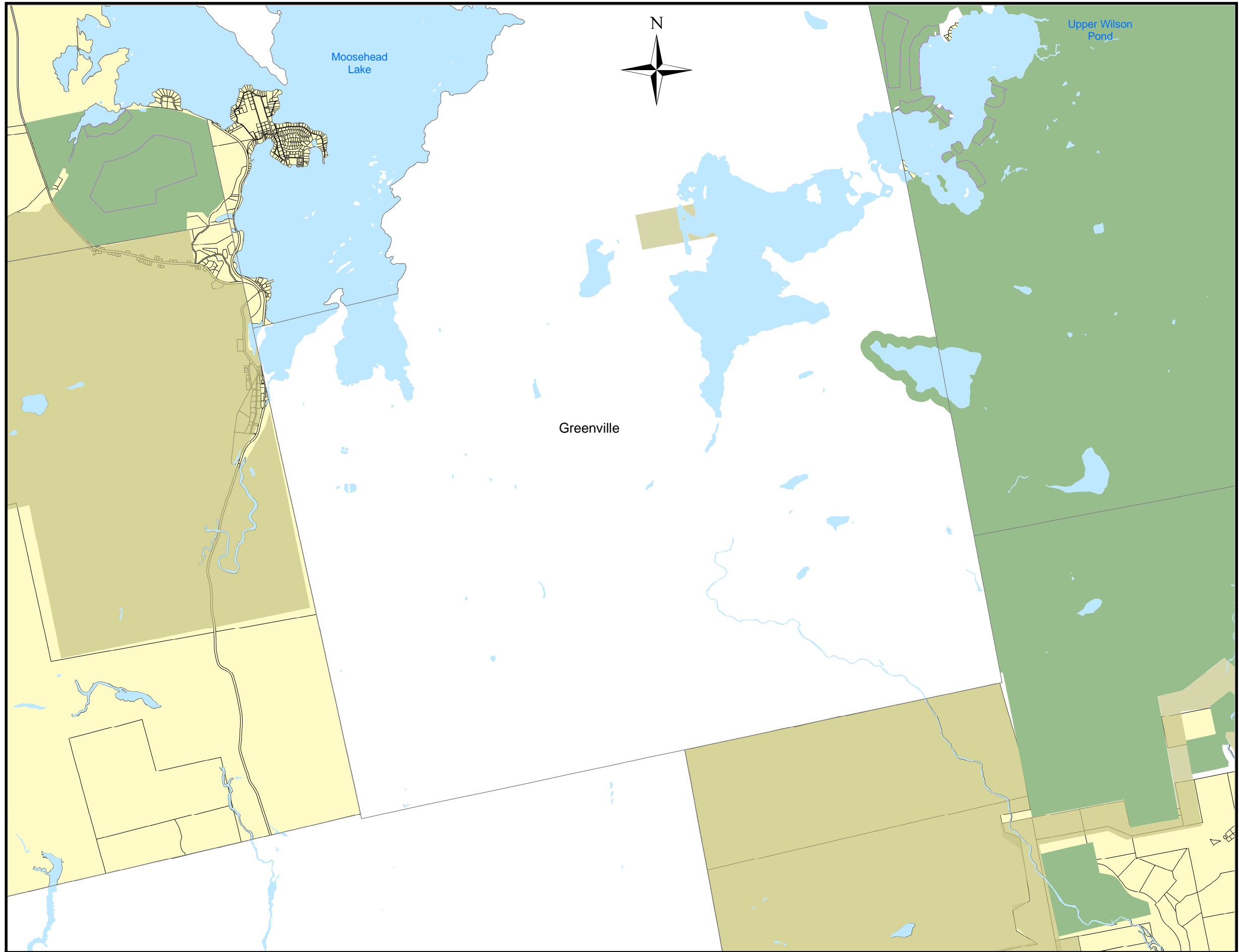


Adjacent Development Map 6

**CONCEPT PLAN
for
PLUM CREEK'S
GATEWAY LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Rivers - Lakes - Ponds
 - Plum Creek Ownership Subject to Plan Area
 - Existing Lots (based upon tax map data)
 - Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual





Adjacent Development Map 7

CONCEPT PLAN for PLUM CREEK'S GATEWAY LANDS in the MOOSEHEAD LAKE REGION

Legend

- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Plum Creek Ownership Subject to Plan Area
- Existing Lots (based upon tax map data)
- Proposed Development Areas:
Backlot locations are approximate
Resort size and locations are not known; the
area shown is conceptual

0 1 2 Miles

April 2006

9b. Existing Development: Describe existing development in the area/region and within the area proposed for rezoning, including type, amount, density, and proximity (by road) to the area proposed for rezoning. If the plan includes only a portion of a lake, describe existing development on the rest of the lake in sufficient detail to understand the context of the proposed plan.

Existing Development within the Plan Area

Within the Plan Area itself, there is very little development. The few camps that exist are lease lots that were created by S. D. Warren for the use of their staff. These lots will continue to be leased to the lease holders. The following table lists the camps and shows where they are located.

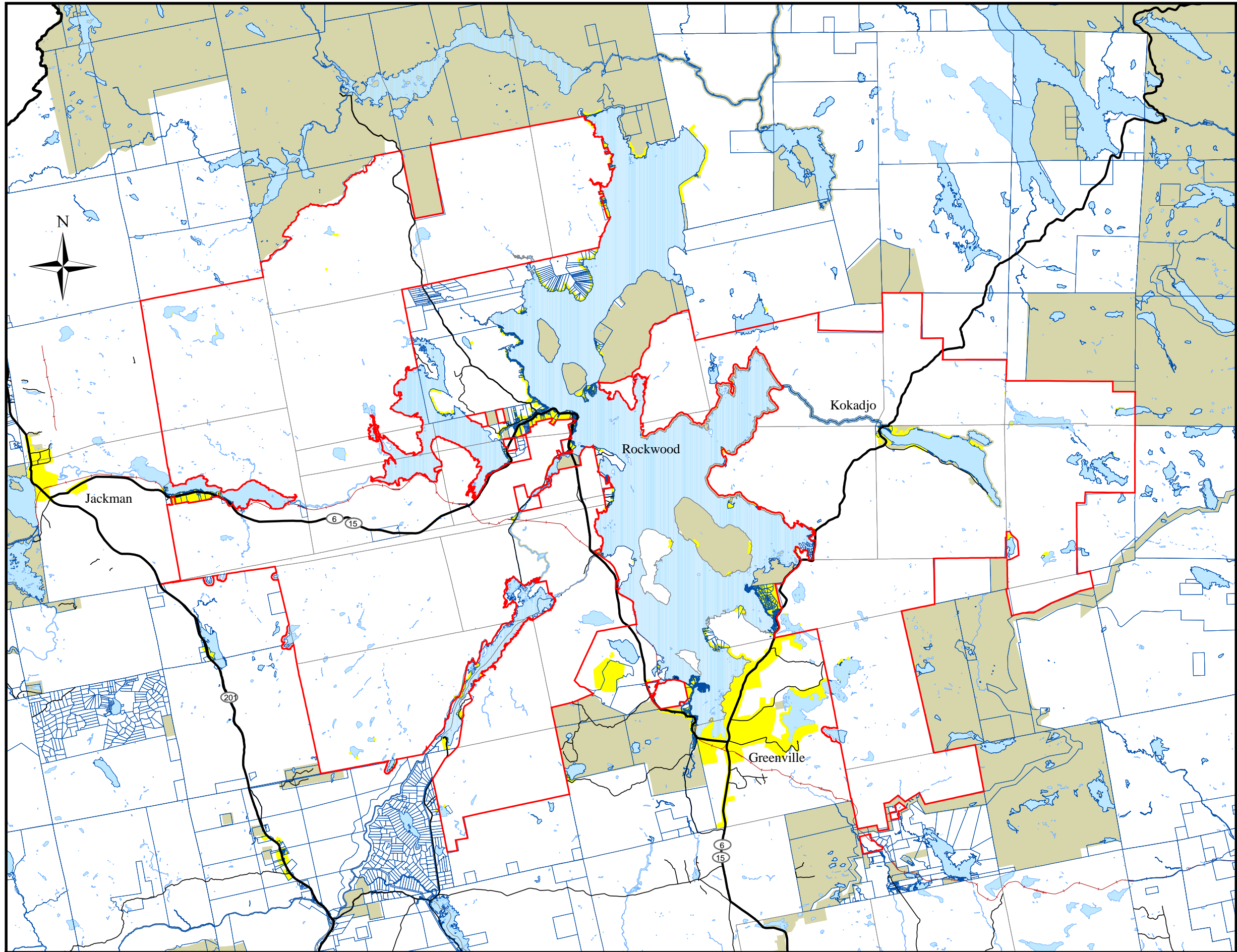
Table 1: Existing Camps Within the Plan Area

Township	Pond	# of Camps
Beaver Cove	Pong Pond	3
Beaver Cove	Mud Pond	1
Big Moose	Moosehead Lake	1
Big Moose	Moose Brook	1
Bowdoin College West	Horseshoe Pond	1
Bowdoin College West	Upper Wilson Pond	1
Chase Stream Twp.	Indian Pond	2
Chase Stream Twp.	Chase Stream Pond	1
Chase Stream Twp.	Ellis Pond	2
Chase Stream Twp.	N/A	2
Indian Stream	Indian Pond	1
Indian Stream	N/A	2
Rockwood Strip West	Demo Pond	1
Sandwich Academy	Brassua Lake	1
Soldiertown Twp.	N/A	2
Squaretown	N/A	1
Taunton and Raynham	N/A	2
Thorndike	Luther Pond	1
Thorndike	Fish Pond	1
Total		27

These camps were built for seasonal use and are still primitive, remote structures with no utilities or foundations.

Existing Development in the Region








The development that exists in the Moosehead region today is widespread and fairly extensive in some areas. The Towns of Jackman and Greenville, just beyond the border

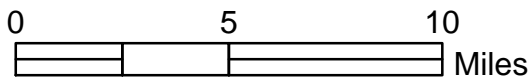


Existing Development

CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION

Legend

-  Plum Creek Land Subject to Concept Plan
-  Private, State, Federal Land in Conservation
-  Rivers - Lakes - Ponds
-  Existing Development or LURC Development Subdistrict
-  Major Road
-  Railroad
-  Existing Lots (based on Tax Map data)



of the Plan Area, are service centers with year-round populations, schools, health care facilities, and various commercial and industrial establishments. Within the Plan Area, the villages of Rockwood and Beaver Cove are areas of concentrated development. Other areas, such as Harford's Point, Tomhegan, Seboomook, Lily Bay, Long Pond and Lower Wilson Pond, are relatively densely settled along shore lands.

The following tables show the number of structures in each Town, Township, or Plantation for the Plan Area, the surrounding Townships, and for the region as a whole. Except for the cabins noted in the table above, all the structures in the Plan Area Minor Civil Divisions are outside the Plum Creek Plan Area.

These figures are derived from 2003 and 2004 Maine Revenue Services data, the 2000 housing census figures, and LURC building permit data. The latter were used to update 2003 tax data to account for new buildings constructed in 2004. The census data were used for Jackman and Moose River, and were not updated to 2004. When tax information was used, every lot that had a building value of \$1,000 or more was counted as having one structure.¹ To the extent there are multiple structures on single lots, these structures were not counted.

¹ Although the \$1,000 threshold seems low, it is known that some cabins are assessed at this level.

Table 2: Existing Structures in Plan Area

Plan Area MCDs	
Township	Total Existing Structures, as of 2004
Beaver Cove	232
Big Moose Twp.	31
Big W Twp.	50
Bowdoin College Grant East	3
Bowdoin College Grant West	25
Brassua Twp.	1
Chase Stream Twp.	29
Day's Academy Grant	14
Elliotsville Twp.	161
Frenchtown Twp.	143
Indian Stream Twp.	11
Kokadjo/Smithtown	2
Lily Bay Twp.	141
Long Pond Twp.	90
Misery Gore	0
Misery Twp.	1
Rockwood Strip East	381
Rockwood Strip West	2
Sandbar Tract	31
Sandwich Academy Grant	0
Sapling Twp.	30
Shawtown Twp.	12
Soldiertown Twp.	3
Spencer Bay Twp.	5
Squaretown Twp.	6
T1 R12 WELS	10
Taunton & Raynham	116
Thorndike Twp.	2
West Middlesex Canal Grant	0
Plan Area MCDs Total	1,532

Other Townships Bordering Moosehead Lake	
Township	Total Existing Structures, as of 2004
East Middlesex	3
Harfords Point	155
Kineo Twp.	21
Little W Twp.	20
Moosehead Jct.	145
Moosehead Lake islands	68
Northeast Carry	112
Seboomook Twp.	23
Tomhegan Twp.	221
Total	768

Organized Towns Bordering Plan Area	
Township	Total Existing Structures, as of 2004
Greenville	1,271
Jackman	585
Moose River Twp.	122
Total for Organized Towns	1,978

Regional Total	4,278
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These structures are, for the most part, seasonal dwellings. Jackman's and Greenville's Comprehensive Plans report that approximately 65% of their housing stock is seasonal dwellings. However, the percentage in the Unorganized Territories is significantly greater. Although a census of the seasonal versus year-round houses has not been conducted for LURC's jurisdiction, it is estimated that up to 90% of the structures in the region are seasonal camps or houses.

Density

The density of residential structures in LURC jurisdiction is somewhat difficult to measure. The calculation will vary widely, depending on the land area within which the structures are counted. For instance, a group of 10 camps grouped closely together on small lots can be said to be a high-density area. However, if they are the only structures within the entire township, the density of development in the township will be quite low. If the purpose of measuring density is to gauge the impact of development, then perhaps an accounting of the total lot acres that have structures on them is more appropriate. The following tables will measure the development in the Moosehead region in these three ways.

For the MCDs surrounding Moosehead Lake, lot acreages were tallied for lots that had a structure valued at \$1,000 or more. Again, these lots were assumed to have only one structure each. For some parcels with structures, the lot size was not listed.² In those cases, neither the lot nor the structure were used in the density calculations. Table 3 below lists the densities of 16 MCDs bordering Moosehead, listed in order from most to least dense, based on lot size.

Table 3: Density of Existing Development, Lot Acres per Structure

Town/ Township	# of Lots with Known Acres	Total Acres	Acres per Structure*
Seboomook Twp.	18	14.53	0.81
East Middlesex	2	2.2	1.10
Lily Bay Twp.	135	149.12	1.10
Northeast Carry	108	122.57	1.13
Spencer Bay Twp.	5	9.29	1.86
Beaver Cove	214	569.51	2.66
Rockwood Strip East	366	1071.84	2.93
Little W Twp.	19	78.1	4.11
Sapling Twp.	24	114.54	4.77
Taunton & Raynham	111	875.33	7.89
Day's Academy Grant	14	130.48	9.32
Sandbar Tract	26	339.87	13.07
Big W Twp.	38	870.01	22.90
Tomhegan Twp.	206	8396.58	40.76
Moosehead Jct.	131	7865.60 3	60.04
Big Moose Twp.	29	6204.49	213.95
* Assumes one structure per lot.			

² No lot sizes were available for Greenville, Harfords Point, Kineo Township, Misery Township or the islands of Moosehead Lake. As a result, these MCDs are only included in Table 4, where the acreage for the total MCD was known.

If density is measured as a function of the number of structures per township acres, the results are as follows in Table 4. The MCDs are listed in order from most to least densely developed.

Table 4: Density of Existing Development, Structures per Township Acres

Town/ Township	Total Acres per Township	# of Structures*	Township Acres per Structure
Harfords Point	394	152	2.6
Rockwood Strip East	5,792	392	14.8
Greenville	29,504	1,271	23.2
Sandbar Tract	735	28	26.3
Kineo Twp.	1,058	20	52.9
Beaver Cove	20,922	228	91.8
Tomhegan	22,984	213	107.9
islands	7,800	68	114.7
Taunton & Raynham	14,763	117	126.2
Little W	3,067	20	153.4
Lily Bay	22,522	137	164.4
Moosehead Junction	24,681	145	170.2
Northeast Carry	25,047	111	225.6
Big W	11,758	49	240.0
Sapling	17,974	31	579.8
Big Moose	22,065	32	689.5
Seboomook	26,675	23	1,159.8
Day's Academy Grant	16,259	14	1,161.4
Spencer Bay	23,796	5	4,759.2
East Middlesex	24,629	2	12,314.5
Misery	22,819	1	22,819.0
* Assumes one structure per lot.			

Finally, if development is simply measured as the total acres of the parcels with structures on them, the results are as follows in Table 5, listed from the most developed MCDs to the least.

Table 5: Total Developed Lot Acres per MCD

Town/ Township	Adjusted Total Structures*	Total Acres of Developed Lots
Tomhegan	206	8,397
Moosehead Junction	131	7,866
Big Moose	29	6,204
Rockwood Strip East	366	1,072
Taunton & Raynham	111	875
Big W	38	870
Beaver Cove	214	570
Sandbar Tract	26	340
Lily Bay	135	149
Day's Academy Grant	14	130
Northeast Carry	108	123
Sapling	24	115
Little W	19	78
Seboomook	18	15
Spencer Bay	5	9
East Middlesex	2	2
* Assumes one structure per lot.		

Major Subdivisions

There are several large subdivisions in the region of the Plan Area. Some of these subdivisions have not been fully developed yet, but will represent relatively dense development when fully built out. These are:

In Greenville:

Rum Ridge, on Lower Wilson Pond, is a 95-lot subdivision of lots between ½ and 4 acres. The entire subdivision is 300 acres, with half in commonly-owned open space. Approximately 50 lots have houses on them.

In Frenchtown:

An estimated 136 lots have been created through seven subdivision approvals in Frenchtown, the latest being the 89-lot First Roach Pond Concept Plan. Only three of these lots were adjacent to the Roach River; the rest are on First Roach Pond. Approximately 20% of the Concept Plan lots have been built on. Since 108 camps on the lake pre-date the Concept Plan, probably all the other subdivision lots are built on.

Beaver Cove:

The Huber Lumber Corporation created a subdivision at Beaver Cove in 1950s. Current tax maps show over 330 lots here, 148 of which are along the shore of Moosehead Lake. The shorefront lots are an estimated average of ½-acre each, while the backlots range in size from an estimated 4 to 20 acres.

Moxie Gore Township:

The Land Use Regulation Commission approved a subdivision for 102 lots in Moxie Gore (just southwest of Indian Pond) in 1993. The entire township (12,724 acres) is subdivided into over 240 lots that average about 53 acres each.

In Tomhegan Township:

There are two areas of large-lot divisions in Tomhegan that were created before the 40-acre exemption to the subdivision regulations was closed. One, in the northwest corner of the township, contains about 34 lots; the other consists of about 55 lots and occupies the entire area of Toe-of-the-Boot.

The Brassua Lake Concept Plan went into effect in 2004. This plan allows the creation of a total of 64 lots on 329 acres, for an average density of 5.1 acres per lot. Densities range from 2 acres per unit to 27.

Non-Residential Development

Non-residential development in and around the Plan Area is largely related to recreational uses, although there are some other types of uses that are significant, namely road and track infrastructure and hydroelectric dams.

Recreational Infrastructure

Recreational development within and around the Plan Area includes campgrounds and camp sites, marinas, boat launches, sporting camps, a ski resort, hiking and snowmobile trails, and golf courses. Lily Bay State Park in Lily Bay Township occupies 924 acres and has 91 campsites, accommodating everything from single tents to 35-foot campers. There are two other campgrounds with a combined 92 sites, and 89 individual campsites in 23 of the 29 MCDs where the Plan Area is located.

Table 6: Camping Facilities Adjacent to the Plan Area

Location	Waterbody	Maintained Campsite	Primitive Campsite	# Camp- ground Sites
Town of Beaver Cove	Moosehead Lake			91
Big Moose Twp.	Kennebec River, West Outlet		1	
Big Moose Twp.	None	1		
Big W Twp.	Moosehead Lake		1	
Bowdoin College Grant East	Greenwood Brook	1	3	
Bowdoin College Grant East	Gulf Hags Brook	1		
Bowdoin College Grant East	West Branch Pleasant River	2		
Bowdoin College Grant West	Brown Pond		1	
Bowdoin College Grant West	Indian Pond		1	
Bowdoin College Grant West	Long Pond	1		
Bowdoin College Grant West	North Brook		1	
Bowdoin College Grant West	Rum Pond		1	
Brassua Twp.	Brassua Lake		1	

Location	Waterbody	Maintained Campsite	Primitive Campsite	# Camp- ground Sites
Chase Stream Twp.	Chase Stream Pond		1	
Days Academy Grant	Moosehead Lake	4	1	
Elliotsville Twp.	Little Wilson Falls		1	
Elliotsville Twp.	Wilson Stream		1	
Frenchtown Twp.	First Roach Pond	1		
Indian Stream Twp.	Indian Pond			27
Lily Bay Twp.	Moosehead Lake, Spencer Bay	3		65
Long Pond Twp.	Long Pond		3	
Misery Twp.	Cold Stream Pond		1	
Misery Twp.	Little Chase Stream		1	
Misery Twp.	Misery Pond		1	
Misery Twp.	North Branch Stream Pond		1	
Sandbar Tract	Moosehead Lake	1		
Sandwich Academy Grant	Brassua Lake		1	
Sandwich Academy Grant	Moose River		1	
Sapling Twp.	Kennebec River, West Outlet		2	
Shawtown Twp.	Long Bog		1	
Shawtown Twp.	Second Roach Pond		2	
Shawtown Twp.	Third Roach Pond		1	
Shawtown Twp.	Trout Pond		1	
Spencer Bay Twp.	Moosehead Lake	6	3	
Spencer Bay Twp.	Spencer Stream		1	
Squaretown Twp.	Little Indian Pond		2	
Smithtown (T1 R13)	Bear Pond Stream	1		
Thorndike Twp.	Churchill Stream		1	
Thorndike Twp.	Fish Pond		2	
Totals		22	39	183
Source: DeLorme Atlas and Maine Gazetteer, 2004.				

There are two marinas adjacent to the Plan Area, one in Beaver Cove, and one in Taunton & Raynham. In addition, there are ten boat launches within the Plan Area, and another 16 just outside the Plan Area (see the following table for type, location and number of launches).

Table 7: Boat Launches

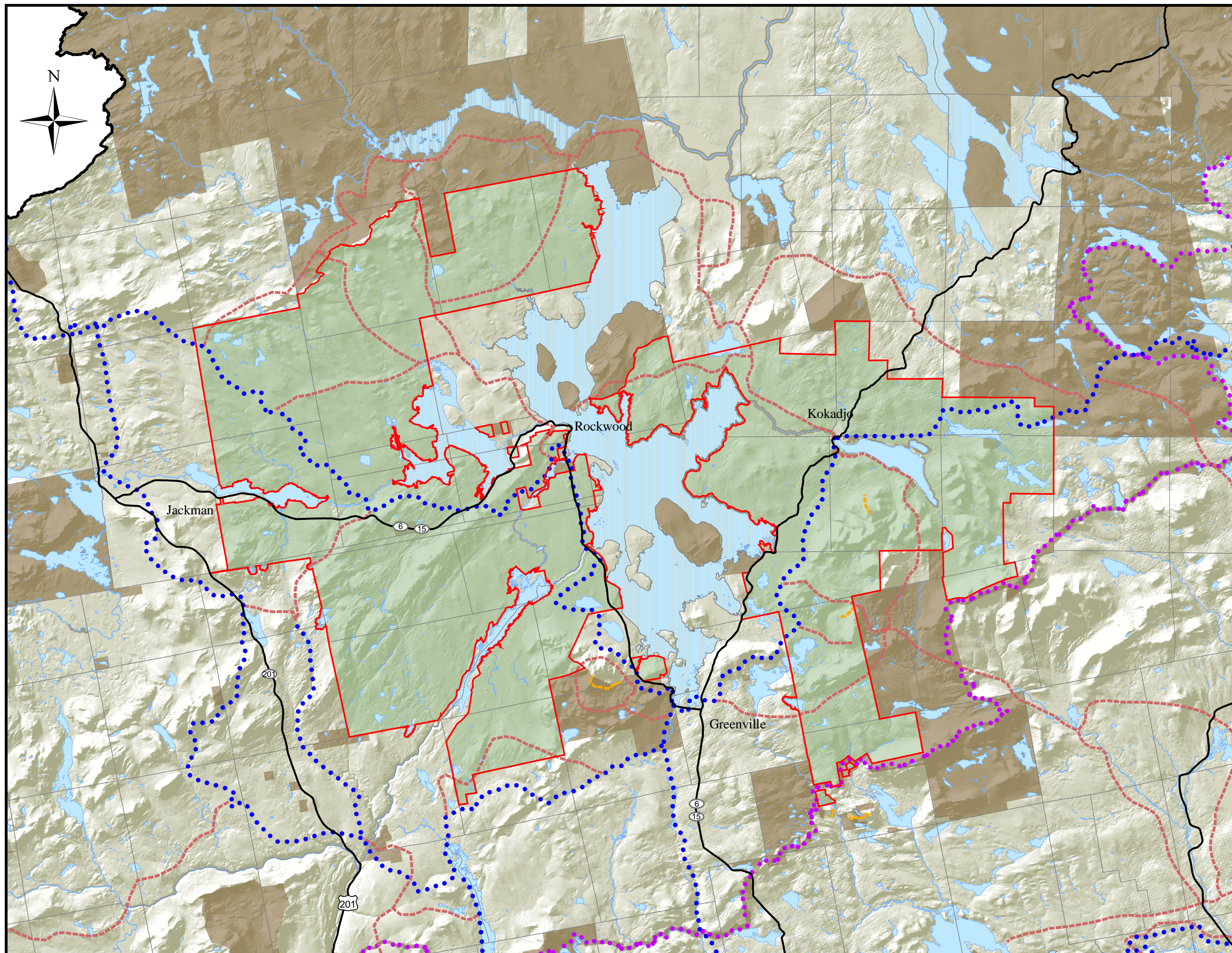
Water Body within Plan Area	Municipality	Within Plan Area?	Type*
Brassua Lake	Taunton & Raynham Academy Grant		TR
Brown Pond	Bowdoin College Grant West	X	CI
Cold Stream Pond	Misery Twp.	XX	2 CI
Demo Pond	Rockwood Strip West	X	CI
First Roach Pond	Frenchtown		TR
Hedgehog Pond	Bowdoin College Grant West	X	CI
Indian Pond	Big Moose Twp.		TR
	Indian Stream Twp.		CI, TR
Indian Pond	Bowdoin College Grant West	X	CI
Moosehead Lake	Beaver Cove (Lily Bay State Park)		2 TR
	Days Academy Grant (Cowan Cove)	X	TR
	Greenville		2 TR
	Northeast Carry Twp. (Northeast Cove)		2 TR
	Rockwood		TR
	Spencer Bay Twp.		2 TR
Moose River	Jackman		TR
Prong Pond	Beaver Cove	X	CI
Rum Pond	Bowdoin College Grant West	XX	2 CI
	Greenville		CI
*CI - Carry in only. Launching is intended for small watercraft only.			
*TR - Trailered boats. Many trailerable sites can accommodate only small boats and trailers.			
Source: Maine Bureau of Parks and Lands website and DeLorme Maine Atlas and Gazetteer.			

Table 8: Sporting Camps in Immediate Area

Location	Name of Facility
Bowdoin College Grant East	Little Lyford Pond Camps
Greenville	Beaver Cove Camps
Greenville	Medawisla
Greenville	Spencer Pond Camps
Greenville	Wilson Pond Camps
Kokadjo	Northern Pride Lodge
Lily Bay Twp.	Casey's Spencer Bay Camps and Campground
Rockwood	Brassua Lake Sporting Camps
Rockwood	Gray Ghost Camps
Rockwood	Lawrence's Lakeside Cabins and Guide Service
Rockwood	Maynards in Maine
Rockwood	Moose River Landing
Rockwood	Rockwood Cottages
Rockwood	Sundown Cabins
Rockwood	The Birches Resort & Wilderness Expeditions
Rockwood	Tomhegan Wilderness Resort
Shawtown Twp.	West Branch Pond Camps

The Squaw Village Resort in Moosehead Junction Twp. includes condominiums and a 9-hole golf course. There is also a private 9-hole course in Kineo Township, at the foot of Mt. Kineo.

There are miles of club and ITS snowmobile trails throughout the Plan Area, but a minimal amount of hiking trail on Elephant and Number Four Mountains. The Existing Trails Map shows the different types of existing trails and their approximate locations.



Existing Trails

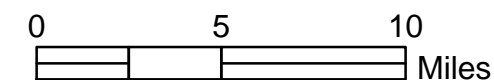
CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Ownership Subject to Concept Plan
- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Major Road
- Appalachian Trail
- ITS Snowmobile Trail
- Local Club Snowmobile Trails (approximate)
- Hiking Trail

Sources: Hiking Trail based on The Maine Atlas and Gazetteer by DeLorme Mapping Company

ITS and Club Snowmobile Trail based on Moosehead Area Snowmobile Trail Map 2004 by Moosehead Lake Region Chamber of Commerce



April 2006

Roads

Public Roads

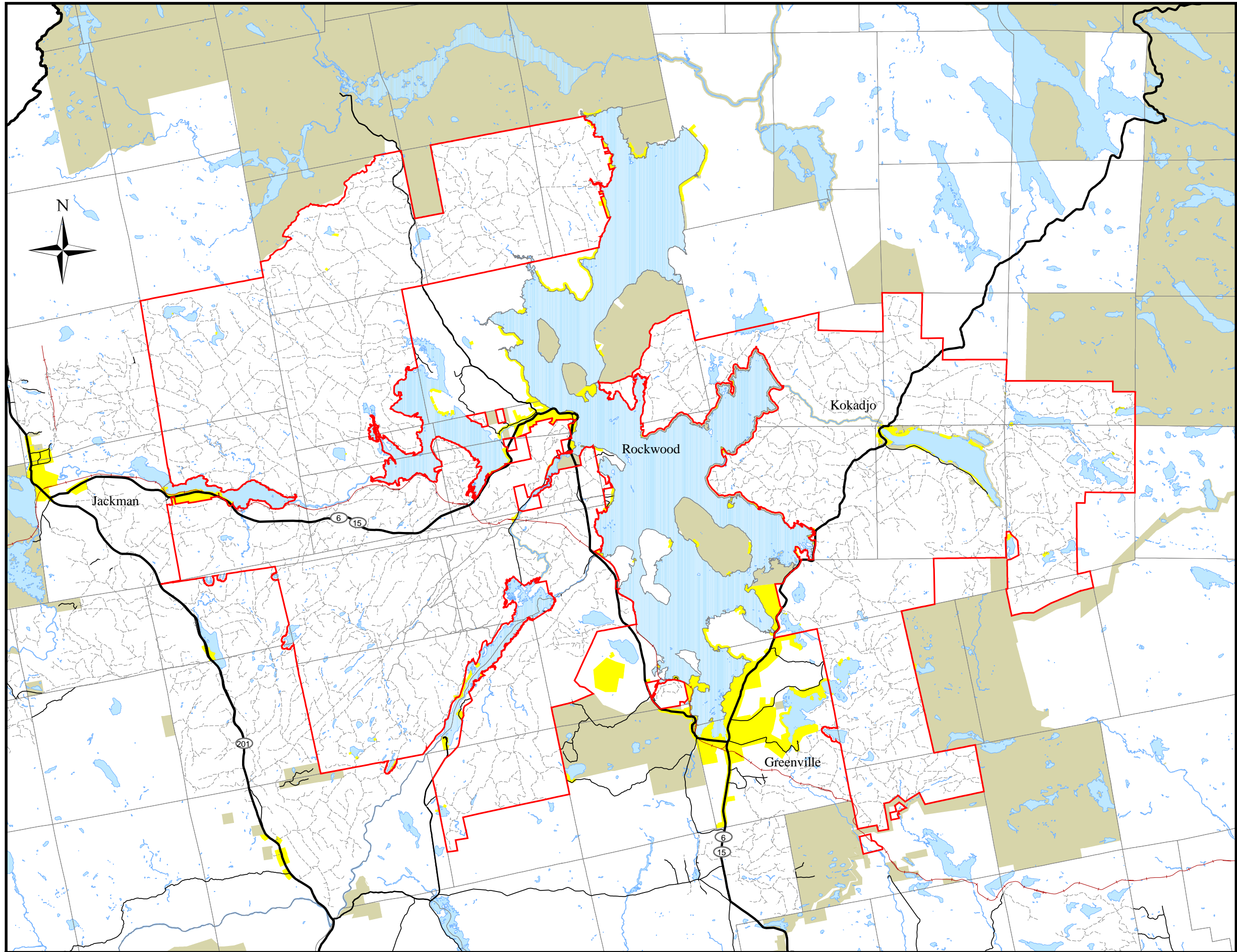
There are five public roads that will serve the Plan Area. On the west side of Moosehead Lake, Route 201, although not within the Plan Area, comes within four miles of its southwest corner and is the major route connecting the Jackman area with towns to the south. Route 201 also extends to the border with Canada, and to Quebec City.

Route 6/15 is also a state road, and runs from Jackman east through Long Pond, to Rockwood, then turns south to Greenville. The unpaved road from Rockwood to Seboomook is a Somerset County road as far as the Tomhegan/Soldiertown Township line.

East of Moosehead, the only public roads are the Lily Bay Road and the County Road, both of which are the responsibility of Piscataquis County. Starting in Greenville, the Lily Bay Road runs through Beaver Cove along the shore of Moosehead, then continues northeast away from the lake to Kokadjo and First Roach Pond. Beyond First Roach, the road is owned by Plum Creek and is unpaved. The County Road runs six miles southeast from Kokadjo along the south shore of First Roach Pond.

Land Management Roads

Plum Creek's land management roads create a network throughout the Plan Area. These roads are open to the public under Plum Creek's Open Lands Policy. See the **Forest Managem** Map on the following page.

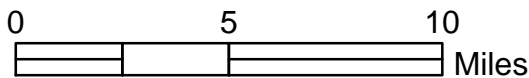


Forest Management Roads

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Land Subject to Concept Plan
- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Existing Development or LURC Development Subdistrict
- Major Road
- Forest Management Road
- Railroad



Rail

The railroad has played an important role in the history of the region. Built in the late 1800s, the railroads were instrumental in bringing large numbers of tourists to the region up until the 1930s and '40s. The track runs through Greenville along the west shore of Moosehead Lake, between the water and Route 6/15. After the Richard Francis Lavigne Bridge over the East Outlet, it crosses the road and veers northwest. At the southernmost tip of Brassua Lake, it crosses Route 6/15 again and heads west, hugging the shores of Brassua Lake, Moose River, and Long Pond. It continues westerly to Jackman and heads toward Lac Mégantic in Canada. The rail line connects to other lines in Maine and New England at Brownville Junction.

Hydroelectric Dams

There are two active hydroelectric dams immediately adjacent to the Plan Area; the Harris Dam at Indian Pond, and the ??? Dam at Brassua Lake. Both are owned by Florida Power & Light and have various buildings associated with them.

Lakeshore Development

The Plum Creek Plan proposes development on seven lakes and ponds out of the 76 waterbodies within, or on the edge of, the Plan Area. With the sole exception of Burnham Pond, all these lakes and ponds have existing development on them.

Brassua Lake

Brassua Lake has a total of 63.5 miles of shorefront, of which Plum Creek owns 69%, or 43.5 miles. There are about 70 camps on Brassua along the stretch of Route 6/15 that comes closest to the lake. Another 55 lots have been approved on the Poplar Hill peninsula in Tomhegan as part of the Brassua Lake Concept Plan.

Burnham Pond

Burnham Pond has 4.4 miles of shoreline, all of it owned by Plum Creek. There are no buildings currently on the pond.

Indian Pond

Indian Pond has 39.3 miles of shorefront, with 13% or 5.2 miles owned by Plum Creek. There are an estimated 32 camps on the west shore, with various campsites and the hydro-dam facilities at the southwestern end.

Long Pond

Long Pond has 21.9 miles of shoreline. Plum Creek owns 12.6 miles, or 57% of the total. There are 137 lots between Rte. 6/15 and southern shore, and unknown number of lots within Jackman's town limits at the west end of the pond. The 2000 census lists 54 year-round residents for Long Pond Township.

Moosehead Lake

Moosehead Lake has a total of 210.7 miles of shorefront. Plum Creek's ownership is 9% of this, or 19.5 miles. An accurate count of all the existing structures on the shores of Moosehead has not been done. Because the lake is so large, existing development on the entire shorefront cannot be viewed as proper context for the proposed development. The following discussion, therefore, is broken down by area.

Township	Total Shorefront Miles	Plum Creek Shorefront Miles	% Owned by Plum Creek	# Existing Structures
Big W Twp.	9.8	7.3	74%	50
Taunton & Raynham	3.3	0.9	27%	31
Sandbar Tract	4.9	0.1	2%	28
Sapling Twp.	4.0	3.6	91%	30
Big Moose Twp.	17.7	3.7	21%	4
Lily Bay Twp.	21.3	3.7	18%	Campground at Stevens Point has 8 cottages, 50+- sites, a store, marina, year round residence; 141 structures in the Township, and 150 lots along the shore of Moosehead Lake.

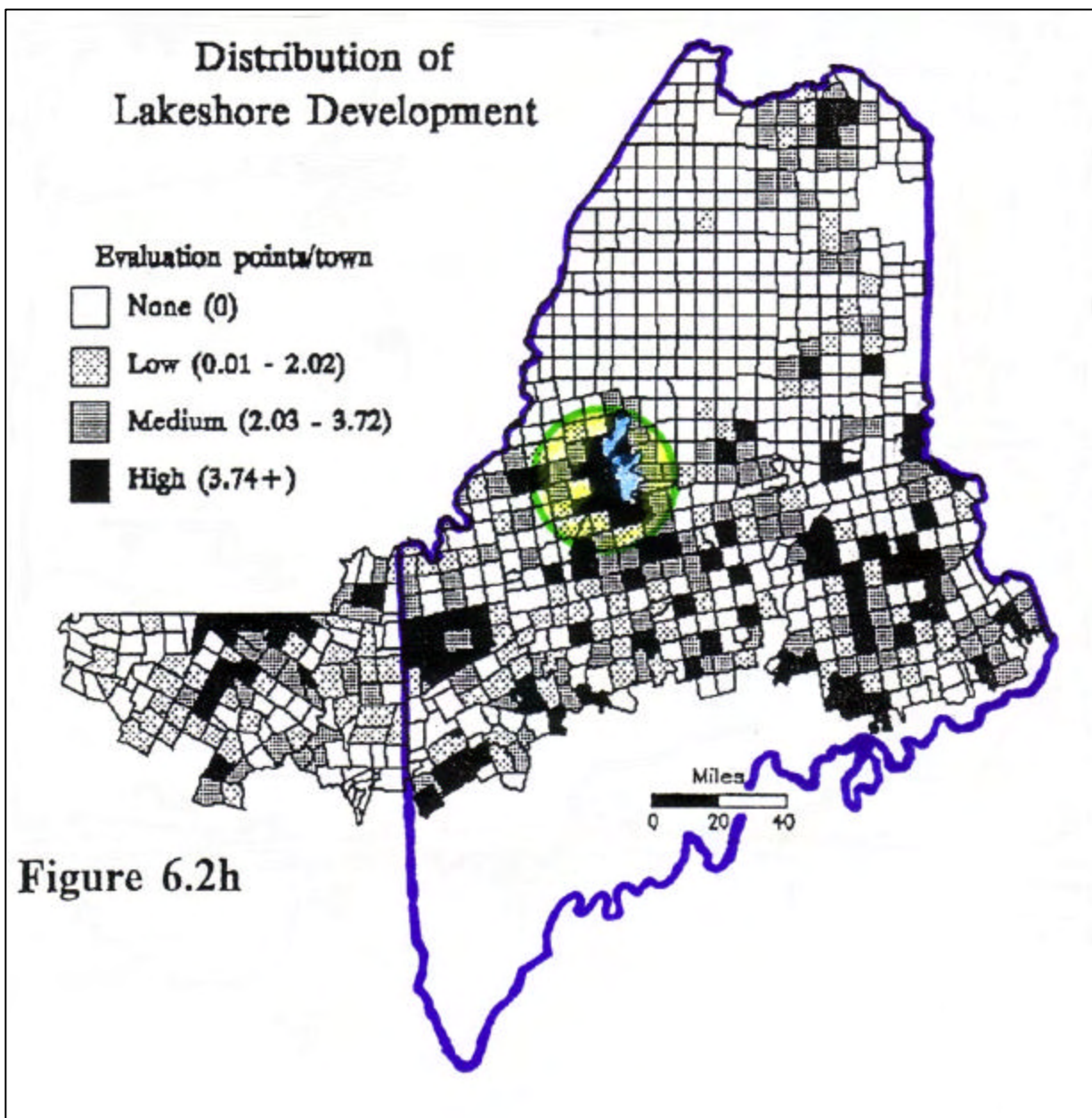
Prong Pond

Prong Pond has a total of 8.2 miles of shorefront, of which Plum Creek owns 57%, or 4.7 miles. There are three structures on lease lots on the Beaver Cove side of the pond, and an unknown number on the Greenville side. There are at least 50 houses across Lily Bay Rd. in Beaver Cove.

Upper Wilson Pond

Upper Wilson Pond has 8.5 miles of shorefront. Plum Creek's 8.3 miles of ownership represents 98% of the total. Currently, there are 15 camps on the pond, and 27 lots on the shore within Bowdoin College Grant West; plus an unknown number of shorefront lots in Greenville.

In sum, the Moosehead region is — and has been — developed around its shorelands. In fact, research conducted in 1993 by Maine Audubon Society, Audubon Society of New Hampshire, and the Appalachian Mountain Club shows that the Moosehead region has seen some of the highest amount of development and the highest amount of *shoreland* development in the northern forest lands of Vermont, New Hampshire and Maine. This research is summarized in the following maps.



Source: *An Inventory and Ranking of the Key Resources of the Northern Forest Lands of Vermont, New Hampshire and Maine*, Appalachian Mountain Club, Audubon Society of New Hampshire, and Maine Audubon Society, September 1993; p. 85.

Distribution of Unorganized Township Development

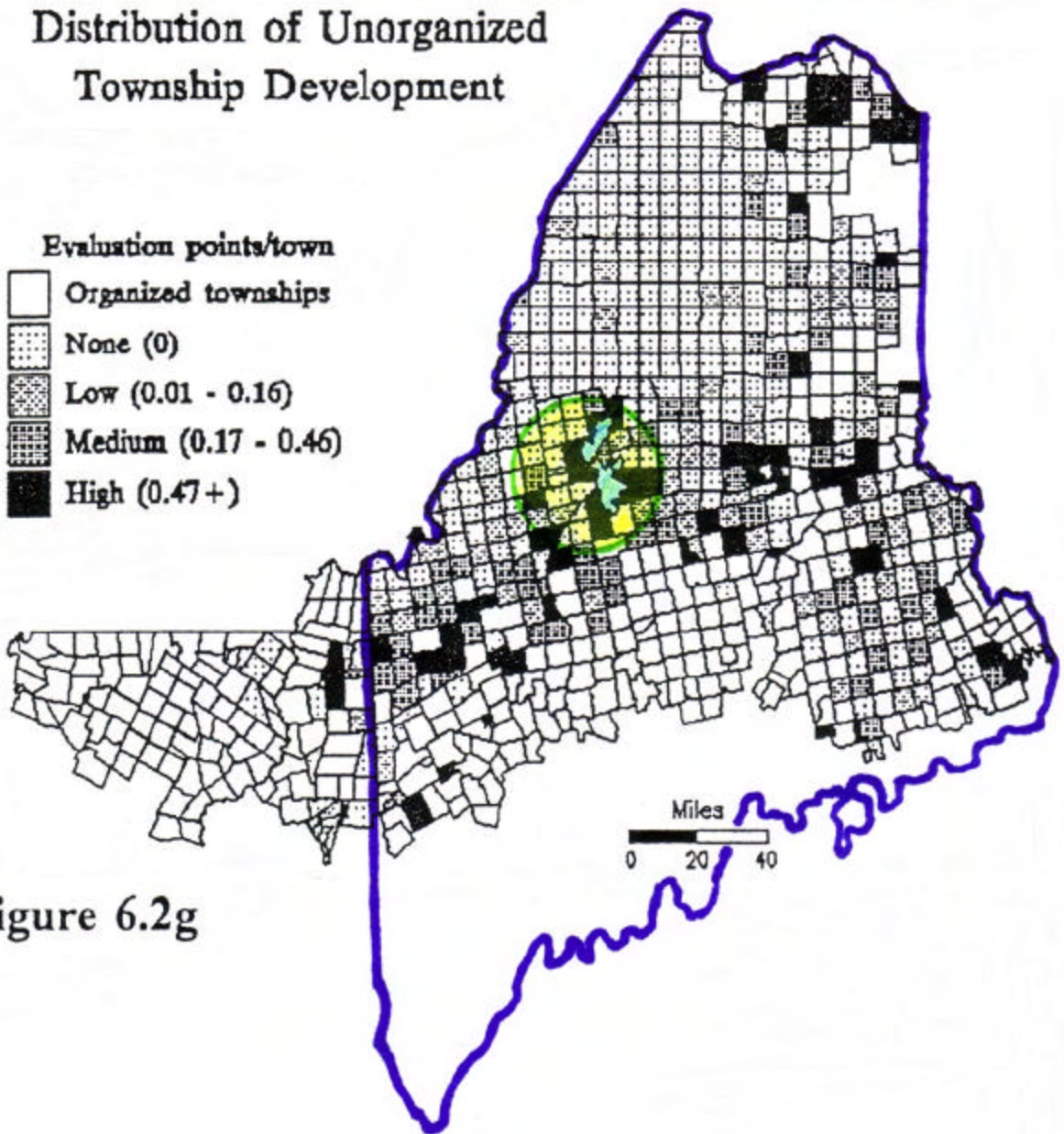
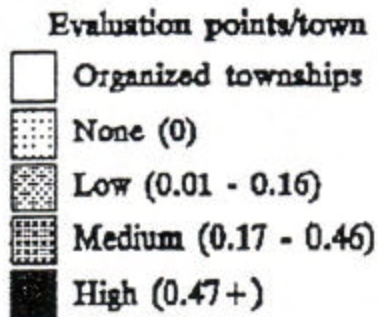


Figure 6.2g

Source: *An Inventory and Ranking of the Key Resources of the Northern Forest Lands of Vermont, New Hampshire and Maine*, Appalachian Mountain Club, Audubon Society of New Hampshire, and Maine Audubon Society, September 1993; p. 85.

10. Proposed Uses: Describe all proposed uses of the land involved in this rezoning petition. If any subdivisions are proposed, describe the types of subdivisions (seasonal, year-round, residential, commercial, etc.) and the numbers and sizes of lots within each subdivision (including any common areas or lots designated to remain undeveloped). Attach a site plan that shows all locations of the proposed subdivisions within the concept plan. If structural development is proposed, describe its type, size and use and attach a preliminary site plan that shows how such structural development and support facilities will be located. If any other use is proposed, describe in detail what that use will be and why it is being proposed.

The Plan establishes shoreland and backland planning envelopes, to accommodate proposed residential development, and two resort envelopes. An existing 90-acre commercial/industrial district is also within the Plan Area.

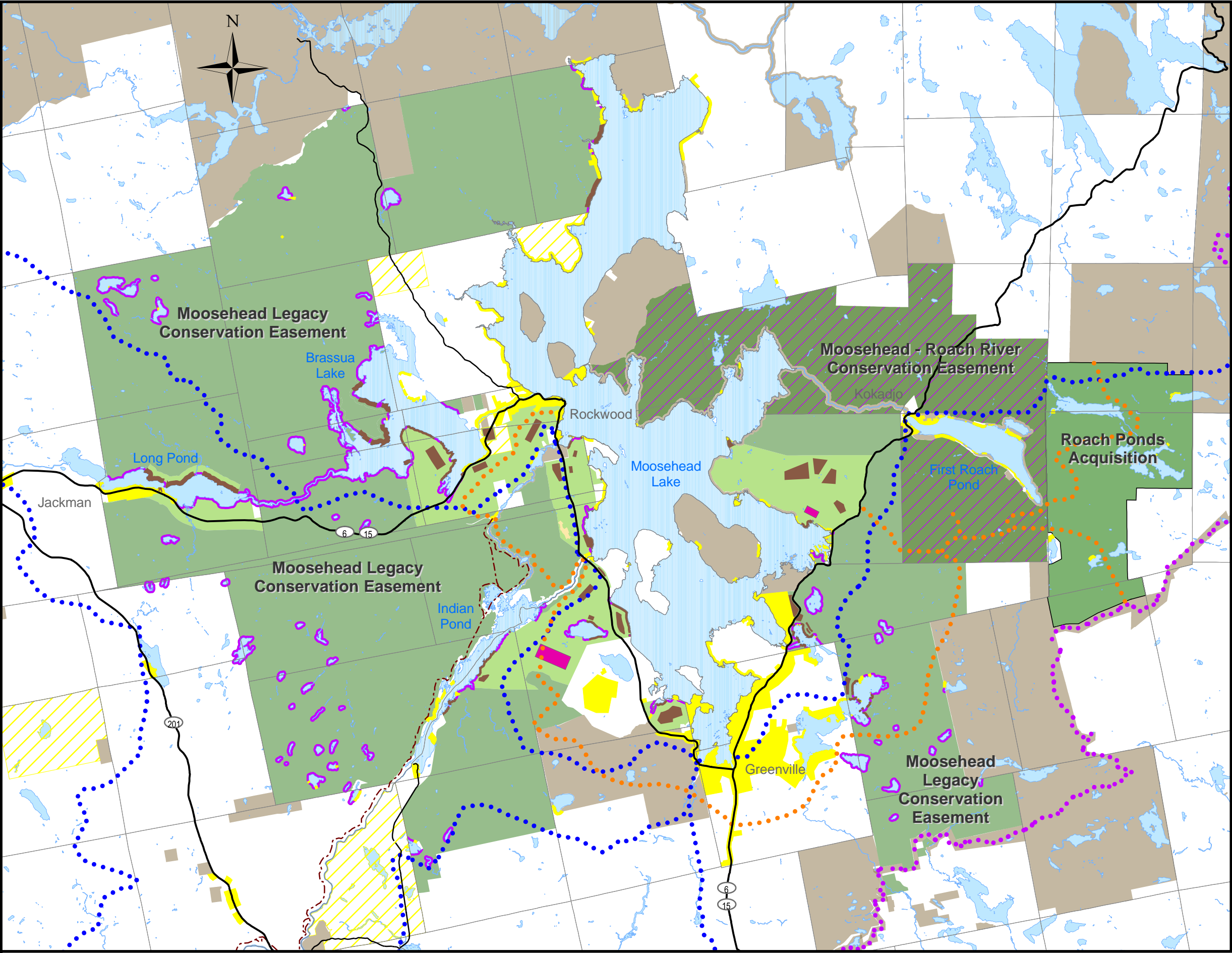
- ***Residential Lots.*** A total of 975 lots are proposed in residential planning envelopes within the Plan Area. This includes 495 backlots and a cap of 480 shorelots. The lots will be created over an 8- to 15-year period. An average of no more than 125 lots may be approved in any one year, provided, however, that shortages in prior years can be made up in future years. The planning envelopes are bigger than the development that can be sited within them in order to allow some flexibility in siting lots and providing open space; later subdivision or site plan approvals will establish the final development designs. Lots are located on lakes classified by LURC as being suitable for development, in areas with substantial existing development, and in areas close to available infrastructure. The lots occupy less than 1% of the land, are sited on suitable soils, and avoid habitat important to wildlife and plant species. In addition, Plum Creek will donate up to 100 acres for affordable housing within and/or outside the Plan Area and establish a Community Fund with \$1,000 or 1% of the sale price per lot, whichever is greater, to support education and recreational amenities.

Residential Development Location and Size

<u>Location</u>	<u>Shore Lots</u>	<u>Backlots</u>	<u>Total Lots</u>
Brassua Lake	164	50	214
Moosehead Lake	112	95	207
Greenville/Rockwood Corridor Backlots	0	125	125
Burnham Pond	21	5	26
Indian Pond	34	10	44
Lily Bay Township	0	148	148
Beaver Cove	0	31	31

Prong Pond	35	16	51
Upper Wilson Pond	35	15	50
Long Pond	79	0	79
Totals	480	495	975

- ***The Resorts.*** Two resorts are proposed. One is on the slopes of Big Moose Mountain, and the other is near the shore in Lily Bay Township. The Big Moose Resort and recreation center buildings will occupy less than 5% of a 2,600-acre envelope. Five hundred resort accommodations are proposed along with Nordic skiing, bicycling, golfing and snowmobiling facilities. All the trail systems link up with the resort. The Lily Bay Resort occupies a 500-acre envelope, on which a world-class facility, with up to 250 resort accommodations, is proposed. Permitting for the Lily Bay resort will not begin until 7 years after Plan approval.
- The attached map shows the development envelope locations.



Concept Plan Summary

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Major Road (Public and Private)
- Minor Road (Public and Private)
- Appalachian Trail
- Moosehead - Roach River Conservation Easement (to balance development)
- Shoreland Conservation Easement (to balance development)
- Roach Ponds Acquisition
- Moosehead Legacy Conservation Easement
- 30-Year No Development Buffer
- Proposed Residential Development Areas
Backlot locations are approximate
- Proposed Resort Areas
Resort size and locations are not known; the area shown is conceptual
- Existing Commercial / Industrial Zone
- ITS Snowmobile Trail
- Proposed Peak-to-Peak Hiking / Bike Trail
- Moosehead to Mahoosucs Trail
(Cross-Country Ski / Hiking / Bike Trail)

0 4 8 Miles

11. Consistency with the Comprehensive Land Use Plan: The Commission's plan includes specific goals to guide the location of new development; to protect and conserve forest, recreational, plant or animal habitat and other natural resources; to ensure the compatibility of land uses with one another; and to allow for a reasonable range of development opportunities important to the people of Maine.

Carefully read and refer to the Commission's Comprehensive Land Use Plan (particularly the objectives and policy statements found on pages 134-143). Explain how the proposed change in zoning will be consistent with the Commission's Comprehensive Land Use Plan.

The Commission, in its Comprehensive Land Use Plan ("CLUP"), has identified four core values to define and protect the distinctive character of the jurisdiction. These are:

1. The economic value of the jurisdiction for fiber and food production, particularly the tradition of a working forest, largely on private lands. This value is based primarily on maintenance of the forest resource and the economic health of the forest products industry. The maintenance of farm lands and the viability of the region's agricultural economy is also an important component of this value.
2. Diverse and abundant recreational opportunities, particularly for primitive pursuits.
3. Diverse, abundant and unique high-value natural resources and features, including lakes, rivers and other water resources, fish and wildlife resources, ecological values, scenic and cultural resources, coastal islands, and mountain areas and other geologic resources.
4. Natural character values, which include the uniqueness of a vast forested area that is largely undeveloped and remote from population centers.

Comprehensive Land Use Plan, Pg. 114.

The Plan is consistent with these core values and will protect the distinctive character of the Plan areas in perpetuity.

Forest Resources

The 421,000 acres that comprise the Concept Plan area are an integral part of Plum Creek's working forest lands. A primary purpose of the Plan is to protect, maintain and enhance this land as working forest. The Concept Plan proposes to maintain 91% of the land area as working forest. The development areas were sited to avoid impacts to significant natural resources,

specifically including high value stands and areas. More significantly, the Plan together with the Conservation Framework it enables provides the potential for 341,000 acres to be permanently protected by conservation allowing forest management activities, but prohibiting residential, commercial or industrial development.

Recreational Opportunities

The Concept Plan protects, preserves and enhances recreational opportunities in the region.

The Plan proposes the development of three significant new trails and provides a permanent easement for these trail corridors. The Peak-to-Peak trail is a 58 mile hiking/biking trail system around the southern half of Moosehead Lake. The trail will provide connection to the Appalachian Trail and the Moosehead to Mahoosucs trail. There will be three associated spur trails: from Lily Bay Road to the top of Lily Bay Mountain, a trail to the top of Number Four Mountain and the Bluff Mountain to White Cap trail. Portions of the trail will be open to mountain bikes. The Moosehead to Mahoosucs trail will be 12 miles. It will be part of the trail/hut system supported by the non-profit Western Mountains Foundation. The trail will provide cross-country skiing, hiking and biking opportunities. The third trail easement will guarantee that the ITS (Interconnected Trail System) snowmobile trail across Plum Creek's lands will be available in perpetuity. These trail facilities increase and diversify the recreational opportunities in the area.

The Plan also protects 59 ponds from future development, and the shorefront of the Moose River. Many of the ponds and the river provide high value fishing, hiking and wildlife viewing opportunities. Most of the ponds are undeveloped and eight are remote. The permanent protection of these waterbodies guarantees that these resources will be protected and preserved so that they will provide primitive recreation opportunities in perpetuity.

The extensive landscape scale areas protected from future development, with guaranteed public access, assure that diverse and abundant recreational opportunities, particularly primitive recreational opportunities, such as hiking, hunting, fishing and camping, will be available in perpetuity. The proposed resorts at Big Moose Mountain and Lily Bay will further diversify and increase the recreational opportunities in the area. The trails associated with the resorts will increase the opportunities for primitive recreation such as hiking, cross country skiing, snowshoeing, biking and photography. All of these opportunities will be significantly enhanced through the permanent conservation made possible by the Conservation Framework.

Natural Resources

As part of balance under the Plan, Plum Creek will give conservation easements in total of 72,000 acres and offer the Conservation Framework which upon Plan approval offers the opportunity for additional conservation easements and sales to protect, in perpetuity, unique and high value resource areas such as remote ponds, fish and wildlife resources, watershed values, botanical resources, scenic qualities, fragile areas, forest resources, and mountain areas. The permanent protection and proposed Conservation Framework offers the opportunity for the region's resource values to be protected in perpetuity.

Proposed development locations minimize the opportunity for impact to high value resources. The Plan does not change the boundary, location or standards of any of the existing Protection zones, except Great Pond Protection subdistricts, where necessary, to accommodate proposed development. At the time of subdivision application, each development will be refined. A critical element of the refinement process will involve siting development to avoid or minimize impacts to natural resources. The subdivision application process will provide specific details about the envelope areas proposed for subdivision development. Development will then be sited to place high value areas in the open space or conservation areas included as part of each subdivision.

Natural Character Value

As the CLUP indicates, in large measure, the jurisdiction's unique value is due to the presence of "a vast forested area that is largely undeveloped and remote from population centers." (CLUP, pg. 114.) The Plan and attendant Conservation Framework include landscape scale conservation. This permanent conservation area connects Moosehead Lake to The Roaches. The Plan also offers for sale 27,000 acres in the Roach Ponds Conservation Acquisition to The Nature Conservancy with ultimate ownership by the State or qualified conservation organization. This acquisition would connect Moosehead Lake with the 100-Mile Wilderness area and the holdings of the Appalachian Mountain Club. The Plan and Conservation Framework provide the opportunity for 413,000 acres to be permanently protected.

The development areas of the Plan have been reduced. The number of acres proposed for development has decreased by approximately 5,120 acres. Development on remote ponds and the Moose River has been eliminated. The Plan proposes development in areas that are near Jackman, Rockwood, Greenville, Big Moose Mountain, Beaver Cove and Lily Bay.

As proposed, the Plan locates development along the main travel corridors and permanently protects or offers the opportunity to permanently protect vast forested/undeveloped areas. Thus, the Plan solidifies and permanently achieves the protection of the Commission's principal values. It also achieves a level of conservation that cannot be accomplished through LURC-imposed prospective zoning.

The CLUP also sets out the three broad goals that the Commission's policies are intended to achieve. These are:

1. Support and promote the management of all the resources, based on the principles of sound planning and multiple use, to enhance the living and working conditions of the people of Maine, to ensure the separation of incompatible uses, and to ensure the continued availability of outstanding quality water, air, forest, wildlife and other natural resource values of the jurisdiction.
2. Conserve, protect and enhance the natural resources of the jurisdiction primarily for fiber and food production, nonintensive outdoor recreation and fisheries and wildlife habitat.

3. Maintain the natural character of certain areas within the jurisdiction having significant natural values and primitive recreation opportunities.

CLUP, pg. 134.

These broad goals generally mirror and implement the four principal values discussed above. Chapter 5 of the CLUP amplifies these broad goals. The following are key provisions from Chapter 5.

- Cultural, Archaeological and Historical Resources
 - Goal: Protect and enhance archaeological and historical resources of cultural significance.
 - Policy: Identify and protect unique, rare, and representative cultural resources to preserve their educational, scientific, and social values.
- Forest Resources
 - Goal: Conserve, protect and enhance the forest resources which are essential to the economy of the state as well as to the jurisdiction.
 - Policies: Discourage development that will interfere unreasonably with continued timber and wood fiber production, as well as primitive outdoor recreation, biodiversity, and remoteness, and support uses that are compatible with these values.

Discourage land uses that are not essential to forest management or timber production on highly productive forestlands.
- Mountain Resources
 - Goal: Conserve and protect the values of high mountain areas from undue adverse impacts.
 - Policy: Regulate high mountain areas to preserve the natural equilibrium of vegetation, geology, slope, soil, and climate, to reduce danger to public health and safety posed by unstable mountain areas, to protect water quality, and to preserve scenic values, vegetative communities, and low-impact recreational opportunities.
- Recreational Resources
 - Goal: Conserve and protect the natural beauty and unspoiled qualities of the waters, shorelands, mountains, plant and animal habitats, forests, scenic

vistas, trails and other natural and recreational features in order to protect and enhance their values for a range of public recreational uses.

Policies: Protect remote, undeveloped and other significant recreational areas, including such areas around rivers and streams, trails, ponds and lakes, to protect their natural character for primitive recreational activities such as canoeing, hiking, fishing and nature study.

Encourage diversified, nonintensive, nonexclusive uses of recreational resources.

Promote a range of recreational opportunities, including (a) major, intensive recreational facilities near organized areas or in new development centers determined to be appropriate, (b) less-intensive, nonexclusive recreational facilities in other areas, and (c) opportunities for primitive recreation without intrusion from more intensive forms of recreation.

- Special Natural Areas

Goal: Protect and enhance identified features and areas of natural significance.

Policy: Identify and protect natural areas that possess unique physical features, or which serve as habitat for rare, threatened or endangered species or representative plant communities.

- Water Resources

Goal: Preserve, protect and enhance the quality and quantity of surface and ground waters.

Policies: Regulate uses of land and water, including submerged lands, shorelands, and wetlands, in order to prevent degradation of water quality and undue harm to natural habitats.

Protect the recreational and aesthetic values associated with water resources.

Conserve and protect lakes, ponds and rivers and their shorelands which provide significant public recreational opportunities.

- Wetland Resources

Goal: Conserve and protect the aesthetic, ecological, recreational, scientific, cultural, and economic values of wetland resources.

Policy: Prohibit activities that impair wetland functions or threaten wetland values, such as construction of buildings, disposal of sewage, sludge or manure, and other inappropriate land use activities.

Ensure that development projects in wetlands (in this order) avoid, minimize, restore, reduce or eliminate over time, and/or compensate for functional wetland losses.

- Wildlife and Fisheries Resources

Goal: Conserve and protect the aesthetic, ecological, recreation, scientific, cultural, and economic values of wildlife and fisheries resources.

Policies: Regulate land use activities to protect habitats, including deer wintering areas and coastal bird nesting sites, ecosystems, food sources and other life requisites for wildlife species

Protect wildlife habitat in a fashion which is balanced and reasonably considers the management needs and economic constraints of landowners.

Regulates land use activities to protect habitats for fish spawning, nursery, feeding, and other life requirements for fish species.

- Scenic Resources

Goal: Protect scenic character and natural values by fitting proposed land use activities harmoniously into the natural environment and by minimizing adverse aesthetic effects on existing uses, scenic beauty, and natural and cultural resources.

Policies: Encourage concentrated patterns of growth to minimize impacts on natural values and scenic character.

Regulate land uses generally in order to protect natural aesthetic values and prevent incompatibility of land uses.

Protect the scenic values of coastal, shoreland, mountain, recreation, and other scenic areas.

CLUP, pgs. 137-140.

The Plan is designed to satisfy all of these goals and policies. The discussion of the principal values demonstrates how the Plan satisfies all of these goals and values as they relate to conservation, protection and enhancement of existing resources. The goals also relate to locating development.

The goals relating to development support and promote sound planning (including the separation of incompatible uses) and multiple use. The policies generally call for sustainable development patterns and smart growth patterns. The Plan is based on principles of sound planning. It provides for multiple uses and provides separation between incompatible uses, for example, by providing different trail systems for motorized and primitive recreationists.

The Plan provides the infrastructure needed to derive additional economic benefit from the natural resource-based tourism industry already existing in the region.

Lake Management Program

In 1990, the Commission amended the CLUP by adopting the *Amendment to the Comprehensive Land Use Plan Regarding the Development and Conservation of Lakes in Maine's Unorganized Areas* (also referred to as the "Lake Management Program"). The purpose of the *Amendment* was to incorporate two major planning initiatives undertaken by the Commission, the *Wildland Lakes Assessment* and the *Lakes Action Program* as well as to update information regarding the relationship between land use and water quality. As set forth in more detail below, the Plan is consistent with the policies and implementation measures set forth in the Lake Management Program.

Prior to presenting its Petition for Rezoning to the Commission the Petitioner met with numerous individuals and officials, as well as some 30 organizations, in order to seek their input. Then, following the four LURC sponsored scoping sessions in summer of 2005, the Petitioner again met with over 100 interested groups and individuals. Following these meetings, significant changes were made to the Plan.

The proposed Resource Plan Protection Subdistrict that this Concept Plan falls within encompasses far more than just the lake-related development planned for the area. The Plan has a life span of 30 years. 72,000 acres of conservation is offered as balance for development in the Plan and the Conservation Framework provides 341,000 acres of additional permanently conserved area upon Plan's approval.

The Plan:

- a. conserves important lake-related natural resource values,
- b. protects water quality;
- c. proposes reasonable shoreland development;
- d. provides a diversity of public recreation opportunities; and
- e. provides for use of the Plan Area which is consistent with the stated purpose of the unorganized territories: non-intensive outdoor recreation, fisheries and wildlife habitat.

Development on lakes within the Plan Area is well below the Lake Management Program's planning guideline, that is, an average of one dwelling unit per 400 feet of shore frontage, and one dwelling unit per ten acres of lake surface area.

With respect to the Plan's residential lot proposals on lakes, the same guidelines apply for assessing "environmental fit" as with other shoreland permitting activities. The Plan is consistent with the guidelines identified in the Lake Management Program.

- a. Natural and cultural resource values: The Plan utilizes the findings of the *Wildland Lakes Assessment* in siting contemplated development. All significant or outstanding natural resource values are maintained throughout.
- b. Water quality. No unacceptable water quality degradation will occur as a result of the development activities contemplated in the Plan.
- c. Traditional uses: Lake-related development within the Plan Area is consistent with traditional uses, including public recreation, sporting camp operations, and timber harvesting.
- d. Regional diversity: The Plan has no impact on other existing lake shoreland uses in the region and protects 76 lakes and ponds.
- e. Natural character: The Plan maintains the natural character of the lakes within the Plan Area by providing for visual screening of development and structures and providing for the long-term protection of over 200 miles of undeveloped shoreland as part of the proposed development.
- f. Lake management goals: The proposed development is consistent with the stated management intent for all lakes which fall into one of the Commission's seven lake management classifications.

The Commission established the lake concept plan as a "flexible alternative to traditional shoreland regulation." It is designed to accomplish both "public and private objectives." The Plan provides permanent protection for resource values, which may otherwise be lost by incremental development. It also provides the public with an increased knowledge of future development patterns within the Plan Area. Furthermore, the Plan "strikes a reasonable and publicly beneficial balance between development and conservation of lake resources" and, in addition, provides permanent protection for thousands of acres of surrounding land and mountain resources.

Conclusion

The Petitioner recognizes that the natural resources within the jurisdiction are a magnet for outdoor enthusiasts. The Petitioner hopes to attract these and others to this area by providing open space, trails, public access, resorts and residential lots that will allow them and current and future residents to prosper economically while continuing to enjoy the natural character of the area. The Petitioner has attempted to present a Plan that is not only consistent with the Commission's primary policy document, but is also thoughtful and forward-looking.

12. The Commission’s plan encourages orderly growth within and proximate to existing, compatible developed areas. This is referred to as the “adjacency” criterion. When considering any petition for rezoning, the Commission places considerable weight on this objective. However, the Commission may consider adjusting the adjacency criterion when assessing concept plans, provided any such relaxation is matched by comparable conservation measures.

Does your proposal fit the adjacency objective? If so, describe in detail the type and amount of existing nearby development. Include the distance (by straight line and by road) of such development from your proposed area(s) of development.

Does the proposal require adjustment of the Commission’s adjacency policy? If so, explain why such adjustment is justified in the context of the Commission’s policies, and describe how the development gained through the adjustment is matched by comparable conservation measures.

Adjacency Analysis

Judging “adjacency” in the context of a Concept Plan such as this is complex; the Petitioner believes adjustments to procedures are justified because:

- a) adjacency can be waived on Class 3 Lakes, provided it can be shown that soils are suitable and water quality is not adversely affected;
- b) under the Concept Plan rules the Commission can adjust the adjacency standards provided adequate conservation balances the additional development;
- c) the scale of this Plan (and LURC’s desire to: have a prospective zoning plan for the Moosehead region; encourage landowners to work with the agency to identify areas appropriate for development; and allow well-planned development in new development areas) makes it unlike any previous Lake Concept Plan or rezoning proposal; and
- d) the public attending the LURC “scoping” sessions called for development to be concentrated, particularly along the Greenville/Rockwood corridor.

All of these factors complicate an adjacency evaluation and give the Commission flexibility in interpreting and adjusting how it applies.

Adjacency on Class 3 Lakes

Long Pond, Brassua Lake, and Indian Pond are Class 3 Lakes. The Plan studies show soil and water issues should not be a concern on these ponds. Thus, the 337 lots on these three lakes do not have to meet adjacency, although many do. The same is true on Moosehead Lake; if it is considered a Class 3 Lake (it is a designated “potential Management Class 3 Lake”), the 207 lots proposed on its shores and immediate backland can be waived from the adjacency requirement.

Added together this may mean 544 (337 + 207) lots can be waived from meeting adjacency, but appropriate conservation balance must be provided. However, 356 of these lots meet the “one mile in a straight line” standard (see Table 1), so comparable conservation could be construed to apply to just 188 (544 – 356) lots on Class 3 Lakes.

Table 1. Subdivisions on Class 3 Lakes that Meet the “One Mile in a Straight Line” Rule

Subdivision Name	Number of Lots
Brassua	
South Peninsula D & E	42
Southeast Shore and Highlands	13
Moosehead	
Big W North and South	35
West Outlet Shoreland*	4
Sandbar Tract*	2
Sapling Shorefront	14
Deep Cove Shore and Highlands*	68
Moose Bay Village*	68
Indian Pond	
Northeast Shore	31
Southeast Shore	13
Lily Bay Township	
Stevens Point*	6
Carleton Point*	10
Long Pond	
Northwest Shore	21
North Central Shore	24
South Shore	5
Total	356

** These areas are also within one road mile of existing development.*

Adjacency not on Class 3 Lakes

Of the 431 lots (975 - 544) not on Class 3 Lakes, a number meet the “within one mile” adjacency rule, others are in the Greenville/Rockwood corridor, and others can be viewed as “new centers of development.”

Table 2. Subdivisions (excluding those on the Class 3 Lakes above) that meet the “One Mile by Road” Rule

Subdivision Name	Number of Lots
Rockwood Village A and B	25
Rockwood Kineo	35
West Outlet Highlands C	5
Beaver Cove A and B	31
Prong Pond	51
Upper Wilson (West Shore, West Shore Highlands, Peninsula)	33
Total	180

Note: All but Upper Wilson, have comparable numbers of adjacent, existing lots.

This analysis reduces the number of lots that may require balance from 431 to 251 (431 – 180). If another 17 lots on Upper Wilson that meet the “one mile in a straight line” rule are counted, this number goes to 234 lots (251 – 17). This number could be further reduced by another 86 lots if corridor lots are excluded (see Table 3) resulting in 148 lots that may require balance.

Table 3. Subdivisions in the Greenville-Rockwood Corridor (excluding those covered in Tables 1 and 2, above)

Subdivision Name	Number of Lots
West Outlet Highlands (A and B)	30
East Outlet Highlands (A and B)	30
Burnham Pond	26
Total	86

Adjacency and New Development Centers

This number (148) could be reduced to zero if the resort areas are waived as new centers. It would seem reasonable to assert that both resorts and residential development nearby them constitute “new development centers;” both qualify as “major, intensive, recreational facilities.” As such, it is an open question as to whether adjacency is a factor to consider. If adjacency is not a requirement in these cases, the lots nearby each “center” (around the Big Moose Mountain resort, and near the Lily Bay resort) would not need to be counted for balance.

[Furthermore, the resorts themselves, with a total of 750 resort accommodations, should not require balance because they could presumably be approved, without a Concept Plan, as Planned Development projects. Such projects do not require balance.]

Existing Adjacent Development

The Table 4 that follows documents the type and amount of existing, nearby development, by road and by straight line. It, too, could be interpreted in different ways. Further discussion on “balance” is in Section 21 of this Petition document.

Table 4. Adjacent Development

Proposed Subdivision or Group of Subdivisions	# of Lots	Township	Straight Line Distance to Nearest Development	Road Distance to Nearest Development	Type & Amount of Nearest Existing Development in a Straight Line
West Shore Brassua Lake	69	Brassua/ Rockwood Strip West	1 mile northeast across Brassua Lake to the Moosehead Wildlands Plan area.	20 miles	Part of the subdivision is within 1 mile of the Moosehead Wildlands Concept Plan where 55 residences are planned. A D-RS zone is 3.5 miles away on the southeast shore of Brassua.
South Peninsula Brassua Lake	132	Sandwich Academy, Rockwood Strip West & East, Taunton & Raynham	2,500' or 0.47 mile	3 miles	Part of the subdivision is within 1 mile of a D-RS zone. There are 23 existing camps on the south east shore adjacent to the peninsula.
Southeast Shore & Highlands Brassua Lake	13	Taunton & Raynham	500' or 0.1 mile	500' or 0.1 mile	D-RS zone within 500 feet. There are 30 existing camps within a one mile radius.
Big W North	15	Big W	1,500' or 0.28 mile	There are no connecting roads to the adjacent camps	D-RS zone within 1500' feet. There are 14 camps within a mile radius.
Big W South	20	Big W	4,000' or 0.76 mile	There are no connecting roads to the adjacent camps.	D-RS zone within 1 mile. There are 4 camps within a mile radius.
West Outlet Shoreland	4	Taunton & Raynham	500' or 0.1 mile	Within 0.5 mile	D-RS zone within 0.2 mile. There are about 44 existing dwellings within a one mile radius.
Sandbar Tract	2	Sandbar Tract	500' or 0.1 mile	600' or 0.11 mile	D-RS zone within 500' 31 Existing camps within 1 mile radius

Proposed Subdivision or Group of Subdivisions	# of Lots	Township	Straight Line Distance to Nearest Development	Road Distance to Nearest Development	Type & Amount of Nearest Existing Development in a Straight Line
Sapling Shorefront	14	Sapling	1,200' or 0.23 mile	1.2 miles	D-RS zone within 1200' or 0.23 mile about 30 existing camps within 2700' or 0.51 mile
Deep Cove Shore & Deep Cove Highlands	68	Big Moose	500' or 0.1 mile	1,000' or 0.19 mile once new roads connect new and old camps	D-RS zone within 1000' or 0.19 mile.. There are 4 existing camps within a one mile radius.
Moose Bay Village	68	Big Moose	4,300' or 0.81 mile	1 mile	D-RS and D-GN zones are all within 1 mile. There are about 150-200 dwelling units within these zones
Rockwood Village West A & B	25	Taunton & Raynham	1,000' or 0.19 mile	3,500' or 0.66 mile	D-RS zone within 1000 ft or 0.19 mile. There are around 100 dwellings within a one mile radius.
Rockwood/Kineo View	35	Rockwood	500' or 0.1 mile	500' or 0.1 mile	The D-RS zone is within 2500 ft or 0.47 mile. There are 150-200 dwellings within a one mile radius.
West Outlet Highlands A & B	30	Taunton & Raynham	1.1miles	3.7 miles	Two D-RS zones are just over a mile from development. There are no existing dwellings within a mile radius. West Outlet Highlands B has several (13) existing dwellings just outside the one mile radius.
West Outlet Highlands C	5	Taunton & Raynham	3,000' or 0.57 mile	1 mile	D-RS zone within 3000 feet or 0.57 mile. There are about 50 existing dwellings within a one mile radius.
East Outlet Highlands A & B	30	Big Moose	1 mile	1.2 miles	D-RS zone within 1 mile. The East Outlet Highlands A is just outside of the D-RS zone. There are about 30 existing dwellings within a one mile radius surrounding East Outlet Highlands B.

Proposed Subdivision or Group of Subdivisions	# of Lots	Township	Straight Line Distance to Nearest Development	Road Distance to Nearest Development	Type & Amount of Nearest Existing Development in a Straight Line
Burnham Pond North & South Shore	26	Big Moose	1.4 miles	Distance to camps on Moosehead Lake is 2 miles. It's 3.6 miles by back roads to Big Moose Ski Area, or 5.2 on Rt. 6/15.	Nearest development is a D-RS zone comprising four cabins on Moosehead Lake 1.4 miles away. D-GN zone at Big Moose Ski Area is 1.5 miles away
Indian Pond Northeast Shore and Highlands	31	Indian Pond	0.8 mile	The nearest road is accessible from route 201 at the Forks.	There's a D-RS zone and a D-GN zone 0.8 mile across the Pond. There is an existing sporting residence within a mile radius across the Pond. The Hydroelectric Dam is 4.56 miles away.
Indian Pond Southeast Shore	13	Indian Pond	2,050' or 0.39 mile	The nearest road is accessible from Route 201 at the Forks.	There's a D-RS zone about 1 mile away. There are about 10 camps within a mile radius. The Hydroelectric Dam is 2.36 miles away.
Stevens Point	6	Lily Bay	500' or 0.1 mile	500' or 0.1 mile	There's a D-RS zone within 500 ft or 0.1 mile. There are about 20 dwellings within a mile radius.
Carleton Point	10	Lily Bay	1,000' or 0.19 mile	1,000' when new road is put in.	There's a D-RS zone within 2000' feet or 0.38 mile. There are 40 dwellings within a mile radius
Lily Bay Heights A, B, C	128	Lily Bay	2.5 miles	3.7 miles	There's a D-RS zone at Steven's Point 4.2 miles away. A second D-RS zone at Carleton Point is 2.6 miles away. There are no dwellings within a mile radius.
Lily Bay Heights D	20	Lily Bay	4,400' or 0.83 mile	1.3 miles	D-RS zone 4400' or 0.83 mile away. There are over 30 dwellings within a mile radius.

Proposed Subdivision or Group of Subdivisions	# of Lots	Township	Straight Line Distance to Nearest Development	Road Distance to Nearest Development	Type & Amount of Nearest Existing Development in a Straight Line
Beaver Cove A & B	31	Beaver Cove	3,000' or 0.57 mile	1 mile	D-RS zone 3168' or 0.6 miles away. There are over 50 dwellings within a mile radius
Prong Pond West Shore	12	Beaver Cove	2,300' or 0.44 miles	3,000' (new road will be needed)	D-RS zone 4000' or 0.76 mile away. There are over 50 dwellings within a mile radius
Prong Pond South Shore	6	Beaver Cove	3,000' or 0.57 miles	3,000' to a mile	D-RS zone 4000' or 0.76 mile away. There are about 50 dwellings within a mile radius.
Prong Pond Northeast Shore and Highlands	33	Beaver Cove	2,500' or 0.47 miles	Under a mile	D-RS zone 4000' or 0.76 mile away. There are about 24 dwellings within a one mile radius.
Upper Wilson Pond W. Shore, S.W. Peninsula & W. Shore Highlands	33	Bowdoin West	1,500' or 0.28 miles	1,800' or 0.34 mile	D-RS zone within 2000' or 0.38 mile on Greenville/Bowdoin West town-line. There are 19 existing camps within a one mile radius.
Upper Wilson Pond East Shore A & B, East Shore Narrows, South Cove	17	Bowdoin West	1,600' or 0.3 miles	9.8 miles	D-RS zone within 4000' or 0.76 mile across South Cove. There are 6 camps within a one mile radius.
Long Pond Northwest Shore	21	Long Pond	1,700' or 0.32 miles	12.6 miles	D-RS zone within 2000' or 0.38 mile across Long Pond. There are about 62 dwellings within a one mile radius.
Long Pond North Central Shore	24	Long Pond	1,400' or 0.27 miles	12 miles	D-RS zone within 1000' or 0.19 mile across Long Pond. There are about 42 dwellings within a one mile radius
Long Pond South Shore	5	Long Pond	1,000' or 0.2 miles	0.6 mile	The South Shore is in a D-RS zone with 42 dwellings within a one mile radius.
Long Pond Northeast Shore	29	Long Pond	1.5 miles	12 miles	The nearest D-RS zone is 1.5 miles away and there are no dwellings within a one mile radius.

Note: All data in the above table is based on USGS topo maps using the Terrain Navigator Pro program and LURC maps. Number of existing dwellings is thus conservative, as recent construction was not taken into account.

Conclusion

Clearly there are different ways to look at and interpret adjacency. The above analysis shows an approach based on certain assumptions. Under this broad analysis some 188 out of 975 lots may require “comparable conservation.” However, no matter how balance is interpreted, the Petitioner is confident that a reasonable balance, when compared to other concept plans, has been achieved. The “comparable conservation measures” are achieved with the over 72,000 acres of conservation easements, along with the numerous public benefits described in the attachment to the cover letter.

13. Protection Zoning: Is the P-RP zone that you propose more appropriate for the protection and management of *existing* uses and resources in the area? If so, describe how the P-RP zone is more appropriate.

The Commission's statute provides that the Commission must find that the applicant for a rezoning petition has demonstrated that:

- A. The proposed land use district is consistent with the standards for district boundaries in effect at the time, the comprehensive land use plan¹ and the purpose, intent and provisions of this chapter; and
- B. The proposed land use district satisfies a demonstrated need in the community or area and has no undue adverse impact on existing uses or resources or a new district designation is more appropriate for the protection and management of existing uses and resources within the affected area.

12 M.R.S.A. §685-A(8-A(8)) (footnote added).

The statutory purpose and intent guiding the Land Use Regulation Commission is set out in 12 M.R.S.A. §681. This section provides:

The Legislature finds that it is desirable to extend principles of sound planning, zoning and subdivision control to the unorganized and deorganized townships of the State: To preserve public health, safety and general welfare; to prevent inappropriate residential, recreational, commercial and industrial uses detrimental to the proper use or value of these areas; to prevent the intermixing of incompatible industrial, commercial, residential and recreational activities; to provide for appropriate residential, recreational, commercial and industrial uses; to prevent the development in these areas of substandard structures or structures located unduly proximate to waters or roads; to prevent the despoliation, pollution and inappropriate use of the water in these areas; and to preserve ecological and natural values.

In addition, the Legislature declares it to be in the public interest, for the public benefit and for the good order of the people of this State, to encourage the well planned and well managed multiple use of land and resources and to encourage the appropriate use of these lands by the residents of Maine and visitors, in pursuit of outdoor recreation activities, including, but not limited to, hunting, fishing, boating, hiking and camping.

¹ Consistency with the Comprehensive Land Use Plan is discussed in Section 11, Consistency with CLUP.

The statutory purpose and intent are consistent with the major goals of the Comprehensive Land Use Plan (CLUP) and can be summarized as follows:

- Protect the character and values of the area;
- Prevent the mixing of incompatible uses;
- Protect the ecological and natural resources;
- Encourage well planned multiple uses of the land and resources and appropriate use of the land for outdoor recreational activities.

The Plan protects the character and values of the area as a result of several key aspects. First, the Plan protects the unique, remote character of the area by providing 72,000 acres as balance for development proposed in the Plan. Moreover, the Conservation Framework which is contingent upon the Plan's approval, provides the opportunity to permanently conserve an additional 321,000 acres of forestlands, wildlife habitat, botanical habitats, watersheds, ponds and other high value natural resources. Second, the Plan protects and facilitates the traditional uses of the lands. The Plan and the Conservation Framework, whenever implemented also guarantee public access to these lands for recreational opportunities, such as hiking, fishing, hunting, cross-country skiing, snowmobiling and boating. Third, the Plan conserves over 25,000 acres of land for at least the 30-year life of the Plan. Finally, the development proposals, including resorts, and house lots, are consistent with and compatible with historic uses and development patterns.

The Plan is designed to complement and supplement development in the towns of Greenville and Jackman, as well as the Beaver Cove and Rockwood areas. The proposed Big Moose Mountain resort area is located next to an existing recreational area. The combination of uses proposed in this resort area will include recreational facilities and other resort functions (e.g., accommodations, restaurants) and workforce housing. These uses are compatible with the existing recreational, commercial and residential uses proximate to the proposed resort. The proposed lot developments meet the adjacency requirements, are located on Management Class 3 Lakes or are reasonably proximate to existing development and are consistent with a development corridor plan that allows flexibility for future development at the end of the 30-year term of the Plan. The lots that require a waiver of the adjacency requirement are more than compensated for by the 72,000 acres proposed by the Plan for conservation easement.

The proposed Plan protects important ecological and natural resources in several ways. First, the proposed conservation forever protects identified high value forest types and wildlife, botanical and fishery habitats. Second, proposed development locations are selected to avoid high value resource areas, including existing Protection Subdistricts. Each proposed shorefront development area will contain a minimum of 30% shorefront open space and, as demonstrated by the design standards and illustrations, will be sited and designed to conserve high value resources.

Finally, the Plan presents a proposal for multiple uses consistent with existing uses in the area. A key element of the Plan is the permanent opportunity for a broad spectrum of outdoor recreational activities. These, in combination with the conservation, lots and resorts, open the door to sustainable, nature-based tourism, which in turn will help revitalize the economy of the

region. In addition, the Plan provides for the development and permanent protection of important trail corridors.

The Regulatory requirements of the Commission's rules must also be satisfied. Chapter 10, section 23(H)(6) sets out the review criteria for a Concept Plan. They are:

- a. The plan conforms with redistricting criteria;
- b. The plan conforms, where applicable, with the Commission's Land Use Districts and Standards;
- c. The plan conforms with the Commission's Comprehensive Land Use Plan;
- d. The plan, taken as a whole, is at least as protective of the natural environment as the subdistricts which it replaces. In the case of concept plans, this means that any development gained through any waiver of the adjacency criteria is matched by comparable conservation measure;
- e. The plan has as its primary purpose the protection of those resources in need of protection, or, in the case of concept plans, includes in its purpose the protection of those resources in need of protection;
- f. In the case of concept plans, the plan strikes a reasonable and publicly beneficial balance between appropriate development and long-term conservation of lake resources; and
- g. In the case of concept plans, conservation measures apply in perpetuity, except where it is demonstrated by clear and convincing evidence that other alternative conservation measures fully provide for long-term protection or conservation.

The redistricting criteria are discussed in this section of the Petition for Rezoning. The conformance with the Commission's standards is addressed in Section 19 of this Petition for Rezoning. Conformity with the CLUP is addressed in Section 11 of this Petition for Rezoning.

The Commission has interpreted adjacency in different ways. Each circumstance has been evaluated on its merits with the "one mile by road" or in a straight line "rule" being an important factor.

As is discussed in Section 12 (Adjacency) of this Petition for Rezoning, adjacency is not required on Class 3 lakes under Concept Plan procedures and in most cases in this Plan is met under the "one mile straight line" interpretation of adjacency. Nonetheless, some comparable conservation to compensate for a relaxation of adjacency is required.

This conservation "balance" is addressed in Section 21 of this Petition. When compared to the precedent set by other concept plans, the compensating conservation balance provided under this Plan is superior.

The Plan taken as a whole is more protective of the natural environment because it limits development to approximately 1% of the Plan acreage. The lots that will be gained by waiver of the adjacency criteria is more than matched by the over 72,000 acres on which a conservation easement will be given as balance.

A principal purpose of the Plan is to protect natural resources. The Plan's proposed conservation protects 76 ponds and lakes, significant watersheds, forestlands, wildlife and botanical habitats, and approximately 72% of the shore frontage of the 7 water bodies with proposed development. Further, the Plan protects the remote character of the area and in conjunction with the Conservation Framework will protect approximately 413,000 acres. The Plan further guarantees public access and the protection of 76 ponds and lakes and more than 205 miles of shorefront and important recreation resources. It is also important to recognize that the Plan retains the existing Protection Subdistricts, except for specific P-GP subdistricts which the Plan proposes to rezone for development.

The Plan proposes development on approximately 1% of the total Plan Area and the opportunity for permanent conservation of more than 91% of 413,000 acres of which 368,000 are in the Plan Area. The Plan conserves 69 pristine ponds, as well as 71 miles of the shorefront of the 7 water bodies proposed for development. Approximately 27 miles of shorefront will be designated as development envelopes on 7 ponds (480 shorefront lots). More than 205 miles of shorefront will be permanently protected. These numbers demonstrate a plan that provides a reasonable and publicly beneficial balance between appropriate development and long-term conservation. Further, the areas and resources proposed for protection retain the unique, remote character of the area and preserve significant resources.²

The conservation measures proposed as balance in the Plan apply in perpetuity. Moreover, Conservation Easements and fee sales that may be achieved in the Conservation Framework would be permanent.

Demonstrated Need

In dialogues with interest groups, citizens and in comments made during the Commission's scoping sessions and written comments provided to the Commission, the following "needs" for the Plan Area have been consistently stated and appear to have universal support:

- Economic growth/opportunity;
- Preservation and enhancement of the working forest;
- Permanent conservation to protect the remote character of the area;
- Permanent snowmobile, hiking, biking, and cross-country skiing trails;
- Guaranteed public access; and
- Affordable housing.

The Plan promotes economic growth/opportunity in several ways. The most obvious vehicles to provide economic growth are the two proposed resort developments.³ The proposed resort developments are consistent with economic activities that have historically occurred in the

² Also see Section 21, which discusses the balance between development and conservation.

³ See Colgan, Dr. Charles. *Estimated Economic Impacts of Implementing the Plum Creek 2006 Rezoning Plan*; March 2006

area and are consistent with the character of the area. For the resort developments to promote economic growth for the area, the resorts must be economically viable. Economic viability, in turn, is dependent upon achieving a “critical mass.” The minimum “critical mass” for the Big Moose resort is 500 resort accommodations and the 975 lots proposed in the Plan Area. The 975 lots, in addition to providing needed critical mass for the Big Moose resort, meet the projected market needs for lots and also provide construction jobs. These construction jobs will be for 8-15 years. This time frame provides the construction industry with a steady stream of work and provides a reasonable business-planning horizon. These jobs may well serve to jump start the region’s economy.

The Plan proposes a permanent Conservation Framework for 341,000 acres. This conservation has the potential to remove the development rights from this acreage. With development rights removed, land management activities will focus on sustainable forestry. In addition to preserving and enhancing the working forest, the proposed conservation easements on vast blocks of land (indeed, the areas comprising the conservation balance and the Conservation Framework are *twice* the size of Baxter State Park) guarantee that the unique and remote character of the area will be protected. This protection insures that the natural resource values of the area will continue to draw and inspire visitors.

The public access guaranteed by the conservation easements granted as balance and potentially by the Conservation Framework will significantly enhance the ability of the existing nature based tourism service providers to expand and grow and for opportunities for more service providers to develop businesses in the area. In addition, the 144 miles of permanent hiking and snowmobile trail easements (as well as the recreational facilities associated with the resorts) support and enhance existing and new opportunities for the natural resource based outdoor recreation industry.

The Plan proposes to provide 100 acres for affordable/workforce housing. This housing will most likely be located in or adjacent to Greenville, Rockwood and Jackman. In addition to providing the land, the applicant is exploring partnerships with affordable housing providers to ensure that such housing occurs.

The Plan preserves and enhances existing uses and resources in the area. Furthermore, the Plan is more appropriate for the protection of existing uses and resources in the area because it provides the framework to prohibit development on approximately 413,000 acres of forest and wildlife and botanical habitats, protects high value resources and locates development on Management Class 3 lakes or adjacent to existing development and provides compensation for the lots which require an adjacency waiver. Development is concentrated in areas proximate to Greenville, Beaver Cove, Lily Bay, Big Moose Mountain, Rockwood and Jackman.

Because existing LURC Management district regulations on prospective zoning cannot foreclose all development, this Plan’s (P-RP) zone is “more appropriate” and more effective in protecting and managing area-wide uses and resources.

Finally, in Greenville, Kokadjo, Rockwood and Jackman, residents, property owners and community leaders have expressed their strong and virtually universal desire to know what development will occur, where it will occur and within what timeframe. The Plan fulfills this

demonstrated need for certainty and avoids potentially haphazard and incremental development patterns that would more likely be the result of traditional zoning. Instead, the Plan prevents unchecked, unplanned, and random growth and allows local communities, LURC, the state and Plum Creek to anticipate future development patterns.

14. Shoreland Criteria: The Commission's lake management program contains policy statements that include review criteria for permit applications (including petitions for rezoning prior to such activities) that could affect the shoreline. These special review criteria for intensive development proposed on lakes are included in the Commission's Land Use Districts and Standards under provisions of Section 10.25,A. If your petition for rezoning includes any shoreland areas, carefully read and refer to the Review Criteria for Shoreland Permits in Appendix C of the Comprehensive Land Use Plan (pages C-4 and C-5) and the Review Standards for Structures Adjacent to Lakes in Section 10.25,A of the Commission's Land Use Districts and Standards. Explain how the proposed rezoning is consistent with the following criteria.

a. Natural and Cultural Resource Values: The proposal will not adversely affect natural and cultural resource values identified as significant or outstanding in the Wildland Lakes Assessment.

Of the seven lakes and ponds where shoreland development is proposed, 12 are rated as 1A (of statewide significance, with two or more outstanding values); 2 are rated 1B (of statewide significance, having one outstanding value) and 1 is rated 2 (having regional significance, with no outstanding values, but at least one significant value). Following is a discussion of each of the natural resource values, the lakes that are rated outstanding or significant for these values, and how the proposed development will protect them.

“The Commission will utilize the findings of the Wildland Lakes Assessment and other information sources in evaluating the merits of lake-related development. The Commission will, at a minimum, specifically consider all natural resource values that received a rating of either "significant" or "outstanding" in the Assessment, and will look for a demonstration that these values will be maintained.” – CLUP, p. C-4.

Fisheries

All seven lakes and ponds are rated as either significant or outstanding for their fisheries. The Maine Department of Inland Fisheries and Wildlife (“MDIF&W”) has established special regulations for these water bodies in order to protect the integrity of the fisheries.

Brassua Lake has fishing regulations prohibiting the taking of smelt and the use of live bait. Regulations for Indian Pond also prohibit the taking of smelt, have special bag and length limits, but also have an extended fishing season. For Long Pond, there are special length and bag limits, and it also has an extended fishing season. On Moosehead Lake, no smelt may be taken, and there are special length and bag limits. There are also special regulations on the length and number of fish taken between April and the end of October. Finally, on Upper Wilson Pond, no live bait may be used and there are special length and

bag limits. MDIF&W reassesses these regulations and their effectiveness on a regular basis, thus the Department will adjust the regulations if any change in the fishery, either positive or negative, warrants it.

LURC's standards for shorefront setbacks, clearing, and the state plumbing code are designed to minimize potential negative effects of development near lakes and ponds. The Plan adopts these standards in their entirety. On Burnham Pond, the Plan will prohibit the use of motor boats due to the shallowness of the pond. This will add an extra measure of insurance that the health of the fishery will be maintained.

Wildlife

All the lakes and ponds but Brassua Lake are rated as significant or outstanding for their wildlife, however, there are two eagle nest sites on Little Brassua that require special consideration. These two sites are both on the west shore, near the inlet of the Moose River. MDIF&W regulations restrict activities within ¼ mile of nests; the nearest proposed development is more than a mile over the water, and so does not pose a threat to these nest sites. Furthermore, the shorefront on this part of the lake is proposed for permanent conservation, tied to shorefront subdivision approvals. Thus, as development is approved on Brassua, the shorefront at this location will be permanently protected.

Scenic Quality and Shoreline Character

Long Pond, Moosehead Lake, Prong Pond and Upper Wilson Pond have significant or outstanding scenic quality and shore characteristics according to the Wildlands Lake Assessment. The Plan utilizes various mechanisms for minimizing impacts to these values on the lakes and ponds:

1. The Plan designates most of Plum Creek's shorefrontage on these water bodies for permanent conservation (see Part IV of the Plan Description).
2. The Plan incorporates LURC's open space standards for shorefront subdivisions, requiring at least 30% of the shorefront within the subdivisions be left as open space in non-clustered subdivisions, and 50% open space in clustered subdivisions (in addition to the shorefront in permanent conservation) (see Part IV of the Plan Description).
3. The Plan adopts LURC's new clearing standards (see Part V of the Plan Description).
4. The Plan requires that lot buyers join homeowner associations that will have covenants restricting building height, color, and materials in order to ensure the development fits harmoniously within the environment. (see Part V of the Plan Description and the Form Homeowners Association Declaration of Covenants).
5. The Plan establishes subdivision design guidelines to minimize visual impacts of buildings and roads (see Part V of the Plan Description).
6. The Plan incorporates specific guidelines for the design of the resorts that will ensure these facilities fit the natural and cultural context (see Part V of the Plan Description).

Permanent Conservation:

The Plan proposes to balance shorefront development on seven lakes and ponds with significant permanent shoreland conservation on those same waterbodies. Taken together, 72% of all the shoreland will be conserved, phased in tandem with shoreland subdivision approvals. These easements will ensure that most of the Plum Creek shoreland will remain as it is today, with no impacts on scenic quality or shoreline character.

Open Space Requirements:

The Plan adopts LURC standards for open space within subdivisions. The result is that, even within the subdivisions, significant amounts of the shoreland will remain unchanged. The following table lists the seven lakes and ponds and the relative amount of shoreland on each that will be within permanent conservation easements and open space.

Lake/Pond	Total Lake Shorefront (Miles)	Plum Creek Total Shorefront (miles)	Shore Owned by Plum Creek (%)	Total Shore in Planning Envelope (%)	Plum Creek Shore Conserved (%)	Easement + Open Space (% of Plum Creek Ownership)
Brassua Lake	63.5	43.5	69%	15%	78%	85%
Burnham Pond	4.4	4.4	100%	26%	74%	82%
Indian Pond	39.3	5.2	13%	5%	64%	75%
Long Pond	21.9	12.6	57%	20%	65%	75%
Moosehead Lake East	117.0	3.8	3%	1%	68%	77%
Moosehead Lake West	93.8	15.6	17%	6%	67%	72%
Prong Pond	8.2	4.7	57%	23%	60%	72%
Upper Wilson Pond	8.5	8.3	98%	24%	76%	88%
Totals	356.5	98.2	28%	8%	72%	80%

Between 72% and 88% of Plum Creek's shoreland ownership will remain in essentially its current state, protecting the shoreline and scenic quality of these waters.

Clearing Standards:

The Plan adopts LURC's current standards for clearing in areas up to 250 feet from the water. These standards are newly adopted by LURC, and impose strict limits on clearing on and adjacent to the shorefront. The effect of these standards will be to screen views of buildings from the water. Because all buildings will be set back from the shore at least 100 feet, there will be a substantial amount of tree cover between structures and the shore. This is one of several standards that will minimize any impacts to scenic quality.

Homeowner Association Covenants:

The form Homeowner Association Declaration and Covenants stipulate that there will be limits to building height, color, and material in order to minimize their visibility from the water. Buildings cannot be more than 35 feet from the highest natural grade adjacent to the house, building colors must be natural and blend with their surroundings, and reflective materials cannot be used. Subdivision is prohibited. These measures add a

further layer of protection of the scenic quality and shore character of the lakes and ponds.

Subdivision Design Guidelines:

The Plan incorporates guidelines for the subdivisions that are designed to minimize or eliminate scenic impacts of buildings and roads. These include setbacks along public and forest management roads in order to maintain a vegetative buffer, siting structures so that they are screened by vegetation or topography, utilizing shared driveways to minimize road building, siting roads and lots so that ridgelines are not broken, and minimizing clearing on backland lots beyond 250 feet from the water. Implementation of these guidelines will ensure that most development will not be noticed from public roads or waters.

Resort Guidelines:

The Guidelines for the design of the resorts include the principle of designing with reference to natural, cultural, and historical character. Thus, the resorts will fit with the Moosehead region's character, while being relatively unobtrusive.

Botanical Features, Cultural Resources, Physical Resources

Moosehead Lake is rated as outstanding for its botanical, cultural, and physical resources; Long Pond and Brassua Lake are rated as "outstanding" for their cultural features; Brassua Lake, Indian Pond and Moosehead Lake have significant or outstanding cultural resources; and Upper Wilson Pond is rated as a significant physical resource. The conservation proposed by the Plan, in conjunction with the development guidelines and standards, will ensure that these values are protected for the long term.

b. Water Quality: The proposal will not, alone or in conjunction with other development, have an undue adverse impact on water quality.

Plum Creek has contracted with DeLuca Hoffman, Associates to conduct preliminary phosphorus studies of the proposed development. The study's methodology is based on the Maine Department of Environmental Protection's 1992 document titled: "Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development." This methodology takes into consideration the sensitivity of the waterbody with regard to the resources that need to be protected, the current development within the township or watershed, the proposed development in the township or watershed, and any other development that may occur over the next 50 years.

The study concludes that, for Brassua Lake and Indian, Long, and Upper Wilson Ponds, phosphorus loading from the proposed development will be within acceptable levels, even without standard measures to control phosphorus migration. Standard mitigation measures are recommended for subdivisions on Prong and Burnham Ponds, including vegetative buffers, minimizing road and driveway construction, infiltration areas, and wet basins, as well as temporary and permanent erosion control measures.

Some of the suggested measures are already incorporated into the design guidelines and standards of the Plan. Others will be addressed when individual subdivisions are designed. At that time, additional phosphorus studies will be conducted to show that the development will not adversely affect water quality in the lakes and ponds. See the Appendix to the Plan for the full text of DeLuca Hoffman's report.

"The Commission will give specific consideration to the effect that a proposed development will have on lake water quality. For proposed development on lakes, the Commission will require a finding regarding the probable effect of the proposed action on lake water quality. In those instances where it is determined that an unacceptable increase in phosphorus concentration may occur, the applicant will be required to take additional measures to protect lake water quality. If unacceptable water quality degradation will result regardless of additional measures, the Commission will deny the application.

Independent of its review of specific proposals, the Commission will initiate actions aimed at refining its approach to evaluating lake water quality. This will include updating its approach to identification of water quality limiting lakes and switching to a one part per billion change in phosphorus concentration as an indicator of unacceptable water quality degradation, consistent with DEP's policy for the rest of the state." – CLUP, p. C-4.

c. Traditional Uses: The proposal will not have an undue adverse impact on traditional uses, including without limitation, non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture.

“The Commission will consider the effect of lake-related development proposals on traditional uses, including non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture, and will seek to ensure that such proposals do not have an undue adverse effect on these uses.”
– CLUP, p.C-5.

One of the primary purposes of the Plan is to protect and promote traditional uses of the Plan Area and the larger Moosehead Lake region. The Plan conserves large blocks of forest land for forestry and recreation; it proposes two resorts, one on each side of Moosehead Lake, in order to promote traditional uses and non-intensive public recreation; and it guarantees traditional public access to all lands within the conserved areas to ensure these recreational uses continue indefinitely into the future. These three cornerstones of the Plan — permanent working forest easements, eco-tourism, and public access — together constitute the bedrock on which the Moosehead region can build its future while protecting its natural and cultural heritage.

While the original Plan envisioned specific areas for campgrounds and limited the number of sporting camps per township, the current, amended Plan does not. The scoping sessions held in the summer of 2005 revealed ambivalence among the public as to whether these facilities would benefit the region. Absent clear public support, this Plan does not designate areas for these purposes.

d. Regional Diversity: The proposal will not substantially alter the diversity of lake-related uses afforded within the region in which the activity is proposed.

This Plan seeks to affirm and support the full diversity of uses within the Plan Area, whether on land or water. The Plan does not alter the current uses of the land, but rather envisions a coherent, planned use of the landscape that promotes a wide diversity of traditional uses.

Canoeists, kayakers and fishers will always know they can put in at any of the conserved shorelands for a lunch break. Guides, guests and residents will know they can always access the forest lands to watch moose or eagles. Traditional public access will ensure these activities can continue to be a part of the Moosehead region's attractiveness.

The Plan promotes snowmobiling, hiking, biking, and cross-country skiing by allowing for the creation of 144 miles of trails and a Nordic ski resort. In addition, the Plan will establish a fund that will support the creation and maintenance of the trail systems, so that the public can be assured that these recreational facilities will come to fruition. While hiking, biking, and cross-country skiing are not new activities in the Moosehead region, there are currently few opportunities for these sports due to the lack of trails. The Plan will greatly expand these opportunities through the trail networks and resorts.

“The Commission will consider lake-related development proposals in a regional context. The objective will be to determine the effect of substantial land use changes on the diversity of lake-related uses afforded in any region of the jurisdiction. The Commission will make this determination based on a summary of existing lake shoreland uses in the region of the State where the proposed development will be located. The region is considered to be either the township in which the development will be located and the eight townships which abut that township, or, all townships abutting the lake in question, whichever is larger.” – CLUP, C-5.

e. Natural Character: Adequate provision has been made to maintain the natural character of shoreland.

The Plum Creek Plan includes numerous provisions to protect the natural character of the Moosehead region. As the CLUP suggests, setbacks, clearing standards, shoreland conservation, and shared facilities are made part of the Plan in order to minimize any impacts on scenic or natural character. The discussion under question (a) above, on factors that protect the scenic and shoreline character of the region, applies to the protection of natural character as well.

“The Commission will seek to maintain the natural character of lakes by encouraging: visual screening of larger developments and non-conforming structures; consolidated use of recreation facilities such as boat docks and access ramps; and provisions for long-term protection of undeveloped shoreland as part of subdivisions and commercial, industrial, and other non-residential proposals.

Independent of its review of specific proposals, the Commission will adopt stronger shore frontage, setback, and clearing standards in order to maintain the natural character of lake shorelines in the jurisdiction.” – CLUP, C-5.

f. Lake Management Goals: The proposal is consistent with the management intent of the affected lakes’ classification.

Of the seven lakes and ponds where Plum Creek is proposing development, three (Brassua Lake, and Indian and Long Ponds) are Class 3, two (Prong and Burnham Ponds) are Class 7, one (Upper Wilson) is Class 4, and one (Moosehead Lake) is classified as both Class 7 and as “potential Class 3.”¹

“In reviewing development proposals on or near lakes which fall into one of the Commission’s seven lake management classifications, the Commission will seek to ensure that the proposed activity is consistent with the stated management intent for that class of lake.” – CLUP, C-5.

Brassua Lake, Indian Pond and Long Pond

“The Commission supports additional responsible development around Class 3 lakes, yet will take care to ensure that their significant natural resource values are conserved. The Commission will waive the adjacency criterion for development proposals on these lakes provided it can be demonstrated to its satisfaction by clear and convincing evidence that the lake has no existing or potential water quality problems and that soils are suitable for development. This waiver is strictly limited to shoreland, and proximate areas may not subsequently use shoreland development on Class 3 lakes to meet the adjacency criterion.”²

¹ See pages C-8 and C-13 of the CLUP.

² CLUP, p. C-7.

The development proposed for Brassua Lake, and Indian and Long Ponds is consistent with the management goals for Class 3 lakes. These are large lakes with no potential water quality problems, and it has been determined that the proposed development will not adversely affect water quality (see the Phosphorus Study in the Appendices to the Plan).

Preliminary soil surveys have been conducted for all the shoreland areas where development is proposed. The results of these studies can be found in the Appendix as well. The soils analysis has been conducted according to the standards set under Chapter 10, Section 10.25G.2 of LURC's standards, and has concluded that all proposed development areas are suitable for the proposed development.

Finally, the significant natural resources of these lakes will be conserved through the use of conservation easements, open space standards, and development standards. See the discussion under question (a) above for details on how the Plan conserves the values of these waterbodies.

Prong and Burnham Ponds

*"Management Class 7 consists of all lakes not otherwise classified, including many lakes which have multiple outstanding or significant resource values identified in the Wildland Lakes Assessment. The Commission will manage these lakes for multiple use, including resource conservation, recreation, and timber production, giving specific consideration to identified resource values when evaluating the merits of lake-related rezoning and permit applications."*³

Consistent with the Commission's goal of managing Class 7 ponds for multiple uses, the Plan proposes permanent conservation, recreational uses, and timber production for the Burnham and Prong Pond areas. Sixty-four percent of the shoreline of Prong Pond, and 74% of Burnham Pond will be conserved under this Plan. The easements on the shoreland will guarantee public access, ensuring that these ponds will be able to be used for recreation by all forever. In addition, the easements will protect fish and wildlife habitat and scenic values. Burnham Pond is unusual in that it is so shallow, and the Plan takes this characteristic into consideration by prohibiting motorboats on the pond. There are LURC-identified wildlife habitat zones on the shores of both ponds, but no part of these zones is within any planning envelope. Finally, the areas surrounding the ponds and within the shoreland itself will have continued sustainable forestry uses, ensuring that timber production will remain one of the important uses of this land.

Upper Wilson Pond

"Management Class 4 lakes are high value, developed lakes. The Commission's goal for these lakes is to allow a reasonable level of residential and recreational development while conserving natural resource values and maintaining undeveloped shoreland areas. The Commission will take special care in evaluating and regulating new subdivisions proposed on these lakes and will require cluster development to protect natural values except where clearly inappropriate due to site characteristics."

³ CLUP, p. C-8.

The planning for Upper Wilson Pond has been particularly careful, in consideration of its status as a Class 4 lake. Thirty-five lots are proposed for the Upper Wilson Pond shore, in clusters of 2-10 lots. Clustering the lots closely together (in accordance with LURC regulations) has the benefit of increasing the amount of shoreland that can be placed in permanent conservation easement. More than three quarters of Plum Creek's ownership on Upper Wilson Pond will be placed in easement under the terms of the Plan, protecting the fisheries, wildlife habitat, shore character and physical resources that are rated as significant or outstanding on this pond. Keeping the number of lots per cluster low, on the other hand, minimizes the visual impacts of tightly spaced lots. Thus, the scenic character of the pond will be protected.

Plum Creek's staff has identified a bald eagle's nest on an island in South Cove on Upper Wilson Pond. While the six lots proposed for the east shore of the cove are outside the ¼-mile radius within which the Maine DIF&W prohibits disturbance, the Plan takes extra measures to ensure the eagles will not be affected by the development. For shorelots within 2,000 feet of the nest, no construction shall be permitted during the eagle's breeding/nesting season, as defined by Inland Fisheries & Wildlife, if the nest is found to be "active."

g. Landowner Equity: Where future development on a lake may be limited for water quality or other reasons, proposed development on each landownership does not exceed its proportionate share of total allowable development.

The proportionate share of total allowable development for each landowner on any particular lake is determined by LURC based on the 1 lot per 10 acres of lake surface, 1 lot per 400 feet of shorefront, and the number of dwellings already on the landowner's property. The shorefront and lake area criteria are LURC's means of roughly determining the amount of development that can occur on the shorefront without adversely affecting water quality. The following table calculates the total equitable lot buildout per lake.

"In certain instances, the amount of future development along a given lake's shoreline may need to be restricted due to water quality or other limitations. This can potentially cause an equity problem in that a landowner not wishing to develop his or her land in the short term could be precluded from developing at a later date due to heavy development on other parcels.

A landowner should not be penalized for voluntarily foregoing early development on lakes where development is otherwise allowed. In cases where future development may be restricted, each landowner should be allotted a percentage of allowable future development proportionate to the extent of his or her ownership. Where a landowner proposes to exceed this proportion, development rights should be acquired from other landowners." – CLUP, C-5.

Lake/Pond	Township	Area	Class	Total Plum Creek Shore Front	Total Lake Shore Front	% Plum Creek Shorefront Ownership	1/400 Ft.	1/10 Acres	Existing Plum Creek Camps	Buildout/ Lake	Proposed Shorefront Lots	Buildout Minus Proposed Lots
Brassua Lake	Various	8979	3	229,680	335,173	69%	574	615	2	572	164	408
Burnham Pond	Big Moose Twp.	426	7	23,304	23,304	100%	58	43	0	43	21	22
Indian Pond	Indian Stream Twp.	3746	3	27,300	207,300	13%	68	49	3	46	34	12
Long Pond	Long Pond Twp.	3053	3	66,359	115,759	57%	166	175	0	166	79	87
Moosehead Lake	Various	74,890	7	102,716	1,112,567	9%	257	691	1	256	112	144
Prong Pond	Beaver Cove	427	7	25,001	43,528	57%	63	25	3	22	35	-13
Upper Wilson Pond	Bowdoin College West	940	4	43,877	44,700	98%	110	92	0	92	35	57
Total										1,190	546	649

Overall, Plum Creek is proposing less than half (46%) of the total shorefront buildout for the seven lakes and ponds, or 649 fewer lots. On a lake by lake basis, the amount of proposed development ranges from 408 fewer lots than allowable in the case of Brassua Lake, to 13 lots more in on Prong Pond. However, the proposed development on Prong Pond is 28 fewer lots than the 1-lot-per-400-feet-of-shorefront-ownership criterion. Moreover, landowner equity is not, in reality, an issue on Prong Pond, as the vast majority of the shorefront that Plum Creek does not own is not developable. In terms of water quality, the Plan makes provisions for adjusting subdivision designs in order to minimize phosphorus export, and additional studies will be conducted after the subdivision designs are finalized in order to confirm that water quality will not be adversely affected.

15. Anticipated Favorable Impacts: Do you anticipate that your proposed use of the land would result in any favorable impacts on any of the surrounding land, resources, and/or uses in the community or area? If so, describe in detail the anticipated favorable impacts.

To the Landowner

As “Landowner,” Plum Creek, hopes that approval of its Concept Plan will subsequently enable it to implement the Plan's development components. Moreover, approval of the Plan will provide the opportunity for Plum Creek and TNC to couple to transact the additional conservation in the Conservation Framework. The benefits of this approval to Plum Creek are:

The Plan establishes a predictable path for future long-term development of the Plan Area.

Through the rezoning process, Plum Creek in essence will establish a master plan for its future development within specific subdistricts of the Plan Area. The Concept Plan process enables Plum Creek to carry out its development over a long-term time frame with a high degree of predictability as to what uses will be permitted in these specific areas, subject to LURC review of individual projects. Approval of the Plan minimizes the uncertainty normally associated with rezoning and development proposals. It allows Plum Creek to make long-term decisions with confidence, versus a series of separate rezoning applications. Approval of the Plan will allow Plum Creek to seek subdivision approval for 975 lots and site plan approval for tourist and other commercial facilities in the Plan Area over the next 30 years, without having to petition for rezoning each time.

In filing this single application, Plum Creek anticipates that the Plan will institute a streamlined, well-established, regulatory review and approval process, ultimately saving both the State and Plum Creek time and money. Once the rezoning Concept Plan is put into place, the statutory and regulatory rezoning standards already will have been met since they will not have to be considered for each new subdivision or site plan application.

Plum Creek will also be better able to manage its capital investments, knowing the scope of what is allowed, and what is not, in each land use area, including the working forest.

The comprehensive nature of the Plan enhances the value of future development.

By proposing a Concept Plan that: integrates conservation easements with adjoining State and privately owned conservation lands; promotes a working forest; preserves lake and pond shorefront and water quality; provides greater public access to natural resources; and provides

greater recreational opportunities, Plum Creek hopes to enhance the value of rezoned areas and of future development within those areas.

Enhanced credibility.

The Plan offers Plum Creek the opportunity to continue to work with public and private groups interested in the future of the region, and to demonstrate Plum Creek's long term commitment to the region. Plum Creek hopes that this comprehensive planning approach (rather than a piecemeal or "2-in-5" random development approach) will help demonstrate its commitment to quality, limited development, and that the Plan's significant conservation measures will demonstrate Plum Creek's commitment to help fulfill the State's, the Commission's, and the public's broad goals for the jurisdiction, as laid out in LURC's CLUP. If the Plan proves successful, it could serve as a model for future landowner-initiated comprehensive rezoning plans, which will benefit both landowners and the public.

Creates public goodwill.

It is hoped that Plan approval will create goodwill for Plum Creek in the State of Maine. The Plum Creek Plan could serve as a model for other large landowners to also provide important benefits to the public (such as guaranteed public access to permanent hiking and snowmobiling trails, conservation of lake and pond shoreland and of working forests and promotion of linkages between these conservation areas and adjoining conservation lands and natural resources). The clustering and capping of lot creation will protect future lot owners, as well as the public. Importantly, it is hoped that Plan approval will further create goodwill in the region by providing substantial economic development opportunities for area communities, and by preventing random sprawl and kingdom lot creation in the Plan Area.

Supports the Working Forest.

The Plan will assure contractors and customers that this "wood basket" can continue to provide wood and fiber for businesses in the area and Statewide. Under the Plan, 72,000 acres of conservation easements will be granted as balance for development. The terms of the easements will preclude development and require sustainable forestry.

In addition, upon full implementation of the Conservation Framework, a conservation easement covering another 269,000 will be granted permanently precluding development and requiring sustainable forestry. In total the Plan and Conservation Framework envision 341,000 acres of permanent working forest in the Plan Area. This level of permanent conservation will help stabilize markets, protect jobs, and provide customers the assurance they seek in deciding whether to invest in their businesses.

Plan approval, then, will ensure a continuing workforce base for the forest products industry (i.e., managers, administrators, truckers, loggers, saw mill operators). Plan approval also will foster the possibility of related development vital to the economic well being of the local communities and could enhance the possibility of attracting a new sawmill operation to the region. A protected working forest facilitates long-term investment around working forest “customers.”

Predictability of Forest Management Standards.

Plum Creek lands are managed under Sustainable Forestry Practices. Plum Creek benefits from consistent forest management practices, with respect to long-term silviculture investment and planning

Conservation Framework.

The transactions negotiated with TNC are contingent upon Plan approval. Without the overall planning context provided by the Concept Plan, the opportunity for Plum Creek and TNC to achieve this historic conservation initiative will be lost.

To the Public

Approval of the proposed Plan would have favorable land use, conservation and economic development impacts on the surrounding land, resources and uses in the Plan's Impact Area. These categories of favorable land use, conservation and economic development impacts are discussed below.

Land Use

The Plan proposes region-wide, coordinated, land uses.

One of the chief favorable impacts of Plum Creek's proposed rezoning Plan is that it proposes a coordination of land uses so as to create a balance of economic opportunities and conservation over a region-wide area.

Plum Creek owns 71% of the land in the Moosehead Lake area. The 421,000 acre Plan Area is as large as some Maine counties. Because a single landowner owns the 421,000 acres, future land uses can be coordinated in a way that could not happen when such acreage is owned by many different landowners. Moreover, the proposed Plan approaches development of this major parcel in an integrated manner, which is not possible when a large parcel is developed in smaller segments under traditional “2 in 1” zones. Additionally, because Plum Creek owns the land, it also has the ability to define and limit the uses proposed in the Plan Area, such as preventing all residential development in all areas outside of planning envelopes in this Concept Plan. When

public agencies rezone areas, they can only "permit" uses of land; they cannot, through a prospective zoning process, achieve the level of conservation proposed by Plum Creek.

The Plan can actually make region-wide coordinated land uses occur, creating not only predictable, long-term value for Plum Creek, but also creating important benefits to the public. The proposed uses provide a unique interface between residential uses, tourist uses, the working forest, and spectacular natural features, including Moosehead Lake, and 76 other lakes and ponds, and mountains, in an area with abundant wildlife. These natural features allow for a world-class nature-based recreation region with a variety of four-season recreational opportunities: hiking, camping, wildlife watching, kayaking and canoeing, fishing, hunting, whitewater rafting, downhill and Nordic skiing, and snowmobiling. These recreational facilities can be coordinated to provide something for everyone, from overnight camping in tents on the pristine ponds to seasonal homes. The Plan provides a unique opportunity for both Plum Creek and the State of Maine to create a very special, internationally known, recreational area for the public, seasonal residents and tourists.

To provide tourists the incentive to come to this area when so many other tourism opportunities exist around the world, the tourism plan must be true to the local culture and environment--it must provide a completely authentic Maine Woods experience. The Plan also supports the continuation of the working forest. By carefully integrating extensive conservation efforts with a working forest and limited amounts of residential uses that are consistent with the nature and character of the Maine woods, the Plan coordinates these varied uses to produce a whole greater than the sum of its parts.

The Plan avoids random, sprawling development, and is a “smart-growth,” “anti-sprawl” plan.

Plum Creek's Concept Plan provides an alternative to random, sprawling development. Over the last 20 years, in the townships surrounding Plum Creek's Plan Area-- more than 1,500 lots have been created in an uncoordinated fashion that largely has avoided LURC review. This Plan, which locates lot development on and near just 7 of the 76 lakes in the Plan Area, avoids that development alternative.

Moreover, Plum Creek's Plan is a “smart-growth,” “anti-sprawl” Plan. The Plan Area is located on the fringe of the jurisdiction -- where the CLUP advocates development should be located. It coordinates land uses, and largely clusters residential housing near existing development, development centers, and roadways. It leaves intact and provides long-term protection for 341,000 acres of working forest.

The 30-year Plan will limit residential lot development to a level that is substantially less than can otherwise be created as-of-right and without LURC oversight during that period.

The Plum Creek Plan proposes a capped total of 975 residential lots and 750 resort accommodations (500 at Big Moose Mountain, and 250 at Lily Bay) over the next 30 years, at a

phased in rate of no more than an average of 125 approved lots per year. This is substantially less than the 2830 residential lots that could be created over the next 30 years in the Plan Area, as-of-right and without LURC oversight, under current laws. (Plum Creek currently has 57 separate lots within the Plan Area available for division as-of-right and without LURC review, under the 2 lot every 5-year subdivision review exemption.) (See EMDC's build-out analysis, found in the Plan Appendix, as part of EMDC's Infrastructure and Community Impact Analysis.)

The Plan would provide a predictable future and a coherent regional vision.

Predictability is an important element of the Plum Creek Plan. The Plan offers something not typically offered by private landowners: a coherent long term and future vision for the region. Governor Baldacci has identified a need for regional planning and the Legislature has called for municipalities to present their citizens with a comprehensive plan or vision for the future of their respective communities. The Plum Creek Plan offers that same type of vision or regional plan, providing a degree of predictability that would not otherwise have been available. LURC also supports regional planning efforts, noting: "...[F]ormulating a coherent future vision for these areas is best done as part of a regional planning process that identifies areas most appropriate for development and conservation."

The Plan establishes prospective zoning over 29 townships, based on private goals and extensive public input. Compared to the LURC-prepared Rangeley prospective zoning plan prepared by LURC following extensive public input, the Plum Creek Plan achieves more conservation, and provides a far clearer distinction between growth and rural areas. The Rangeley Plan allows for 650 residential lots within a 10-township area, over a 20-year timeframe; the number of lots can be adjusted upward after this period. The Plum Creek Plan allows only 975 residential lots within a 29 township area, with a 30-year minimum time constraint.

The Plan will ensure permanent public access on all conservation easement lands and on 144 miles of hiking and snowmobile trails.

Conservation easements to be granted under the Plan and the Conservation Framework will provide the public with permanent access on all conservation easement lands, and on 144 miles of hiking and snowmobile trails. This enhanced public access will extend to 70 miles of new hiking trails, including the proposed 12 mile hut and trail system; 74 miles of new ITS snowmobile trails; access to pristine ponds for fishing and all traditional uses; and will provide access to other conserved land in the 100 Mile Wilderness, AMC's Katahdin Iron Works, Nahmakanta, and Big Spencer Mountain.

Conservation

The Plan includes substantial conservation measures and opportunities; the Plan's proposed 61,000 acre working forest Moosehead and Roach River conservation easement will create a continuous connection of conserved lands from Moosehead Lake (by way of

the Roach Ponds area), extending east to Baxter State Park; the proffered option to The Nature Conservancy to purchase 269,000 additional acres of working forest conservation easement and the proffered option to purchase 27,000 acres of land in the Roach Ponds area and 45,000 acres at Number 5 Bog (outside the Plan Area), can expand permanently conserved lands in the region.

The Plum Creek Plan proposes to convey to the public a working forest conservation easement over 61,000 acres, in an area that will connect Moosehead Lake to hundreds of square miles of contiguous conserved land in the North Woods, extending northeast to Baxter State Park. The Conservation Framework, which is contingent upon Plan approval also offers The Nature Conservancy an option to purchase over a 5-year period, a working forest conservation easement over an additional 269,000 acre area that is adjacent to AMC's ownership, the 100 Mile Wilderness area, State-owned and conserved land in the Seboomook area, and Little Moose Mountain.

Finally, the Conservation Framework also will give The Nature Conservancy an option to purchase outright, 27,000 acres of land in the Roach Ponds area and 45,000 acres at Number 5 Bog (outside the Plan area).

These conservation Plan components and opportunities complement the past conservation sales from Plum Creek to the State of 29 miles of Moosehead Lake shoreland, and of substantial shoreland along the Kennebec River.

In permanently conserving public access to 54 pristine lakes, the Plan's implementation will prevent any successor to Plum Creek from conveying any of these lakeshores to private landowners who might limit public access.

Public access to lake and pond shorefront is disappearing throughout Maine. The Plan proposes to protect public access to this important natural resource for the benefit of the public and for the promotion of the tourism industry by conserving shorefront through conservation easements in perpetuity. The easements will be triggered, over time, by backlot subdivision approvals.

The Plan will help preserve the remote experience.

The Maine North Woods has been valued for centuries by people who enjoy more remote forms of nature-based recreation. LURC's CLUP states at p. 75:

Some recreation-based businesses are dependent on the maintenance of the remote and undeveloped character of many parts of the jurisdiction. Sporting camps and remote campgrounds are two examples of businesses that depend on these values. Guide services, nature tours, and outdoor leadership schools are others. The demand for such 'nature-based tourism' is on the rise nationally, and opportunities within the jurisdiction appear considerable.

On page 133, the CLUP states: "Looking ahead to 2007, the LURC jurisdiction should retain its extensive forests, undeveloped shorelines, remote woodland character, rural communities and unique collection of natural and cultural resources." The Plum Creek Plan helps to preserve "remoteness" by concentrating residential, and resort development on or near the 7 lakes in the Plan Area that are nearest the centers of population and public roads, and by preserving forever 54 pristine lakes and ponds, by deeding a working forest conservation easement over 61,000 acres, and by giving The Nature Conservancy a 5-year option (contingent upon Plan approval) to purchase (1) a working forest conservation easements over another 269,000 acre region, and (2) the 27,000 acre Ponds area and 45,000 acre Number 5 Bog area, permitting remote recreation opportunities on these other preserved and conserved lands.

The Plan will convey significant public trails: a 74-mile ITS snowmobile trail, a 58-mile "Peak to Peak" hiking trail, and another 12-mile trail, connecting to a wider network of trails, thereby ensuring permanent recreation opportunities to the public.

Upon Plan approval, Plum Creek will convey 144 miles of permanent public trail easements for hiking, cross-country skiing and snowmobiling. This will help meet a high demand in the State for increased public access to the Maine Woods.

Maine is home to 336,421 hikers, comprising over 33% of the State's population. Hiking is also vitally important to the economies of service center communities, which serve hundreds of hikers as they pass through the North Woods. Plum Creek's Plan will enable the development of new trails near Greenville that should help boost the area economy.

Economic Development

The Plan will be a boon to the local economy.

The Plan's forest products components will preserve and promote timber and fiber employment and economic opportunities. The Plan's tourism components will support the State's Maine Nature Tourism Initiative and will enable the region to make the connection between its resources, tourism and economic development. This could help propel the North Woods of Maine to return as a premier tourist destination. As the CLUP states:

[T]here is likely to be an increased demand for destination resorts and for new and upgraded dwellings for primary or vacation residence... The demand for back country recreational uses in the Northeast is estimated to be growing at a rate that is more than double the population growth rate.

In his Economic Impact Report on the Plan, Dr. Charles Colgan estimates that the Plan, when fully implemented, would add an average of 1300 jobs a year, an average of \$61 million per year in personal income; with revenue to the State increasing by an average of an additional \$6.4 million each year. See Dr. Colgan's Estimated Economic Impacts of Implementing the Proposed 2006 Plum Creek Rezoning Plan in the Moosehead Lake Area, in the Plan application Appendix.

The Plan will support continued forestry investment.

Plum Creek's wood harvesting operation in the Plan Area currently provides jobs to approximately 250 people. Plum Creek also sells logs and pulpwood from the Plan Area to 60 mills in Maine that employ approximately 10,000 people, yielding annual employment income of approximately \$17,000,000. Upon LURC approval of the 2006 rezoning Plan, Plum Creek will convey a permanent working forest conservation easement over 61,000 acres in the Plan Area. Plum Creek will also give The Nature Conservancy a 5-year option to purchase a working forest conservation easement over another 269,000 acre region in the Plan Area.

As economist Charles Colgan has noted in his Economic Impacts Report for Plum Creek:

To the extent these areas in the Plan are conserved for working forest conservation easements, the Plan makes clear that timber resources will continue to be available, and removes a level of uncertainty about the timber industry that would give confidence to continued employment and income benefits and increased forestry investment.

The Plan's and the Conservation Framework's proposed working forest conservation easements may help stabilize markets, protect jobs, and provide customers the assurance they seek in deciding whether to invest in their businesses. Plan approval then, could in turn produce a workforce base for the forest products industry (i.e., managers, administrators, truckers, loggers, saw mill operators). Plan approval will foster the possibility of related development vital to the economic well being of the local communities and could enhance the possibility of attracting a new saw mill operation or related facility to the region. A protected working forest facilitates long term investment around working forest "customers".

The Plan creates an achievable regional vision for a nature-based tourism area that provides a range of tourism experiences.

The Plan Area has natural features that can attract tourists not only from Maine and New England, but also from around the world. Moosehead Lake once was a tourist mecca, anchored with a 500+ unit Mt. Kineo grand hotel, three smaller hotels, a number of rooming houses, 92 steamboats, and regular passenger train service. Its size and beauty provides a focal point for the region. A resort and recreation center at Big Moose Mountain can provide a wide variety of year-round amenities and beautiful views. Most of the land in the area will be continued as a sustainable working forest, providing habitat for moose and birds, which attract wildlife-watching tourists. The rivers and lakes provide opportunities for camping, fishing, canoeing and kayaking. The mountains and trails provide for hiking, mountain biking, cross-country skiing and snowmobiling. Such a variety of available nature-based experiences can draw tourists for extended stays, bringing jobs and revenue to the area, and can broaden tourism opportunities for Maine citizens as well.

The Plan and the Conservation Framework the Plan makes possible propose to create the range of tourism accommodations, trails, and conserved areas that would enable this tourism vision to happen.

The Plan provides for a mix of tourism accommodations for a variety of uses and income levels, from world-class resort lodging to hikers' tents.

In a sense, the entire 421,000 acre Plan Area is a single tourism zone. The Plan proposes to provide overnight stays for tourists with family lodging at the proposed multi-use Big Moose Mountain recreation area, world class lodging at the proposed Lily Bay resort, and seasonal homes for those who wish to stay longer. Accommodations are anticipated to provide for a variety of outdoor recreational users. There are nature-based amenities for everyone, from year-round residents, to families, retirees and young adventurers.

The Plan's proposed tourism facilities will provide a "critical mass" of accommodations essential to making a viable, sustainable tourism region.

As noted in EMDC's Infrastructure and Community Impact Analysis (*see* Appendix), the Moosehead region has historically been a tourist destination, but has lost its anchor hotels. The former Mount Kineo Hotel on Moosehead Lake had capacity for 500 visitors.

With the loss of the anchor hotels in the area, the number of visitors to the North Maine Woods has been in decline. The EMDC Study notes that the existing small businesses are unable to carry the necessary marketing weight for the region: that the "combined marketing effort of small businesses does not begin to approach those accomplished by the large business interests of the past".

The Study notes "since about fifty percent of the visitations to the greater Moosehead region for the last twenty years have reflected a Maine market, it would be reasonable to deduce that the number of out-of-state visitors (representing the more affluent "experiential" market) has been diminishing. At a minimum, the lack of sufficient marketing force has kept the message from getting to the majority of new nature consumers."

The Plan's proposed two resorts will help restore the needed tourism anchors and critical mass to advertise, attract, and sustain a broader nature-based tourism market.

The Plan proposes a diversity of sustainable recreational attractions.

In the coming years, Maine will need a variety of recreational attractions to accommodate a diverse range of visitors in age, incomes, and interests in outdoor nature-based experiences, such as biking, hiking, technical climbing, camping, skiing, paddling, nature photography, fishing, hunting, and trapping.

The Plan proposes that any tourism facilities be designed to complement and benefit the local economy.

The Plan includes guidelines for Plum Creek to participate, as appropriate, in community planning to provide tourism services in the Moosehead Lake area. This includes designing the resort development to complement local businesses and to provide more recreational opportunities for local residents. The Plan includes guidelines to nurture and encourage local industries and businesses. The tourism guidelines state that the tourist accommodations should be "designed to be compatible with community character" and to "use local goods and materials where practicable." The guidelines also commit Plum Creek to participate in community planning for visitor management plans, signage, public information and education services.

The Plan incorporates development guidelines to ensure that any development and tourism amenities will be "sustainable" into the future.

The Plan proposes sustainable tourism guidelines designed to maintain and sustain quality nature-based tourism opportunities into the future. This means that tourist facility site plans would be designed to minimize environmental impacts so as not to degrade the environment that attracts tourists to the area in the first place.

The Plan provides new seasonal home opportunities for Maine citizens.

Maine residents have a tradition of owning vacation homes. When Plum Creek created cluster subdivisions on First Roach Pond (simultaneously conserving the remainder of the lake shoreline, including a 12-mile continuous stretch), half of the lots were bought by Maine citizens. There are many who seek the opportunity to own a lot of land in the Moosehead Lake area. The Plan will provide them that opportunity; it proposes, in this county-sized area, 480 residential lots on the shores of 7 lakes, and 495 backland lots.

The Plan provides seasonal homeowners assurance that their lots will be protected from any further development.

On each of the lakes on which the Plan proposes residential lots, the remainder of Plum Creek's shorefront ownership will be permanently conserved. This feature will assure lot owners, and the public, that there will be no development on the lake shorefronts other than what is approved in this rezoning Plan, and that over 200 miles of shorefront will be permanently conserved.

The Plan will provide for a diversity of housing options.

The Plan proposes zoning that will allow for a range of residential options, from affordable and rental housing to residential lots for year-round and seasonal homes. Such housing diversity will provide for residents and visitors of various ages, interests and incomes, helping to meet a need that has been identified by the State and Greenville and Jackman. As part of its vision for the future, LURC's CLUP recognizes the need for a diversity of housing, noting that housing needs "for year-round residents, retirees, seasonal residents, and recreational users - should be accommodated."

The Plan will provide donated land for affordable work-force housing.

The Plan proposes to donate up to 100 acres for affordable work-force housing within and/or outside the Plan Area in the Greenville and/or Jackman areas, helping to meet a clear need for increased affordable work-force housing in the area. The Greenville Comprehensive Plan indicates a need for renovation of low-income housing stock, and also a need for more middle-income, single family housing, noting that many professionals experience difficulty securing suitable single family rental housing in Greenville. A Greenville housing study indicates that Greenville had an "unmet need for affordable housing units in 2002" of 32 units for the under 65 population. The resorts will also be providing on-site employee housing.

The proposed development should reduce the tax burden of area residents and businesses; by providing for tourist facilities and for commercial/ industrial, and residential development, the Plum Creek Plan will help create tax revenue without creating a strain on local services.

The added property valuation from implementation of the Plan's development components should ultimately displace the county tax toward the unorganized territories, and away from organized townships, such as Greenville. In his 2006 Economic Impacts Report, Dr. Colgan estimates that "property tax revenues would add up to a \$1.38 million increase in revenues in the Unorganized Territory for the two counties [Somerset and Piscataquis] ...or permit property tax reductions of up to 17% in the two counties. Colgan Report, p. 76, located in the Plan Appendix. Through the county unorganized territory/organized township tax revenue sharing model used by the State, the increased revenue from the Plan Area should flow to the organized townships most impacted by the Plum Creek Plan. This flow of tax dollars to the organized townships could be assured with the TIF-type model proposed by the Town of Greenville, supported by the Plan, as described in the Infrastructure and Community Impact Analysis prepared by the Eastern Maine Development Corporation, located in the Appendix.

The Plan will provide economic development and additional sources of tax revenue for the region.

Creating envelopes to allow for tourist facilities will advance the prospect of revitalization of the region's traditional and historical tourism industry. The CLUP recognizes that such tourist facilities act as a magnet for ancillary businesses. For example, as to the proposed Big Moose Mountain recreation area with proposed Nordic skiing facilities, the CLUP notes: "Ski areas attract lodging facilities, restaurants, sports outfitters, and other retail and service establishments, and seasonal housing -- both single family and multi-family dwellings... Tourism is a mainstay of Maine's economy, and recreational development in the jurisdiction has contributed to this sector." Dr. Colgan estimates that, when the two resorts are built, tourism spending will increase by \$25 million. *See* Dr. Colgan's Economic Impact Report in the Plan Appendix.

The Plan will help support area sporting camps and will promote new tourism markets.

The Maine North Woods has long featured outdoor recreation opportunities in the form of sporting camps and remote campgrounds. Public access, preservation of the working forest, tourist facilities, and the conveyance of hiking and snowmobiling trail easements will all help attract new business to the existing sporting camps in the area. The Plum Creek Plan will attract a new type of tourist in addition to sporting camp visitors, seeking accommodations that will allow participation in non-consumptive activities such as hiking and nature watching. Sporting camps could benefit from this new market, too.

The Plan will help restore lost population and jobs.

John Simko, Greenville's Town Manager, describes the crisis of a declining population in his 2002 "Greenville at the Crossroads" report as follows:

The declining population in certain areas will change, possibly eliminate certain institutions in our community, have a negative impact on our municipal and school finances, and continue to erode the quality and content of our workforce. Two of our most vital institutions – the schools and the hospital – have a symbiotic relationship with population and workforce. In order to have more students, more families must come to the area, and therefore more jobs must be available.

EMDC's Infrastructure and Community Impact Analysis notes declines in the population, jobs, and school enrollment, and underutilization of its health care facilities. The Plan's development components will enhance prospects for the revitalization of local businesses, the creation of new jobs, restoration of a good part of the lost school enrollment, and of the area's decline in population and tourism.

16. Anticipated Unfavorable Impacts: Do you anticipate that your proposed use of the land would result in any unfavorable impacts on any of the surrounding land, resources, and/or uses in the community or area? If so, describe in detail the anticipated unfavorable impacts and any measures proposed to control or minimize them.

To the Landowner

The Plan requires Plum Creek to convey significant conservation rights without having first obtained any vested rights to develop land, because the Plan is only a rezoning plan and does not include subdivision or site plan approval.

Upon Plan approval, Plum Creek will be giving up significant and valuable conservation rights over its land, including the following: (1) a permanent working forest conservation easement over 61,000 acres of land; (2) a 5 year cost-free option to The Nature Conservancy to purchase a working forest conservation easement over a 269,000 acre region; (3) a 5 year cost-free option to the State to purchase 27,000 acres of the Roach Ponds area; and, (4) 144 miles of permanent public trail easements.

Despite making such grants at no cost to the State or to other entities, Plum Creek will have gained no vested development rights. It will have only gained changes in zones. No subdivision or site plan application will have been filed with or approved by LURC.

The Plan will convey significant conservation rights although much of the development is located appropriately and does not need to be balanced by conservation.

It is not known at this time which of Plum Creek's proposed development components require conservation balance to change the zoning, and which of Plum Creek's proposed development components do not require any conservation balance. This is a matter for LURC to determine. Nevertheless, the Plan proposes to give conservation rights that are more than sufficient to balance any and all proposed development, and to include all such proposed development into a "concept plan" regulatory format. Unlike other rezoning approaches, a petition to rezone to a "concept plan" zone requires development in the concept plan to be "balanced" by conservation measures.

The Plan will convey 144 miles of permanent hiking, snowmobiling and bicycling easements and will convey public conservation easements over 54 lakes and ponds, which will increase recreational use and public access to the area and may interfere with Plum Creek's forestry operations.

A disadvantage to Plum Creek of the Plan is that more outdoor recreationists will be drawn to the Plan Area with the enhanced public access created by the permanent public conservation and trail easements. This increase in usage could interfere with Plum Creek's forestry operations, to the extent that its operations would need to be adjusted to accommodate the trail use.

The Plan includes a variety of use limitations, related to the number, placement and design of lots and buildings, and to the use of local and "green" materials, which will constrain future development options over the next 30 years.

Unlike the random development which has occurred in the areas surrounding Plum Creek land, most of which has no number, design, placement or materials limitations, the Plan includes numerous number, placement, design and materials limitations which will limit the flexibility of future development proposals. Because the Plan is a 30-year plan, it is possible that public goals and preferences will change over the next three decades, in which case the Plan's limitations may potentially become confining and outdated, negatively affecting the development's marketability.

Plan preparation and review require an extraordinary investment of time and resources by both the State and Plum Creek.

Unlike randomized development or isolated development proposals for commercial and tourist facilities, the preparation of a county-sized comprehensive rezoning plan for the Plan Area requires Plum Creek to invest an extraordinary amount of time, personnel, and money. Plum Creek personnel and consultants have had over 100 meetings with stakeholders. Plum Creek has had to retain a number of experts to evaluate the impacts of the Plan, and has had to become engaged in an extensive LURC review process, which will continue for many more months.

In like regard, the Plan application puts a strain on LURC resources, given the size and the comprehensive nature of the Plan components. Although Plum Creek has paid over \$300,000 in fees to LURC to help with its review, the scope and intensity of LURC review nevertheless may be drawing resources from LURC's other goals and tasks. Presumably, the State and LURC have likewise had to dedicate extensive amounts of time, resources and money to review of the Plan.

To the Public

An analysis of whether the Plan has advantages or disadvantages depends upon whether one views the likely alternatives to the Plan to be “no development” or “unplanned development.”

Members of the public who prefer no development in the North Woods, and believe that the only alternative to the Plan is that there will be no development of any kind in the Plan Area, then the chief disadvantage of the Plan in their view would be that the Plan has development components.

Members of the public who believe that development will inevitably occur in the North Woods and the true alternative to the Plan is unplanned growth, such as the piece-meal, "leapfrogging" development that has been occurring in the unorganized territory to date and the sales of kingdom lots that could reduce public access, then there is no inherent "disadvantage" in considering a comprehensive rezoning plan for the region. The focus for these members of the public is whether the development components are an improvement over the unplanned growth alternative in such matters as size, placement, nature, and quality.

Members of the public may see a disadvantage of the Plan that it may facilitate more development faster. Other members of the public may consider that, in the long term (over the 30-year life of the Plan), the planned, coordinated development will yield better land uses and conservation and protection of natural resources in the Plan Area, furthering public goals, than will unplanned, uncoordinated development.

In August 2005, LURC staff held four "issues scoping sessions" in Greenville, Rockwood, Moose River, and Hallowell, regarding the Plum Creek's 2005 Plan application. At these scoping sessions, and in written comments submitted thereafter, members of the public made a number of observations regarding both the favorable and unfavorable anticipated impacts of the Plan. Below are summarized principal unfavorable anticipated impacts noted by the public at those scoping sessions, from August 16, 2005 to October 10, 2005, that would continue to be relevant to this revised 2006 Plan application.

NOTE:

In response to the public's comments and concerns expressed at the scoping sessions, Plum Creek has made a number of substantive changes to the 2005 Plan. For example, it has moved a proposed tourism facility to Big Moose Mountain, as recommended by a number of the members of the public. It has deleted from the Plan any development on eight remote ponds. It has deleted all proposals for campgrounds or sporting camps. It has added a 61,000 acre permanent working forest conserved area, and has offered an option to The Nature Conservancy to purchase a permanent working forest conservation easement over another 269,000 acres. It has moved the proposed Lily Bay tourist facility closer to Greenville and Moosehead Lake. It has further concentrated residential lot development; it has substantially reduced the size of the proposed commercial zone. It has added sustainable tourism development guidelines; and it has added an estimated \$1 million+ Community Fund for schools and recreational amenities. Thus, comments relating to these matters are not included below as unfavorable impacts, because these are already addressed in the revised Plan. Moreover, the favorable impacts previously discussed in

this Application for rezoning address the ways in which Plum Creek proposes to control and minimize the unfavorable impacts of the proposed use of land that are identified in this discussion.

Other comments by members of the public at the LURC issue scoping sessions relating to unfavorable impact concerns.

The proposed residential lots that may be bought as second homes for vacationers today, and could become homes for year-round residents.

The proposed development could draw opportunities away from the Greenville-Rockwood-Jackman areas.

The Big W area is one of the least developed and most inaccessible sites on Moosehead Lake, and the proposed development could significantly alter the character of this area.

The proposed development in the Spencer Bay and Lily Bay areas, near the western boundary of the 100-Mile Wilderness could push the remote character of the region farther north.

Development north or west of Rockwood could bring too much traffic through Route 15.

The proposed Lily Bay resort could increase use of Lily Bay State Park.

The proposed development may increase the cost of ownership and rental housing in the area, and increase the need for affordable housing.

The proposed development could lead to increased use of motorized vehicles and watercraft.

The 30-year zoning framework may not accommodate potential future needs or future change.

The proposed development would impact wildlife habitat where constructed.

There will be development impacts from road and residence construction.

To the extent a golf course uses pesticides it could unfavorably impact groundwater.

Development would add to noise levels from construction activities, generator use, and watercraft traffic, and noise from recreationists.

The development will impact service centers and organized towns outside the Plan Area (Greenville, Jackman, Shirley, etc.) that will be called upon to provide municipal services, but may not receive any revenue from properties developed on Plum Creek lands. There needs to be a provision to share property taxes with the communities that will supply the services.

The proposed development could lead to new needs for services such as power lines or submarine cables, septic sludge disposal sites, and transfer stations.

The proposed development will place additional demands on the current transportation infrastructure.

To the extent the proposed development brings more people to locations in the Plan the area, those locations will feel less remote and solitary.

17. Public Services: What municipal, county, or other services (i.e. solid waste disposal, fire and police protection, schools and school transportation, etc.) will your proposed use of the land require? Describe by what means these public services will be obtained.

The education, public safety, transportation, solid waste and governmental services the Plum Creek Plan will require are described in the *Infrastructure and Community Impact Analysis* prepared for Plum Creek by the Eastern Maine Development Corporation (EMDC). The *Impact Analysis* is found in its entirety in the Plan Appendix. A Summary of the *Impact Analysis* is provided below, in Part A.

Part B of this Response, entitled “Financing Public Infrastructure,” summarizes the financial means for obtaining the public services described in the EMDC *Impact Analysis*, with reference both to the EMDC *Impact Analysis* and the *Economic Impacts Analysis* prepared for Plum Creek by Dr. Charles Colgan. (Dr. Colgan's full report is found in the Plan Appendix.)

PART A: Summary of EMDC's estimates of the Plan's impacts on the public service areas of:
1) education; 2) tourism; 3) housing; 4) health care; 5) public safety; 6) transportation and traffic;
7) solid waste; 8) governmental services; and, 9) comparison of the Plan impact to the build-out
alternative:

EDUCATION

Existing School Conditions:

From 1995-2004, enrollment in School Union #60 (Greenville, Shirley, Beaver Cove, Willimantic, Kingsbury Plantation) declined by 38.54% in grades K-12 (from 449 to 276 students).

Enrollment from the seven unorganized townships and plantations has also decreased 42% over the last ten years.

From 1995-2004, enrollment in SAD #12 (Jackman and Moose River) declined 21.16% (from 241 to 190 students) in grades K-12.

Rockwood Elementary School was originally built to hold 50 students, but currently has 14 students enrolled

Estimated Impact of the Plum Creek Plan on the Schools:

SAD #12, School Union #60, and the Rockwood Elementary School, have capacity for increases in enrollment. Declines in enrollment over the past 10 years have left both school districts searching for new ways of meeting revenue requirements needed to retain the quality of education that the students receive.

SAD #12 has the capacity to increase enrollment by 80-100 students. The projected increase from the Plan development is 13.2 students, with an additional 12 students from induced development. The total projected increases in enrollment for SAD #12 is 25.2 students.

The Rockwood Elementary School has the capacity to increase enrollment by 30-35 students. The projected increase from the Plan development is 11 students, with an additional 10 from induced development. The total projected increase in enrollment for the Rockwood Elementary School is 21 students.

School Union #60 has the capacity to increase enrollment by 200 -225 students. The projected increase from the Plan development is 127 students, with an additional 116 from induced development. The total projected increases in enrollment for School Union #60 is 244.5. If there were no additional infrastructure developed, this would demonstrate overcapacity by 20 students, upon the Plan's full build-out.

TOURISM

Existing Tourism Conditions:

The Moosehead region has historically been a tourist destination, but has lost its anchor hotels. The former Mount Kineo Hotel on Moosehead Lake had capacity for 500 rooms. Three other former hotels in the Rockwood area had capacity for 40 to 60 visitors each, and there was additional visitor capacity provided by a number of rooming houses. In the 1930's, over 55 passenger steamboats transported visitors, arrived on trains three times daily at Greenville Junction.

With the loss of the anchor hotels in the area, some of the difference has been made up by an increase in small businesses, housekeeping camp cottage facilities, and individual rental properties. However, the number of visitors to the North Maine Woods has declined in recent decades.

Limited available data indicates that the Moosehead region currently hosts approximately 435,000 "visitor days" annually, not including seasonal residents and second homeowners. In past years, the Squaw Mountain ski resort hosted 70,000 visitor days during its peak season.

The current tourist market prefers higher quality facilities, compared to the more rustic accommodations that have been available in the region.

Estimated Impact of the Plum Creek Plan on Tourism:

The two resorts proposed in the Plum Creek Plan could increase the number of visitor days by 533,813 within the 421,000 acre Plan Area. (By comparison, Acadia National Park's 47,000 acres hosts more than two million visitor days annually.)

VISITOR DAY IMPACT

Project	Units	Pop. per unit	% Max.	Occupancy	Annual Days/Yr	
Big Moose Mountain	500	3	1500	0.65	365.00	355,875
Lily Bay Resort	250	3	750	0.65	365.00	<u>177,938</u>
Total						533,813

The size of the Plan Area, with the proposed additional public trails, allows for absorbing those additional visitors over a significantly larger landscape than Acadia National Park, helping to retain the more "remote" feel of the North Woods experience.

Should resort development occur, more services and opportunities would be created for local residents, which could create a stronger market for businesses. Additional economic activity, including jobs, recreational and guide services, new special events to attract the public, and new shops, could come to the region.

More public services will be required to meet a larger demand at the community level, even though the resorts will meet some of their own needs with on-site fire/emergency substations, sewage treatment facilities, and employee housing.

The Sustainable Tourism Guidelines included in the Plum Creek Plan include significant provisions for protection of the natural environment, and for ensuring that related development blends with the visual appeal of the natural landscape.

Should the market dictate full build-out of all proposed components of the Plan, it is anticipated that the snowmobile trail network use will increase by approximately 10%, which is fully within the trail system's current capacity.

The proposed trails raise visitor use and experience issues, as is the case with existing trails, such as: directional signage to the trailheads; signage for trails; safe parking areas well off the more heavily used roads, especially when logging trucks are present; additional rest station facilities when warranted; trail maintenance; and land use and recreational management to ensure that the nature-based tourism experience and the natural environment are not diminished. Thee state, local clubs and snowmobile associations will manage trails.

HOUSING

Existing Housing Conditions:

Between 1980 and 2000, the year-round population dramatically declined in the service centers of Greenville and Jackman, with a population loss of 501. Population decline in Greenville, Jackman and within Piscataquis County is due mainly to the out-migration of residents, rather than through natural change (births and deaths). In Somerset County, modest population growth has been due, on average, to natural increase, not in-migration. More people are working outside of their town of residence. Between 1990 and 2000, the number of workers living and working

in the Town of Greenville declined by over 12%. The Town of Jackman shows a similar but more dramatic decline. Presumably, a slower local economy is forcing more workers to commute outside of town to work. This would indicate that some workers would choose to work locally if jobs were available.

Household trends indicate the presence of more retiree, single person and single-parent households. The trend toward smaller household size, along with the increase in seasonal housing, is largely responsible for keeping the demand for housing high, despite the loss of population. The region's aging population, loss of the young, and in-migration of retirees to the area, is causing concern among Greenville officials and business owners about the future of the area's work force.

Between 1990 and 2000, seasonal housing construction in Greenville grew dramatically, while the number of vacant houses increased, indicating a change in the housing market. The recent boom in housing prices, however, has reduced this inventory as second home buyers have bought existing homes.

There has been a significant decline in manufacturing and related jobs in the woods industry. Unemployment rates have risen dramatically as a result of major layoffs, and exceed the State average. Approximately 42% of the households in the Greenville housing market earn less than 80% of the median family income.

Currently there is an undersupply of 43 units for families needing rental housing, and an oversupply of 26 units for seniors. Despite population out-migration, seasonal housing continues to grow in proportion to year round housing, making worker housing less available.

Estimated Impact of the Plum Creek Plan on Housing

The proposed Plum Creek Plan development could provide a significant stimulus to reverse the decline in the economy. New jobs in construction and in services to maintain the Plan development will bring in new workers, and increase the need for affordable and workforce housing

Residential Lot Location	Shoreland Lots	Backland Lots
Long Pond	79	
Brassua Lake	164	50
Moosehead Lake Area Between Greenville and Rockwood	96	95
Backlots Between Greenville and Rockwood		125
Indian Pond	34	10
Burnham Pond	21	5
Moosehead Lake Area Between Greenville and Lily Bay	16	
Lily Bay Township		148
Prong Pond Area	35	47
Upper Wilson Pond	<u>35</u>	<u>15</u>
Total	480	495

Local residents will take many of the new jobs created by the Plan development, particularly given the current unemployment rates, and the lack of good paying year round jobs.

It is estimated that the Plan development will create the need for 160 units of affordable work-force housing, including both home ownership and rentals throughout the region. On-site employee housing at the resorts will provide many of the 160 units.

HEALTH CARE

Existing Health Care Facility Conditions:

The decline in the area's population has caused the area's medical facilities, principally C.A. Dean and the Jackman Regional Health Center, to be underutilized, and at risk of being further downsized. The loss of, or the downgrading of either of these facilities can have a profound negative effect on employment and income in the community (as the hospital is one of the major employers in the region.)

Estimated Impact of the Plum Creek Plan on Health Care Facilities:

C.A. Dean has available capacity for the proposed development, and can accommodate a 60% increase in acute or critical care patients, and a 70% increase in emergency care.

PUBLIC SAFETY (Police, Emergency, Fire)

Existing Conditions of Public Safety Services:

Fire: The greatest challenge to the Moosehead Lake, the Jackman-Moose River, and the Rockwood Fire Departments, is to maintain an available volunteer fire fighter force, as many volunteers commute to remote jobs. There are no substations or other departments in the Plum Creek Plan Area on the east side of Moosehead Lake.

Police: The Maine State Police provides services for the greater Greenville area from Orono, 75 miles away. It can take troopers 2 to 3 hours to travel from one end of their coverage to another. The Greenville Police Department is limited to calls within the towns of Greenville and Beaver Cove.

The County Sheriff's Department handles the majority of calls to the Moosehead Lake region.

The Maine Warden Service enforces the laws pertaining to management and protection of the inland fisheries and wildlife resources in the region.

Emergency Services: The development areas in the Plum Creek Plan Area receive fire suppression and emergency rescue operation primarily from the Towns of Jackman and Greenville.

Estimated Impact of the Plum Creek Plan on Public Safety Services:

The future challenge for both Jackman and Greenville from the Plan development is to serve these remote areas with law enforcement, fire, rescue and emergency services. Access is the key issue. There will need to be an increase in staffing at the Maine Warden Service. An adjustment of the placement and staffing levels of the Piscataquis and Somerset County Sheriff's Departments may also be needed.

Consideration should be given to regionalize law enforcement in the area by combining the region's police departments and the County Sheriff's Departments. Creation of a regional police department with controls at the county or State level, could provide for more strategic placement of units within the current infrastructure, and cover larger land areas more efficiently.

The following are recommended to accommodate the proposed Plan development:

- Increase in firefighters. It may be necessary to add additional full-time firefighters, although, as employment increases, the volunteer base should also increase. Residents who now must commute outside the Plan's Impact Area for work, may be able to find work within the Impact Area, and may become available to volunteer;
- An additional fire truck may be needed;
- Substations, and self-contained first responding departments, should be established within each resort;
- Helicopter landing pads should be provided near any major development, for LifeFlight emergency services;
- Rescue stations should be developed at trail heads;
- Dry hydrants should be provided in key rural locations and resort developments.

TRANSPORTATION AND TRAFFIC

Existing Transportation and Traffic Conditions:

The Plan Impact Area includes the following transportation facilities: 1,400 miles of privately owned roads; 2 rural airports; a seaplane base in Jackman; 2 arterials (Route 6/15; SR 201); one major collector (Lily Bay Road) and local roads; a trans-Maine freight rail line through the Greenville and Jackman areas, connecting New Brunswick to the east, through Maine, to Quebec, to the west (the vacation excursion train last passed through Greenville in 2001). There are no designated bike routes within the Plan Impact Area, as road shoulders are lacking on most of the main public roads; Plum Creek's gravel land management roads are open to cyclists. There is no public transportation in the Jackman area.

Estimated Impact of the Plum Creek Plan on Transportation Systems:

- Rail: None
- Public transportation: No significant impact

- Road bicycle/pedestrian shoulders: In 2000, the Maine Department of Transportation adopted a policy requiring recreational highways when they reach a certain capacity, such as sections of Route 6/15 and Lily Bay Road that are in the Plan Impact Area, include paved bicycle shoulders as part of any new MDOT pavement preservation project. Resort facilities should ensure that private access roads are designed with sufficient width to safely accommodate bicyclists and pedestrians or provide separate trails.

Estimated Impact of the Plum Creek Plan on Traffic:

The Plan development when fully built-out is estimated, conservatively, to generate 1,568 trip-ends, and 1,353 trip-ends, for the peak weekday p.m. and peak Saturday p.m. hours, respectively.

The Plan Impact Area's street system can accommodate the projected traffic. MDOT and Plum Creek should monitor traffic to determine if the following improvements are needed:

- Traffic signal and turn lanes at the main intersection in Greenville at Main/Pritham/Lily Bay Road;
- Additional warning signs to watch out for moose or other potential impediments;
- Paved shoulders in sections of Lily Bay Road in the vicinity of Greenville and Village Street; and,
- Left turn lanes at the proposed Big Moose Mountain resort access road.

SOLID WASTE

Area Transfer Stations - The anticipated increased use of the three identified transfer stations should not have a material impact on their continued function. The facilities operated by Piscataquis and Somerset Counties may have difficulty handling commercial quantities of construction/demolition debris with existing containers, and each County might consider mitigating that potential problem by directing certain commercial quantities of these materials for direct delivery to a qualified disposal facility.

Greenville Landfill - A recommended means to appropriately address the risk of new quantities of solid waste reducing the remaining life of the existing Greenville Landfill, while also supporting contingency planning for alternatives, would be for Plum Creek to transfer suitable property to Greenville (as close to Greenville as possible), for the purpose of siting a regional solid waste transfer station, to be made available on an equitable basis for both Piscataquis and Somerset Counties and the Town of Greenville.

GOVERNMENTAL SERVICES

Existing governmental services. Government services in the Plan Impact Area are primarily provided by the towns of Greenville and Jackman.

Greenville services: The Greenville Town Manager serves as the Economic Development Director, Commissioner of Public Works, Treasurer, Road Commissioner and the General Assistance Administrator. The Town has a full-time Town Clerk and Tax Collector, and a part-

time animal control officer, code enforcement officer, plumbing code officer, and ballot and election clerks. The Town also issues, for the State, sportsman licenses, recreational equipment registrations (such as boats, ATV's and snowmobiles), and motor vehicle registrations, and collects excise taxes in the town.

Jackman services: The Jackman Town Manager serves as the Treasurer, Welfare Director, and Health Officer. The Town has a full time Town Clerk/Tax Collector/Registrar of Voters and Deputy Tax Collector/Deputy Clerk/Deputy Treasurer, and a part-time animal control officer, code enforcement officer, and plumbing inspector. The Town also issues, for the State, sportsman licenses, recreational equipment registrations (such as boats, ATV's and snowmobiles), and motor vehicle registrations, and collects excise taxes in the town.

Somerset and Piscataquis Counties: Somerset and Piscataquis Counties maintain records and information in their respective Registries of Deeds. The Counties do not provide many governmental services, but do provide to the Unorganized Territory solid waste transfer and disposal and road maintenance services.

State of Maine: Collaborative efforts between municipalities and State agencies allow Departments to have "regional branch offices". Municipalities agree to become agents of the State in providing such services as vehicle registration, hunting and fishing licenses, driver's licenses, etc.

Estimated Impact of the Plum Creek Plan on Governmental Services: Year round homes created by the Plan will generate one level of government service needs; seasonal homes created by the Plan will generate another level. The Plan development will also 'induce' other growth in housing and population in Jackman and Greenville that will result in additional year round housing. This population growth will increase the need for some government services.

These impacts should be manageable in Jackman, where there may exist additional capacity in the current office staff, according to the Jackman Town Manager. In Greenville, however, there may be greater impacts with present staff due to the larger numbers involved. The final scope and scale of these impacts is a negotiable item, however, as the Town of Greenville is not obligated to serve the Plan Area residents. Moreover, computerization of government offices would make certain government services more efficient, thus reducing demand on staff.

It is presumed that the Towns can work with the County and State to ensure that they are adequately reimbursed for the added costs of government services, through regional planning and appropriate funding mechanisms. Generally, municipal property taxes will cover the cost of these services, as governmental services are generally only a small portion of the overall municipal budget, with school and road costs making up a much greater share.

BUILD-OUT COMPARISON TO THE PLAN'S PROPOSED 975 LOTS

Under current law, landowners, including Plum Creek, may divide their land into two lots every five years (known as the "2 in 5" lot division exemption). In the townships surrounding, but outside, the Plum Creek Plan Area, over 1,500 lots have been created by other landowners over the last 20 years, mostly through the "2 in 5" exemption.

Plum Creek's Plan proposes to limit lot development to less than 1% of the 421,000 acre Plan Area; to permanently confine shorefront lot development to 7 of the Plan Area's 76 lakes, and to cap the total lots at 975 for the 30 year duration of the Plan.

The 57 lots that Plum Creek owns in the 29 townships in the Plan Area could be divided, with no regulatory review through the "2 in 5" exemption, into 2,830 potentially buildable lots over the next 30 years.

The 2,830 lot number is the number of lots remaining after the baseline lot total is reduced by 55% in 27 townships, and by 75% in 2 townships, to account for natural resource constraints (i.e. wetlands, slopes, habitat). Included in these percentages is an additional 15% to account for infrastructure (mainly roads).

PART B: Financing the Estimated Impacts of the Plum Creek Plan on Public Services/Infrastructure

This Part B summarizes the public services/infrastructure financing mechanisms by which the public services required by the Plan may be obtained.

As noted above, Dr. Charles Colgan has completed an economic analysis of the Plum Creek Plan, entitled *Estimated Economic Impacts of Implementing the Proposed 2006 Plum Creek Rezoning Plan in the Moosehead Lake Area*, which can be found in its entirety in the Plan Appendix.

Dr. Colgan's *Economic Impacts Analysis* estimates that the Plan will increase revenues to the State (including the State as Administrator of the Unorganized Territory Fund), by an average of \$6.41 million each year. The *Economic Impacts Analysis* projects as follows:

[P]roperty tax revenues would add up to \$1.38 million increase in revenues in the Unorganized Territory for the two counties (compared with 2004 tax revenues of \$8.0 million), or permit property tax reductions of up to 17% in the two counties. Presumably there would be some mix of increased public expenditures, paid with Unorganized Territory tax revenue, and reduced tax rates compared with what they would otherwise be....Past experience indicates that the actual effects will likely lie somewhere between the two extremes; additional revenues will support *both* increased spending for public services and reductions in tax rates.

[Source: Colgan *Economic Impacts Analysis* at pp. 7 and 16.]

Per the Colgan *Analysis*, the Plan development in this area of existing but underutilized infrastructure will “support *both* increased spending for public services and reductions in tax rates.”

The question for Greenville and Jackman, however, is whether that Unorganized Territory (UT) property tax revenue “support” is guaranteed to go to their organized townships, to pay for their additional costs caused by the Plan development.

The EMDC *Analysis*, summarized above in Part A, notes that infrastructure needs and costs attributable to the Plan will be felt, in good part, in organized townships that are not part of the UT, particularly in the service center communities of Greenville and Jackman.

Ideally a property tax system would be in place in Maine that would guarantee that the right percentage of UT tax revenue generated by the Plan development would go directly to Jackman and Greenville, to pay for their resulting increased service costs. This is not the case today, however. The current tax system provides no such guarantee of a one-to-one match-up of UT revenue-to-organized town costs. Under the current tax system, the match-up of UT tax revenues and organized town expenditures depends on a series of decisions made by the County Commissioners (who set the expenditure requests for organized and unorganized areas in their county); the Fiscal Administrator (who submits the bill for the expenditure requests to the Legislature); the Legislature (which determines the cost of county-provided services, and the cost of funding services in the UT); and the State Tax Assessor (who assesses and collects property taxes in the UT).

To provide additional guaranteed revenue for certain infrastructure costs, the Plum Creek Plan proposes to create a “Community Fund” for educational programs and recreational amenities in the Plan Impact Area, financed incrementally by a fee, being the greater of \$1,000 or 1% of the sales price of the shorefront and backland lots, estimated to reach an eventual total of at least \$1,000,000 in today's dollars.

Another means to provide certainty that the property taxes raised will be invested in the Plan Impact Area is for the Legislature to establish a regional tax increment financing (TIF) district, similar to the TIF proposal made by the Greenville Town Manager, with regard to the Plum Creek Plan. A regional TIF would guarantee that the additional tax revenue from the Plan development would be used to finance the long-term capital costs of infrastructure borne by the municipalities and counties. (In addition, the counties and municipalities would be able to shield the new property value added by the development from their state valuations, so that they would not see an immediate loss in State-Municipal Revenue Sharing and State Aid to Education, both of which can decline as state valuation increases.)

Finally, the EMDC *Analysis* proposes the establishment of a regional planning commission, to plan ahead for anticipated infrastructure needs, and for tourism services, education, and local economic opportunities.

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

a. Describe what provisions will be made to comply with the Commission's development standards and other environmental laws.

The Plan adopts virtually all of LURC's existing development standards into the Plan's land use standards (contained in Part VIII of the Plan). The Plan builds upon these standards by imposing additional, stricter requirements, design guidelines, and review criteria for residential subdivisions. The Plan adopts all of LURC's existing dimensional requirements, except that the minimum shorefrontage is reduced from 150 feet to 100 feet to allow for more tightly clustered shoreland subdivisions, thus minimizing the potential impact on scenic and natural resources and allowing for greater expanses of open space.

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

b. Water Supply: what provisions will be made for securing and maintaining a healthy water supply to the area.

See Attached Report Titled:

“Preliminary Evaluation of Water Resource Proposed
Plum Creek Gateway Lands Moosehead Region, Maine”

03-0466.3 G

March 30, 2006

Kent Associates
Attention: Brian Kent
37 Brunswick Avenue
Gardiner, ME 04345

Subject: Preliminary Evaluation of Water Resource
Proposed Plum Creek Gateway Lands
Moosehead Region, Maine

Dear Brian,

In accordance with our discussions, we have reviewed published geological information for the proposed Plum Creek Gateway Lands development in order to evaluate the quantity and quality of available water sources. We understand that the proposed rezoning may result in new residential and resort development on the parcels shown on the attached sheets. We also understand that the Maine Land Use Regulation Commission needs to be reassured that adequate water supply will be available for the proposed development.

WATER QUANTITY

Drinking water in the region is obtained almost exclusively from groundwater accessed by drilled wells. As can be seen from Sheet 1, the surficial soils throughout most of the region are glacial tills. These soils are derived from the action of the glacier and consist of an unsorted deposit of boulders, gravel, sand, silt and clay. Glacial tills do not ordinarily constitute a useful aquifer. It therefore appears that the facilities shown in the Concept Plan area will use the bedrock aquifer as a potable water source.

Recharge of water to the bedrock is dependent upon precipitation. Precipitation in the Moosehead region varies slightly from one area to another. Weather stations termed "Pittston Farm", "Brassua Dam", and "Moosehead" report to NOAA daily. Their locations, periods of record and average annual precipitation are given by the National Oceanic and Atmospheric Administration as follows (NOAA, 2003):

Name of Station	Location (Latitude & Longitude)	Years of Record (Precipitation Data)	Average Annual Precipitation (inches)
Brassua Dam	45-40, 69-49	75	41.39
Moosehead	45-35, 69-43	73	40.10
Pittston Farm	45-54, 69-58	14	39.93

Precipitation that falls to the ground either is taken up by evapotranspiration, runs off the land, or infiltrates into the ground. United States Department of Agriculture Natural Resources Conservation Service Records indicate that for glacial tills, it can be assumed that about 20 percent of the water falling on glacial till soils will infiltrate into the ground. The infiltrating water then becomes part of the ground water regime.

The Maine State Plumbing Code recognizes a consumption rate for water of about 45 gallons per person per day. Assuming a precipitation rate of about 40 inches per year, and an infiltration rate of 20 percent, it appears that there should be sufficient groundwater available to accommodate about 13 people per acre. The plan proposes 975 lots on 3915 acres, or an average of about 1 lot per 4 acres. At the anticipated precipitation and infiltration rates, there should be enough water available for about 52 people per 4-acre lot. The Maine State Plumbing Code assumes that in a four-bedroom house, there are 2 people per bedroom. Therefore, for a 4-bedroom residence, it is assumed by the Plumbing Code that 8 people will use the property on a regular basis. The available water is therefore more than is needed for the planned development. When the undeveloped areas are included in the acreage, there is clearly an abundance of water available.

Resorts are planned for Big Moose Township and Lily Bay Township. Current plans call for 500 accommodations at the Big Moose facility on a 2600 acre parcel. Again assuming infiltration rates common to glacial tills, it can be calculated that an area of less than 100 acres is enough to supply enough groundwater for over 1250 people (assuming 2.5 people/unit).

We understand that there will be up to 250 resort accommodations at Lily Bay resort. Using the same assumptions as above, it can be calculated that precipitation recharge to an area of less than 25 acres will be sufficient to supply the Lily Bay resort.

WATER QUALITY

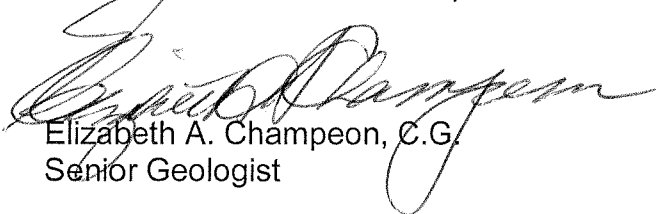
The quality of the water is dependent upon the rock of origin and the uses of the land subsequent to formation of the deposit. The land has traditionally been used for forestry, hunting, fishing and winter sports such as snowmobiling and skiing.

Several bedrock formations are mapped in the Moosehead region. A plan showing the locations of the various formations is presented on Sheet 2. The rocks range in age from Cambrian to Devonian (a range of about 200 million years). Devonian rocks were formed more than 340 million years before present.) The rock types include feldspathic sandstone, limestone, tuffs (volcanic ash), rhyolite (lava flows), quartzite, basalt and pelites (fine-grained rocks such as slates and shales). All of these rock types can produce potable water.

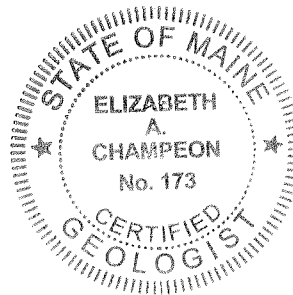
In summary, it appears that there will be sufficient ground water available to supply the resorts and the residential portions of the proposed development.

Very truly yours,

S. W. COLE ENGINEERING, INC.



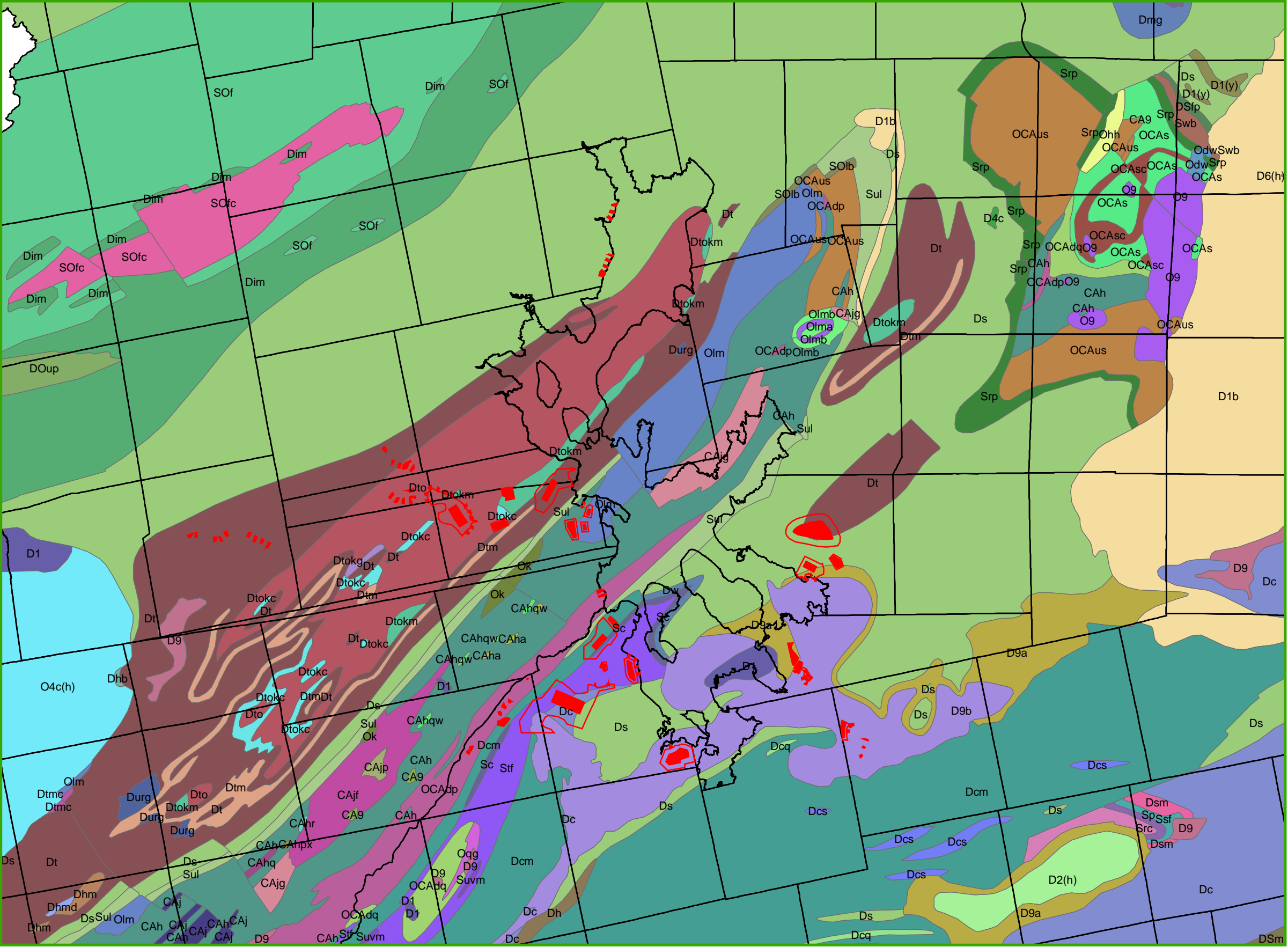
Elizabeth A. Champeon, C.G.
Senior Geologist



EAC:eac/slh

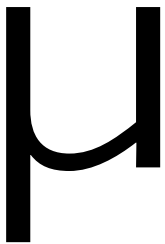
REFERENCES

- National Oceanic and Atmospheric Administration, 2003. *Climatological Data, Annual Summary, New England, 2003*. National Climatic Data Center, Asheville, North Carolina.
- Osberg, Philip, et al., Comp., 1985. *Bedrock Geologic Map of the State of Maine*, Maine Geological Survey, Augusta, Maine.
- Thompson, Woodrow B., et al., Comp. 1985. *Surficial Geologic Map of the State of Maine*, Maine Geological Survey, Augusta, Maine.
- United States Department of Agriculture, Soil Conservation Service, 1975. Urban Hydrology for Small Watersheds, Technical Release No. 55, Engineering Division, Washington, DC.



BEDROCK MAP

WATER RESOURCES
PLUM CREEK LANDS
KENT ASSOCIATES



Legend

- Resort Lots
- Open Space
- Highland Lots Outline
- Highland Lots
- Resort Lots Outline

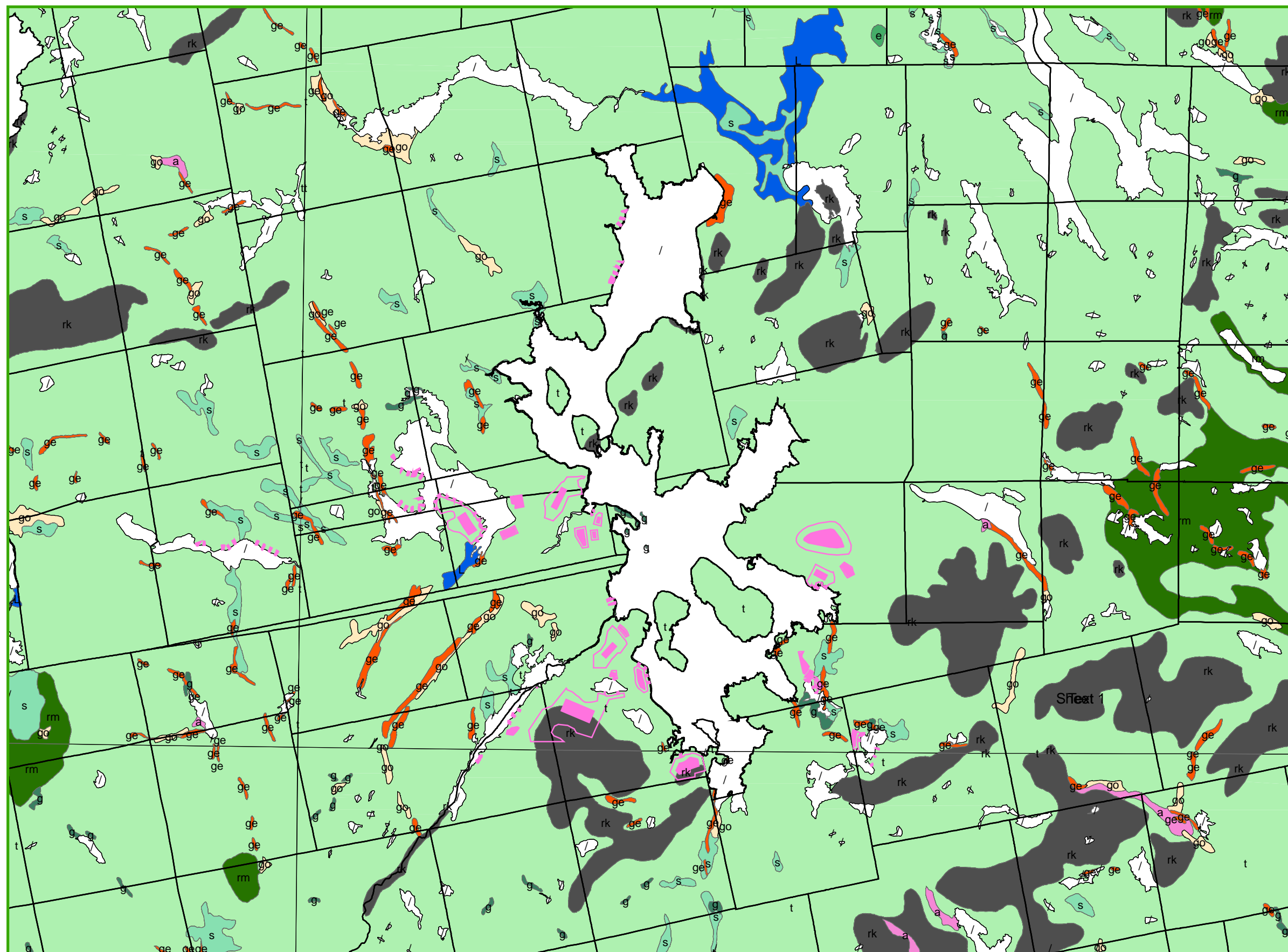
Bedrock Mapping from Osberg, et al, 1985, "Bedrock Geologic Map of Maine" retrieved from Maine Office of GIS database, 3/01/06.

03-0466.3 G

03/30/06

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Miles

Sheet 2





SURFICIAL GEOLOGY MAP

**WATER RESOURCES
PLUM CREEK LANDS
KENT ASSOCIATES**



Legend

-  Resort Lots
-  Open Space
-  Highland Lots Outline
-  Highland Lots
-  Resort Lots Outline

Surficial Mapping from Thompson and Borns, 1985.
"Surficial Geologic Map of Maine" retrieved from
Maine Office of GIS database 3/01/06.

03-0466 G

03/30/06



Sheet 1

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

c. Soil Conditions: are soil conditions appropriate for proposed uses, particularly in areas proposed for development?

According to a report prepared by S.W. Cole Engineering, preliminary soil and wetland analysis of the areas in the Moosehead Lake region proposed for development by Plum Creek are suitable for the proposed use as shore-land lots, back-lots and resort or village areas.

Following LURC standards (Chapter 10.25G.2), the soils compatibility report was prepared using soil ratings developed by Natural Resources Conservation Service (NRCS).

Most of the areas observed are suitable for development and are dominated by soils that have medium potential for the proposed uses. Significant areas of wetlands were not observed on most areas and their occurrence is generally limited to narrow drainages or depressions, which should not significantly restrict development or access, according to the report.

According to LURC standards, an area can be considered feasible for development by meeting one of the following two options:

- Soil potential ratings are “medium” or “high” for the proposed use as defined by NRCS.
- Soils with a “low” or “very low” development rating shall incorporate adequate corrective measures to overcome those limitations.

Based upon the NRCS soil potential ratings, each map unit within Plum Creek’s proposed plan area contains several different types of soils.

According to the analysis of these areas, even in places that contain soils rated as “low” or “very low” for potential development, there are enough other soils with “medium” or “high” potential that could provide a development footprint large enough to support one-acre lots using a typical development footprint (building envelope) of 6,550 square feet.

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

d. Traffic: what provisions will be made for parking and safe traffic flow?

According to an analysis of traffic impacts in the Moosehead region, the local street system will be able to accommodate the traffic impacts of Plum Creek's proposed development with only a few minor modifications needed as the project moves closer to completion (full build-out).

The analysis, completed by Gorrill-Palmer Consulting Engineers in March 2006, used conservative estimates based upon regional data and traffic modeling. As part of that analysis, Plum Creek's proposed development (including two resorts) is forecast to generate 1,568 trip ends during weekday afternoons and early evenings (peak traffic time); and 1,353 trip ends during Saturday peak traffic times.

The study was undertaken under the assumption of full build-out and that all traffic movement would be taking place during peak hours, even though a majority of the development is expected to be recreational and spread out over a greater length of time during the day.

- The majority of the intersections in the study area ranked "C" or better for Level of Service (LOS), by Maine Department of Transportation standards.
- The study identified only one intersection that may need a traffic signal installed once full build-out has been achieved. The Main Street/Pritham (Rte. 6/15) Lily Bay Road. The analysis recommends that Plum Creek work with MDOT to monitor traffic patterns at this intersection over time and install a traffic light when conditions warrant.
- Only one area (Rte. 6/15 in Monson) was identified in the study as a high-crash area, with 13 crashes; five of which were due to snow and/or icy conditions, and five were reported as collisions with animals.
- Based upon anticipated increases in Average Annual Daily Traffic (AADT) on the Lily Bay Road, the analysis recommends that Plum Creek work with Maine DOT to monitor traffic patterns to determine if paved shoulders will need to be constructed near the Greenville town line and Village Street if that AADT count exceeds 4,000 (MDOT threshold).

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

e. Erosion Control: What provisions will be made for stabilization and erosion control of the site?

DeLuca-Hoffman Associates, Inc., (or an equally qualified Maine civil engineering firm) will be responsible for the preparation of plans and supporting documentation that will specify the erosion and sedimentation control provisions required to construct the project roadways. Plum Creek has retained DeLuca-Hoffman Associates, Inc. to prepare preliminary statements on erosion and sediment control as well as phosphorous related impacts resulting from the construction of the access roads and subdivision lots within the plan area. DeLuca-Hoffman Associates, Inc., (or an equally qualified Maine civil engineering firm) will also be responsible for the preparation of the individual subdivision plans; this will assure consistency with the Concept Plan. The erosion control plans will be further refined and detailed designs prepared as individual subdivision proposals are brought before LURC for review and approval. It is Plum Creek's intent that all erosion control measures comply with all relevant standards and requirements pertinent to their proposed development activities.

DeLuca-Hoffman Associates, Inc. has prepared a preliminary erosion control report for internal review by Plum Creek. This guidance document presents the erosion and sedimentation control provisions generally required to construct the roadways. There is the potential for conditions to be encountered during construction that have not been anticipated at this time, which will require modification to this plan. However, for the purposes of the Concept Plan submission this guidance document identifies the tools that can be implemented during construction of the roadways, explains the basis for their use, and provides details for their installation. The preliminary erosion and sedimentation control plan and related drawings are not intended to provide the exact location for placement of the erosion control measures, but rather provide the basis for their use. The

preliminary erosion and sedimentation control plan has been developed to satisfy the requirements of LURC Chapter 10 Rules and Standards and calls for road construction measures that minimize unreasonable soil erosion and do not result in any reduction in the capacity of the land to absorb and hold water. LURC Chapter 10 Rules and Standards require permanent and temporary erosion and sedimentation control measures to meet the standards and specifications of the “Maine (MeDEP) Erosion and Sediment Control BMP Manual of March 2003” or other equally effective practices. It is Plum Creek’s intent to comply with these requirements.

[The Preliminary Erosion Control Report is in the Plan Appendix.]



S.W. COLE
ENGINEERING, INC.

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

03-0466.2

April 19, 2006

Kent Associates
Attention: Mr. Brian Kent
37 Brunswick Avenue
Gardiner, ME 04345

Subject: Addendum
Plum Creek Land Company
Soil Investigation Services
Soils Mapping and Evaluation
Moosehead Lake Region, Maine

Dear Mr. Kent:

Please accept this letter as an addendum to our soils report dated March 29, 2006 titled "Soil Investigation Services, Soil Mapping and Evaluation." We understand our soils report dated March 29, 2006 was provided to the Maine Department of Conservation Land Use Regulation Commission (LURC) as an exhibit in the Plum Creek Concept Plan: Petition for Rezoning.

The purpose of this letter is to serve as the Subsurface Wastewater Disposal exhibit of the Petition for Rezoning. Specifically, it is our understanding that it is Plum Creek's intent to comply with all applicable provisions of the Maine Subsurface Wastewater Disposal Rules (144 CMR 241) dated August 01, 2005 or most current rules. As discussed in our report dated March 29, 2006, we have utilized published soil mapping to conduct an evaluation of the general development potential of proposed development envelopes. This evaluation includes field verification of published soil mapping and feasibility for subsurface wastewater disposal or the feasibility of subsurface wastewater disposal with appropriate corrective measures. In summary, our report identified potentially suitable areas for subsurface wastewater disposal on each of the proposed development area. Specific provisions of the Subsurface Wastewater Disposal Rules will be complied with on a site specific basis when site plans are prepared for each development area.



03-0466.2
April 19, 2006

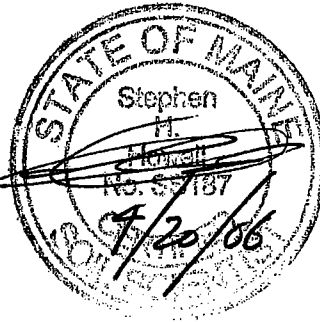
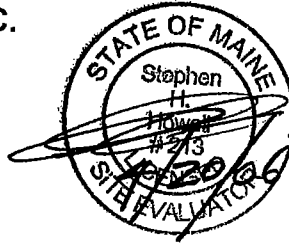
Please contact me at (207) 848-5714 if you have any questions.

Very truly yours,

S. W. COLE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Stephen H. Howell', written over a horizontal line.

Stephen H. Howell
Project Manager



SHH:slh

cc: Luke Muzzy, Plum Creek, Greenville
Mike Yeager, Plum Creek Land Co., Seattle, WA

P:\2003\03-0466.2\03-0466.2 addendum to soils report of March 29, 2006.doc

18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

g. What measures have been taken to fit the proposal into the existing surroundings? Include any special considerations given to siting, design, size, coloring, landscaping, or other factors that will lessen the impact of the proposal on the surroundings.

Minimal Impact at a Landscape Level

The Plan prevents actual development (i.e., structures, lots, and new roads, etc.) in approximately 98% of the Plan Area. Thus, the overwhelming majority of the ownership remains as working forest, protected areas, and undeveloped lakes, ponds, and mountainsides.

Siting Considerations

The Plan provides overall subdivision design guidelines that call for careful building siting and subdivision layout. On larger subdivisions, a master plan approach is required. Further, the Plan provides sample prototype designs that illustrate good siting and planning principles.

Backlot residential development is sited so that it is set well back from public roads; many sites are set back 500 feet or more from public roads and wooded buffers are provided along the public roads and private haul roads.

The Big Moose Mountain Resort site is about 2 miles from a public road and any waterbody. This middle distance view location helps it blend in. Further, it is sited so it cannot be seen from Route 6/15; trees and topography hide it. Trees, coloring, lighting, and careful siting (as well as distance) will help it merge with the surrounding forest; the scale of the surrounding mountain peaks and wooded landscape dwarf any development and help assure “harmonious fit.”

The Lily Bay Resort site lies between a low hill, about one-third of a mile from the shore, and the shore. Trees along the Lily Bay Road provide a visual screen to the site. The site lies between existing shore development that is readily visible, but the resort is set back from the shore so as to minimize its visibility from the water. The same measures cited above (tree screening, natural colors, careful lighting, etc.) will apply.

Shoreland residential development will meet LURC’s strict setback and vegetative clearing standards; they effectively assure “harmonious fit,” especially when compared with current practices.

Design Considerations

Reference to the Plan itself shows that Plum Creek has included many special measures to fit structures into their surroundings. Specific design principles that address siting, architecture, color, materials, and lighting are included in the Residential Development Guidelines section under the section titled *Minimizing Visual Impact*. The detailed description on resorts also has guidelines to address “harmonious fit.” These are “state-of-the-art” restrictions.

Ridgeline Conservation

Specific requirements ensure that:

- building envelopes are not sited on ridgelines;
- adequate tree growth is retained along ridgelines; and
- road construction and clearing does not align with public view corridors.

Tree Cover

Tree cover is the great equalizer in developed areas in the Moosehead region. The canopies of the trees cloak most development. Anyone who has viewed Beaver Cove, Rum Ridge, or Harfords Point (all older, large projects with between 50 and 150 residences) from the air can attest to their low visual impact; houses are, for the most part, swallowed by trees and fit into their surroundings. (See the following photographs.) From the water, more homes, docks, and watercraft can be seen in Beaver Cove, for example; however, with stricter shoreland clearing restrictions, the proposed shorefront development will have less impact than that on the shore of Beaver Cove or Harfords Point and may be very similar to that at Rum Ridge – a project that fits harmoniously with its surroundings.

Where residential development is proposed on backlot sites with sparse tree cover (as a result of earlier harvesting), limitations on further cutting will be included and owners will be required to allow for revegetation that results in scattered trees on their lots, so that views from the water to structures are broken by trees and no more than one-quarter acre of ground surface is visible from a public viewpoint.

Scale

The proposed residential development is located on protected/buffered sites that occur on small parcels of land (1% of the ownership). Most visitors and lake users there will see very few visual cues that these sites exist. Most access is on private haul roads and, even there, building sites will be buffered from view. All of these factors lessen impact.

Environmental Fit

As the Plan describes and the Land Guidance maps and Natural Area maps show, development will not impact valued natural resources. Riparian corridors, rare plants, deeryards, wading bird wetlands, streams, etc., will remain protected under LURC imposed standards. Occasional wetland crossings may be needed but will be minimized. The goal is to ensure a harmonious fit by avoiding high value environments.

The photos on these next three pages are of the Beaver Cove, Rum Ridge, and Harfords Point subdivisions. Each of these are substantial developments, yet they can hardly be seen from the air or from the water. All together, there are a combined total of 720 lots and 352 units in all three developments.

Harfords Point



Beaver Cove



Rum Ridge



18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed use.

h. Scenic Impacts: What measures will be taken to minimize impacts of the proposal on the scenic quality of the area? Consideration should be given to visibility from roads and water bodies.

New development is of concern to the public when it can be clearly seen from public ways and public waters. However, development can be located where it cannot be seen, or is very well screened or buffered from public view. In the Plan Area, the two main public roads are the Lily Bay Road and Route 6/15, between Greenville and Jackman. The public waters include all waterbodies, including the seven lakes and ponds on which development is proposed.

Visual impacts can vary by season and time of day. Development in deciduous forest is less well screened in winter when the trees have lost their leaves; bright exterior or interior lights can be an unwelcome presence at night, yet innocuous by day.

Under this Plan, all such negative visual impacts will be minimized by adoption of the following guidelines:

Location and Siting (Site Organization)

- Select building sites so that existing vegetation reduces visual impacts from waterways and public roadways.
- Require that structures not exceed the height of surrounding trees and that clearing associated with new structures does not visually break the natural line of the horizon, when viewed from any waterway or roadway.
- Require vegetative buffers between structures on adjacent properties.

Building Height

- Limit all residential structures to 35 feet in height as measured from the top of the foundation wall.

Architectural Design

- Building form and siting should respond to the site's topography and meld with significant landforms. Buildings should not compete with or overshadow the natural features of a site.

- To the degree practicable, rooflines should reflect the natural slope of the terrain. Flat-roofed and A-frame residential structures should be avoided.

(a) *Colors and Exterior Finishes*

- Colors shall be muted and should match dark earth tones representative of those found in the surrounding natural environment. Prohibit colors not normally found in the nature (e.g. fluorescent colors, oranges, teals, yellows, blues, purples, pinks, etc.).
- No reflective finishes (e.g., unpainted or shiny metallic surfaces) shall be used on exterior surfaces including but not limited to the roofs, projections above roofs, retaining walls, doors, fences, pipes or outside equipment.
- Restrict siding types to painted or stained wood, timber, log, stone masonry, stucco, or non-reflective and unpainted vinyl. Recommend the use of natural materials and native plantings to shield foundations from view.

(b) *Windows*

- Windows should be non-mirrored, low-reflectivity glass.

(c) *Lighting*

- All exterior lighting must subtly illuminate functional areas only.
- The maximum allowable total exterior lumens should be 80,000 for any residential lot.
- All lighting fixtures must be hooded and angled at 45 degrees towards the ground. No light may escape from above the horizontal plane, and the light source (i.e. bulb) shall not be visible. Flood lights shall be hooded, have motion detectors and illuminate functional areas only, such as garage doors, storage areas, walks and drives. No floodlights may be placed on the downhill (lake or pond) side of a lot.
- Fixtures on buildings shall not be located above the eave line or above the top of any parapet wall. No fixtures shall be elevated more than 21 feet above the ground.
- Only 75-watt bulbs (or less) shall be used outside; warmer color bulbs are preferred.
- No landscaping lighting, continuously illuminated floodlights, continuously illuminated light bulbs over 75 watts or exposed bulbs shall be used.

Vegetative Screening

Visitors, residents, and future homeowners all wish to enjoy the natural beauty of the region's waterways and mountains. Balancing homeowner's desires for scenic lake and mountain views with the need to screen structures from public view is an important objective of this Plan. Indeed, preserving the natural beauty and special character of this landscape is fundamental. It is in everyone's interest to conserve the scenic value of the Moosehead region.

(d) Screening Development from Public View on Ponds and Lakes

This Plan provides that permanent conservation easements will be granted on about 71 miles of shoreline along the developed lakes and ponds in the Plan Area. These conservation easements protect about 4,290 acres of high value land. Another 5,400 acres of shoreland on numerous pristine ponds will also be protected with conservation easements. These measures prevent future shoreline development and preserve the natural character of the waterbodies and woodland resources that characterize the Moosehead Lake region.

The Plum Creek proposal includes residential development along about 29% of the shoreline of just seven of the numerous lakes and ponds within the Plan Area. Of these, Moosehead Lake, Prong Pond, Upper Wilson Pond and Long Pond are classified as having “outstanding” scenic value under LURC’s “Wildlands Lake Assessment Findings.” Indian Pond, Burnham Pond and Brassua Lake have neither “outstanding” nor “significant” scenic value under these LURC definitions.

To minimize visibility of proposed development on or near these lakes and ponds, this Plan incorporates LURC’s 2005 shoreland clearing standards for buffers up to 250 feet from the water. The effectiveness of shoreland buffers increases rapidly with the viewer’s distance from the shore. Even 200 or 300 feet from the shore, structures are difficult to see, especially in summer, although docks and boats on the shore will be visible. At a quarter mile or more, shore structures, correctly screened and built according to the Plan design guidelines, will be substantially unseen. The impact across lakes and ponds where the shore-to-shore distance is usually a half mile, or miles, is minimal.

In 2005, LURC strengthened its vegetative shoreline clearing standards to increase screening effectiveness. The new vegetative clearing standards are most restrictive within 100 feet of the normal high water mark of any water body greater than ten acres in size. Within this buffer, the rules require the following:

- No canopy opening greater than 250 square feet is permitted; a curved footpath to the shore of no more than six feet wide is permitted.
- Selective clearing within the buffer must maintain a “well distributed stand of trees.” The standards define a “well distributed stand of trees” using a system that assigns point values to trees based on diameter. Within the 100-foot deep buffer zone, each successive 25-foot by 50-foot plot must meet reach a threshold point value of 24.
- No more than 40 percent of the total basal area of trees four inches or more in diameter within the 100-foot wide buffer zone may be removed within any ten-year period.
- Pruning of live branches may only occur on the bottom ? of the tree.
- Retention of ground covers and growth under 3 feet, as well as 5 saplings for every 25-foot by 50-foot area.

The LURC standards also require that, between 100 and 250 feet of the normal high water mark, no more than 40 percent of the basal area of trees four inches or more in diameter may be removed within any ten-year period. And, in no instance shall canopy openings exceed a total of 10,000 square feet.

Where existing vegetation is not dense enough to achieve the minimum point threshold owners will be required to let nature recreate a “well distributed stand of trees” that meets LURC regulations.

For parcels along the existing railroad tracks on the west shore of Moosehead Lake, the minimum 100 foot-wide buffer zone should exclude the width of the cleared railroad right-of-way. Vegetation within the cumulative 100 foot-wide buffer zone is to be maintained as described above.

(e) Screening View of Development from Public Roads

Public roads are few and far between in the Moosehead Lake region yet for many visitors, the scenic value of the drive is an important part of their trip. However, most visitors cannot see beyond the immediate highway corridor, which is lined by dense deciduous and evergreen vegetation. Roadside development is only notable near Greenville, Rockwood, and Long Pond. Occasionally, visitors can catch glimpses of rivers, lakes and distant mountains that accent and make memorable their visual experience.

Nearly all visitors to the region travel on State Route 6/15. Within the Plan Area, this route roughly parallels the west shore of Moosehead Lake between Greenville and Rockwood before turning west, along the southern shore of Brassua Lake and Long Pond to Jackman (46 miles northwest of Greenville). The Lily Bay Road roughly parallels the east shore of Moosehead Lake northward from Greenville to Kokadjo and ultimately to Baxter State Park (approximately 50 miles northeast of Greenville).

Approximately 49.5 miles of State Route 6/15 and Lily Bay Road pass through or next to the 421,000-acre Plum Creek Plan Area. The Plan proposes vegetative buffers to screen residential development that is within ¼ mile of these roads. The road frontage should continue to provide visitors and residents with a sense of remoteness.

In those areas slated for development within ¼ mile of the roadways, the following provisions will ensure that the rural experience is preserved.

- Require at least a 100-foot setback of undisturbed vegetation between lot lines and public roads whenever possible.
- Allow a screen of native plants to revegetate the setback areas where there is insufficient screening now.
- Site structures wherever practicable where they can be screened effectively by vegetation and/or topographic features.

- Eliminate single driveways from entering public roads, to reduce disruption of the continuous forested roadside. (There may be one or two locations where this is not possible.) Collector roads, following existing logging roads, will serve most new development.

(f) Screening Development on Hillsides and near Ridgelines

Scenic vistas from lakes, ponds and roads often include views towards more distant hillsides and ridgelines. These natural features form the background landscape that visually defines the remoteness and solitude of the Moosehead experience. Ensuring that ridge tree lines remain uninterrupted and that ridgelines stay free from structures, will prevent the degradation of the region's natural rural character and scenic beauty.

The proposed Plan includes development in upland areas ranging from 250 feet to over 2 miles from the nearest lake, pond, or public roadway. Given that the LURC shoreline regulations apply only within 250 feet of a waterbody, in all upland or back lot areas, the Plan proposes the following mitigation measures to screen structures (these are in addition to the architectural design measures cited earlier).

- Structures will not break the line of the horizon formed by ridgelines as viewed from any lake, pond, or public roadway.
- Building envelopes are not to be located on ridgelines and no more than 20% of the trees within 100 feet of the ridgeline shall be removed.
- Vegetative clearing is permitted on the lot provided a sufficient number of mature trees are retained to break up direct views toward any structures, from any lake, pond or public road. Moreover, such clearing shall, in no case, render more than ¼ acre of ground area visible from any lake, pond, public roadway, or other public facility or area.

The photos on the pages that follow are views from the water of existing development at Rum Ridge and Beaver Cove. Beaver Cove was subject to LURC's earlier, less stringent, vegetative clearing standards. Rum Ridge is subject to stringent clearing standards that are part of the lot deed restrictions. In both cases, with minimal clearing or pruning only glimpses of the buildings are visible. Furthermore, these examples are all winter shots – in summer the screening would be more effective.

Rum Ridge: Views from the Water



Rum Ridge: Views from the Water



Rum Ridge: Views from the Water



Beaver Cove: Views from the Water



18. Compliance with Laws and Standards: If your proposal includes a subdivision or development proposal, provide information in response to the following questions concerning whether the land is likely to be suitable for the proposed purpose.

i. Wildlife Habitat: What measures will be made to minimize impacts on wildlife habitat including birds and water fowl? Consideration should be given to riparian zones along waterbodies.

Planning Approach

Information from the Maine Natural Areas Program, LURC zoning maps, USF&W, MDEP, and DIF&W reports have been used to identify wildlife habitat and high-value natural resources. The Plan has benefited from the input of Plum Creek's staff forestry and wildlife professionals, as well as data on its lands that Plum Creek has contracted the Maine Natural Areas Program to compile. In addition, all available information from The Nature Conservancy has been used. The Plan's approach to minimizing impacts on these resources has been 1) to conserve important habitat in perpetuity, and 2) to locate all development so as to avoid encroaching on sensitive areas.

Sources and types of information that have been used include:

From LURC

- zoning maps showing Protection subdistricts, including:
 - P-RR (remote ponds)
 - P-SL (stream and shoreland protection zones)
 - P-FW (fish and wildlife habitat)
 - P-WL (wetland zones)
 - P-MA (high mountain area zone)
 - P-GP (great pond zone)
- Wildlands Lake Assessment Findings for significant and outstanding fisheries, wildlife, and botanical resources

From the Maine Natural Areas Program

- High elevation areas (above 1500 feet)
- Riparian buffer areas
- Wading waterfowl habitat
- Bald eagle nest sites
- Lynx sighting locations
- Areas of management concern
- Rare plant sites and fact sheets
- Rare animal sighting locations

From the Maine Department of Inland Fish & Wildlife

- Management Plans for Brook Trout, Landlocked Salmon and Lake Trout
- *Brook Trout, A New Approach*
- *Fisheries and Hatcheries Reports for 2004 and 2005*
- *Maine's Comprehensive Wildlife Conservation Strategy*
- *Bald Eagle Management Goals and Objectives*
- *Forest Management Fact Sheet for the Broad-tailed Shadowdragon*
- *The Maine Damselfly and Dragonfly Survey, A Final Report; 2005*
- *Canada Lynx Fact Sheet*

An assessment of the fisheries from retired DIF&W fisheries biologist Paul Johnson, submitted to LURC, as also used.

From the Maine Department of Environmental Protection

- Water classifications for rivers and streams

From the US Fish and Wildlife

- *Canada Lynx Conservation Assessment and Strategy*
- *Critical Habitat and the Canada Lynx* (PowerPoint)

From The Nature Conservancy

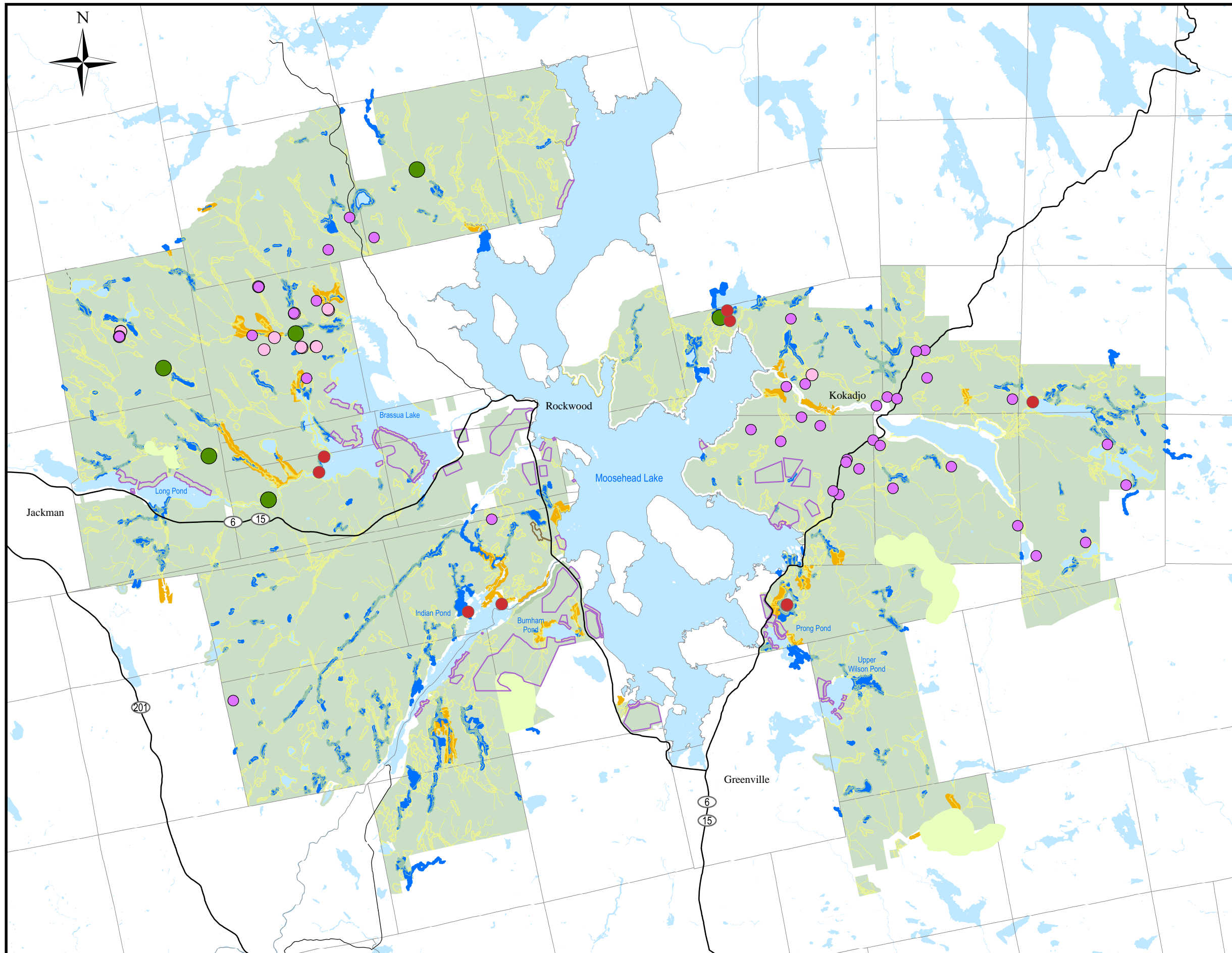
- *Rapid Assessment of Conservancy Priorities within the Plum Creek Resource Plan, Moosehead Lake Region, January 2006*

In addition to the information provided by the above sources, the TNC report includes information on:

- critical habitat for the Bicknell Thrush
- the Matrix Forest block in the northeast corner of the Plan Area
- high-value streams, lakes and ponds
- wildlife corridors and connectivity

From Plum Creek staff and consultants

- *Field Surveys of Plum Creek Lands in Maine, December 2001*
- Habitat surveys
- Soils surveys (including mapping of vernal pools and wetlands)



Maine Natural Areas Map

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Ownership Subject to Concept Plan
- Rivers - Lakes - Ponds
- Major Road
- Proposed development envelope
- Existing commercial / industrial location
- Reported Lynx sighting
- Historic Observed Lynx sighting
- Biological Conservation
- Eagle Habitat
- MNAP Plants and communities
- Riparian Buffer
- Inland Waterfowl and Wadingbird Habitat
- Fish and Wildlife

0 4 8 Miles

April 2006

Protection Measures

Avoidance of Sensitive Areas

The Plan protects sensitive plant and wildlife habitat from the impacts of development by locating and sizing planning envelopes appropriately, and by designing subdivisions to avoid sensitive habitat, and by providing landscape scale conservation.

The “planning envelopes,” within which all development will be sited, have been located so that no sensitive areas will be encroached upon by development. Planning envelopes are purposefully made larger than is needed in order to afford the opportunity to relocate lots and associated roads within the planning envelope while avoiding identified sensitive areas.

Plum Creek is verifying and updating the MNAP and TNC data, as well as identifying any previously unmapped areas of significant habitat. Any significant habitat found within the planning envelopes will be mapped using a GPS system, and the consultants will make recommendations as to how to avoid impacting the areas in question, including specifying buffer areas. This information will be used by site designers in laying out the subdivisions. In this way, the best available data will be used to ensure that sensitive habitat is not impacted by development.

The single exception is the wading bird habitat shown in Lily Bay Township, on the upper reaches of Burgess Brook, that is within the Lily Bay Highlands A planning envelope. Ground surveys will be conducted on this and all planning envelopes in order to verify and map all significant plant and wildlife habitat. Design of each subdivision will avoid impacts to these areas by prohibiting any land disturbance within buffers surrounding these areas as recommended by the on-site specialists.

It should be noted that, due to the many miles of forest management roads that currently cover the Plan Area, a relatively small amount of new roads will be required in order to provide access to the planned subdivisions. The new roads will be gravel, as are the existing roads, and so represent a negligible incremental impact within the Plan Area.

Land Use Controls

Development Standards

Site design restrictions in the Plan will add another layer of protection for habitat. All shoreland subdivisions will include 100-foot setbacks and LURC’s strict clearing standards for areas within 100 and 250 feet of the high water mark of waterbodies. In doing so, the Plan standards ensure that no home or road construction will occur within 100 feet of any shore, and there will be little clearing within riparian areas. With these provisions, the Plan will maintain the functions of the shorelands as buffers that filter runoff, and as wildlife habitat and travel corridors.

The Plan includes sustainable tourism guidelines for the resorts to avoid impacting significant plant and wildlife habitat. These guidelines encourage low-impact primitive recreational activities, “green construction” materials and practices (where practicable), and environmentally

high standards of operation. See the Plan Description. In the case of the Lily Bay resort, only a dock for small boats is proposed, due to the shallow waters close to shore. Small boats will not disturb the lake bottom where fish and insects spawn.

Special Covenants

Lots proposed for Burnham and Upper Wilson Ponds will have covenants with restrictions that go beyond those associated with most lots proposed in the Plan. Because an active bald eagle nest has been sighted on an island in South Cove on Upper Wilson Pond, covenants for shorelots within 2,000 feet of the eagle's nest specify that no construction shall be permitted during the eagle breeding/nesting season (as defined by Inland Fisheries & Wildlife) if the nest is found to be "active."

Burnham Pond is unique in that it is quite shallow for its size. Consequently, lots sited on or near Burnham Pond will have special covenants that prohibit the use of motor boats. This provision will protect minnow species and, potentially, some insect communities.

Conservation of High-Value Resources

The Plan includes several areas that will be covered by conservation easements. These easements will be implemented under one of three scenarios:

- upon Plan approval;
- as subdivision approvals are granted; or
- contingent upon Plan approval and funding by The Nature Conservancy.

These areas contain identified high-value wildlife habitat and natural resources. Because the easements apply in perpetuity, these resources will be protected for generations to come. The following discussion describes the conservation areas, the resources that will be protected within them, and the terms of the easements.

Moosehead-Roach River Easement – 61,000 acres

Protected Resources:

This block of land stretches from Moosehead Lake at Days Academy Grant on the west, to T1 R13 and Frenchtown on the east. This area was identified by The Nature Conservancy as part of a large block of unfragmented forest, capable of supporting fully functional "matrix" forest types. TNC ranked this matrix forest as a Tier 1 priority for protection.

There are five pristine ponds either partially or entirely within this conservation area. All have significant or outstanding ranks for fisheries and/or wildlife. The Roach River is also located within the easement area and is a Class A waterway, renowned for its salmon and trout fishery. All the tributaries to the Roach and Pleasant Rivers, including the streams flowing into Lucky Pond, Spencer Pond, the Roach Ponds, and the West Branch Ponds are also Class A waters.

The MNAP and TNC data also show this area to host one rare plant (Little shinleaf), a significant subalpine fir forest ecosystem, and habitat for wading waterfowl, Bicknell's Thrush, two historic

eagle nest sites and a “highest priority” watershed (for the headwaters of the West Branch Pleasant River). Finally, a majority of the lynx sightings in the Plan Area (26) have been within this conservation block.

Finally, this block also represents a significant, unfragmented area that provides connectivity for wildlife species that require large relatively undisturbed areas in which to move.

Easement Terms that Protect Habitat:

The terms of the Moosehead-Roach River easement apply in perpetuity. Forest management practices, in conformance with SFI standards, will be required. These practices are designed to have no negative impact on wildlife habitat, and indeed, may improve the forest habitat for Canada lynx and other species. See Sustainable Forestry Initiative Principles on page 9 for a details on how SFI principles and practices protect wildlife habitat.

All non-forestry-related development will be prohibited. This will ensure that the habitat will remain intact and largely undisturbed forever.

The easement terms also specifically allow hiking trails that run through the area to be relocated in order to avoid sensitive habitat. This may be necessary in order to avoid human encroachment on potential Bicknell’s Thrush habitat near the top of Lily Bay and Baker Mountains.

Because this easement will become effective upon approval of the Plan, LURC and the public can be assured that the greatest concentration and broadest representation of high-value resources within the Plan Area will be protected forever, immediately, and regardless of how much development takes place in the rest of the Plan Area.

Pristine Pond Easements – 5,400 Acres

Protected Resources:

The Plan proposes easements on all Plum Creek ownership around 54 pristine ponds, 500 feet wide. While these ponds are valued for their lack of shoreland development and the contribution they make to the Moosehead region’s character, they are also highly valued for their fisheries. The interior highlands of Maine, of which the Plan Area is a part, hosts roughly three quarters of the state’s brook trout habitat. Small, undeveloped cold water ponds make up a significant part of this habitat, and many of the pristine ponds within the Plan Area support native and wild populations of brook trout¹. At least 30 of the pristine ponds were rated in the Wildlands Lakes Assessment as having fisheries of significant or outstanding value.

By definition, all these ponds have riparian habitat. A few have been shown on the Maine Natural Areas map as having significant wading bird habitat. Finally, there is one historic bald eagle’s nest and deer wintering areas on Mud Pond in Beaver Cove that will be protected through the easements.

¹ “Native” brook trout ponds have no record of ever having been stocked and support self-sustaining populations; “wild” brook trout ponds support self-sustaining populations, and have not been stocked since 1980.

Easement Terms that Protect Habitat:

The terms of the easements for pristine ponds prohibit residential development and require sustainable forestry practices. These terms will maintain the riparian and fishery resources within and around the pristine ponds.

Easements on pristine ponds will go into effect upon Plan approval.

Moose River Easement – 623 Acres

Protected Resources:

The shoreline of the Moose River that is within the Plan Area is an undeveloped stretch between the outlet of Long Pond and the inlet of Little Brassua Lake. The Moose River is one of the major tributaries to Moosehead Lake and is the headwaters of the Kennebec River. The Nature Conservancy rates the Moose River as a Priority 1 river ecosystem, based on water quality, biodiversity features and landscape context. This particular stretch is where two rare dragonflies, the Extra-striped Snaketail and the Broad-tailed Shadowdragon, have been sighted. The Maine Department of Environmental Protection rates the water quality of this section of river as Class A.

Easement Terms that Protect Habitat:

The Moose River Easement covers both shores of the river to a depth of 500 feet from the high water mark. Within this area, no development will be allowed and sustainable forestry practices must be followed (see the discussion on Sustainable Forestry Initiative practices on page 8 for an explanation of how SFI standards protect wildlife habitat).

Developed Lakes and Pond Easements – 4,300 Acres

Protected Resources:

Six of the seven lakes where the Plan proposes development are rated in LURC's Wildlands Lakes Assessment as outstanding in at least one of the seven features rated. Burnham Pond is the exception, but has fisheries and wildlife that are rated as significant. The "outstanding" ratings are for the fishery on Upper Wilson, the wildlife on Indian and Prong Ponds, the scenic character on Upper Wilson, Long and Prong Ponds, botanical resources on Long Pond, and cultural resources on Brassua. Moosehead Lake has ratings for each of eight basins. All basins have a rating of "outstanding" in all categories, except that shore character is rated as "significant" in six basins and the scenic character in the Sandbar Tract area is rated as "significant."

All of these lakes have some wading bird habitat along their shores and tributaries, and where these areas are within the Plan Area, they will be protected by the shoreland easements. There is one active nest on Upper Wilson Pond on an island in South Cove, adjacent to the Plan Area. This island, while not within the Plan Area, will be surrounded by easements on approximately $\frac{3}{4}$ of the cove's shoreland. See Special Covenants, above, for a description of further protections for this nest site.

Easement Terms that Protect Habitat:

As with the other easements, the terms for the shoreland easements on developed lakes and ponds will prohibit residential development in perpetuity. Sustainable forestry practices, in conformance with SFI standards, must be followed.

Conservation Framework

Moosehead Legacy Easement – 269,000 Acres

Protected Resources:

The 269,000 acres that constitute the Moosehead Legacy Easement lands represent a significant opportunity to conserve the remote areas of the Moosehead region. There is no lake, pond or river shorefront included within this area, as these are included within the Pristine Ponds Easements. It contains streamside riparian habitat and harbors much of the non-riparian woodland habitat that is so valued by area residents and visitors.

There are three areas within the Moosehead Legacy lands that have ecosystems rated as having high values by The Nature Conservancy and the Maine Natural Areas Program. Wildlife habitat is only one of several of the characteristics of these ecosystems that warrant their high ranking.

These are:

- the spruce/fir northern hardwoods in Big Moose Township;
- the stream shore ecosystem in Long Pond Township along Churchill Stream; and
- the subalpine fir forest and northern hardwood forest bordering the Plan Area in Ellitsville Township on the northern slopes of Barren Mountain.

There are two stream systems within the Moosehead Legacy Easement area that TNC views as of the highest priority for conservation, due to their being the best state-wide examples of their ecological type in the Penobscot, Kennebec, and Androscoggin drainage areas. Biodiversity is one of the factors that TNC considers in rating these streams. These streams are:

- Socatean Stream in West Middlesex Canal Grant; and
- the Churchill Stream system in Long Pond Township, including the tributaries to Luther, Muskrat, and Fish Ponds in Thorndike.

TNC also notes that the expanse of forest, itself, is important for wildlife in that it provides large areas of relatively undisturbed area for animals that require such areas for their range. Canada lynx are one such species, and there have been 22 recorded sightings of lynx in the Moosehead Legacy Easement. Finally, there are some high elevation areas suitable as habitat for Bicknell's Thrush on Bluff Mountain in Beaver Cove within the Legacy lands.

Easement Terms that Protect Habitat:

As with the other easements, the terms for the Moosehead Legacy Easement will prohibit residential development in perpetuity. Sustainable forestry practices, in conformance with SFI standards, are allowed. See the Sustainable Forestry Initiative Principles for an explanation of how SFI protects habitat.

Sustainable Forestry Initiative Principles

SFI standards state that program participants shall have a written policy to implement nine principles. Each principle, in turn, has specific objectives and performance measures by which SFI certification is achieved. Following are the principles, objectives and performance measures that protect wildlife habitat:

1. Sustainable Forestry

To practice sustainable forestry to meet the needs of the present without compromising the ability of future generations to meet their own needs by practicing a land stewardship ethic that integrates reforestation and the managing, growing, nurturing, and harvesting of trees for useful products with the conservation of soil, air and water quality, biological diversity, wildlife and aquatic habitat, recreation, and aesthetics.

6. Protection of Water Resources

To protect water bodies and riparian zones.

7. Protection of Special Sites and Biological Diversity

To manage forests and lands of special significance (biologically, geologically, historically or culturally important) in a manner that takes into account their unique qualities and to promote a diversity of wildlife habitats, forest types, and ecological or natural community types.

Objective 4. To manage the quality and distribution of wildlife habitats and contribute to the conservation of biological diversity by developing and implementing stand- and landscape-level measures that promote habitat diversity and the conservation of forest plants and animals, including aquatic fauna.

Performance Measure 4.1. Program Participants shall have programs to promote biological diversity at stand and landscape levels.

Performance Measure 4.2. Program Participants shall apply knowledge gained through research, science, technology, and field experience to manage wildlife habitat and contribute to the conservation of biological diversity.

9. Continual Improvement

To continually improve the practice of forest management and also to monitor, measure and report performance in achieving the commitment to sustainable forestry.

Roach Ponds Acquisition Area

Protected Resources:

The Roach Pond Acquisition Area encompasses ten ponds, nine of which are rated as “outstanding” or “significant” for fisheries. Fourth West Branch Pond was not rated in the Wildlands Lakes Assessment, but does contain have a self-sustaining fishery of wild and native brook trout.

There have been four recorded lynx sightings in this area, and one known eagle's nest site at west end of Second Roach Pond. There are significant areas of wading waterfowl habitat in the drainages for Second and Third Roach Ponds and Penobscot Pond.

Terms that Protect Habitat:

The Roach Ponds Area is proposed for fee sale to the state or a qualified conservation entity. In making this parcel available for purchase by conservation interests, Plum Creek's Plan is providing a valuable opportunity to conserve an area that has long been a high priority for protection for (among other values) its wildlife habitat.

Number Five Bog Acquisition Area

Protected Resources:

While Number Five Bog is not noted for its wildlife habitat, it is a rare and noteworthy ecosystem. In fact, it is recognized by the National Park Service (NPS) as a National Natural Landmark: an "outstanding example of our country's natural history." The NPS describes the Bog as "[o]ne of the larger peatlands in Maine and the only intermontane peatland in the northern Appalachian Mountains. It has the greatest abundance and variety of string patterns of any U.S. peatland east of the northern Great Lakes. The jack pine forest and well-defined surficial glacial features, coupled with the many botanical species and geological features located here, constitute a diversity of natural features found nowhere else in the northern United States."

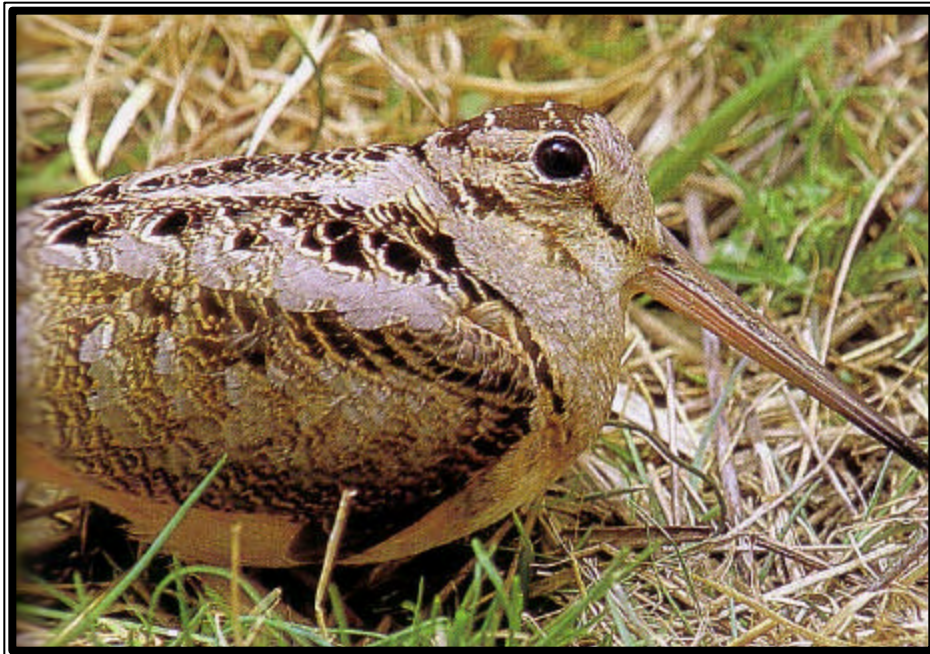
Easement Terms that Protect Habitat:

Number Five Bog is proposed for fee sale to the state or a qualified conservation entity. In making this parcel available for purchase by conservation interests, Plum Creek's Plan is providing a valuable opportunity to conserve an area that has long been a high priority for protection for its rare ecosystem.

***Wildlife Resources:
Rare Species and Other Valued Plants & Animals
In the Plum Creek Plan Area***



Moose

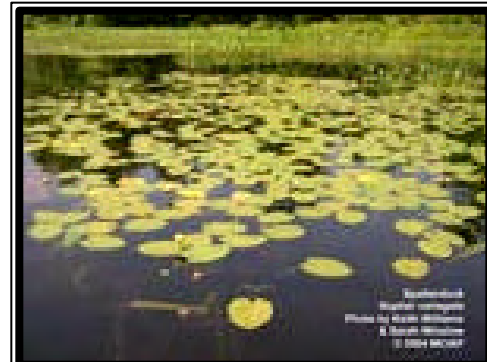


Woodcock

White-tailed Deer



Large Water Starwort



Spatterdock

Common Loon



Osprey

Bicknell's Thrush



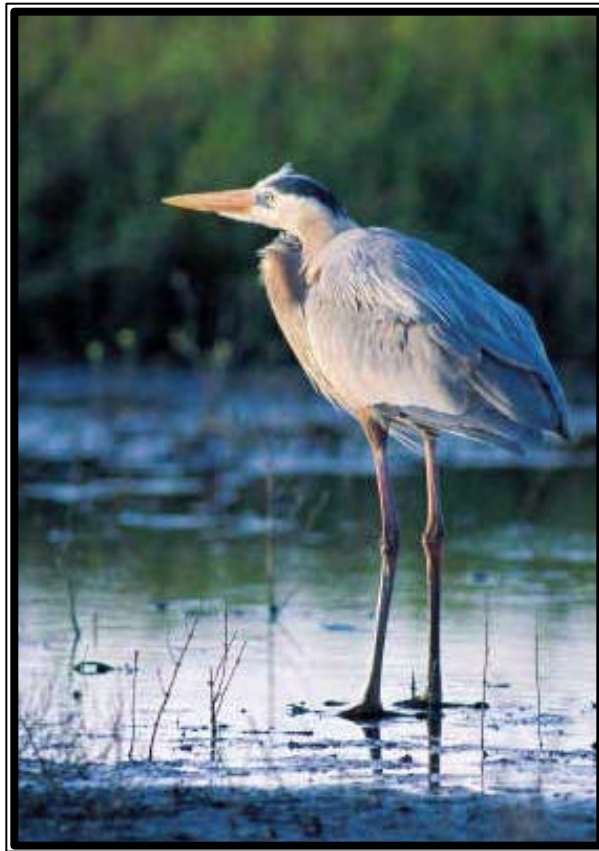
Bog Fritillary

Canada Lynx



Bald Eagle

Great Blue Heron



River Otter

Marten



Fisher



Red Fox

Sweet Cicely



Shinleaf

Ruffed Grouse



Broad-tailed Shadowdragon

19. Conformance with the Commission's Standards: Does the proposal meet or exceed the Commission's normal standards for site suitability, including the Commission's minimum dimensional requirements? If the plan includes any provisions that deviate from the Commission's Land Use Districts and Standards, explain in detail how the provisions differ from the Commission's rules and provide reasons for the proposed deviations.

The Plan incorporates all of LURC's normal standards for site suitability, including dimensional requirements (with the exception of shorefrontage). The Plan deviates from the existing dimensional requirements by reducing the maximum residential building height from 75 feet to 35 feet, and limits to four stories buildings associated with resort development. This deviation is intended to better ensure that the development will not have an undue adverse impact on scenic or natural resources. Lighting, screening, and noise restrictions in the homeowners association restrictions, and design guidelines contained within the Plan add additional protective measures currently not available in the Plan Area. The current clearing, wetlands alternation, road construction, erosion control, scenic character, soil suitability, solid waste disposal, waste water disposal, water supply, surface water quality, phosphorus control, and other such standards have all been incorporated into the Plan's land use standards.

20. Resource Protection: Is the proposal at least as protective of the natural environment as the Commission's existing protections? How does the proposal maintain or enhance the protection of the natural resources and public values within the areas involved?

The Plan is more protective of the natural environment than the existing land use standards. Presently, the vast majority of the Plan Area is designated as being within the General Management (M-GN) subdistrict. The remaining land is in either Commercial Industrial (D-CI) or Residential (D-RS) Development subdistricts or one of various protection subdistricts. In all but a few of these subdistricts, residential development of some form is allowed with a permit from the Commission. By contrast, residential development is stripped out of all but 2.5% of the Plan Area, and additional standards and guidelines established by the Plan will prevent development on at least half of that percentage.

The Plan seeks to concentrate the currently allowed residential uses into carefully selected areas by allowing residential subdivisions in these discreet areas, and prohibiting residential development everywhere else. By doing so, the Plan guides development to the most appropriate areas - near service centers, adjacent to existing development, along heavily traveled public highways, and in areas appropriate as new development centers - and prohibits residential development from occurring in other, more remote areas. The result is the creation of vast tracts of land remaining in forest management.

The uses allowed with and without a permit in the proposed P-RP subdistrict are based upon those of the existing M-GN subdistrict – the predominant subdistrict in the Plan Area. Outside of the planning envelopes, areas within existing protection subdistricts will have the same land use standards as those subdistricts elsewhere in the Unorganized Territories (with the exception of residential uses, which will be prohibited, and road construction and water crossing standards, which will be fixed at the present standards for the life of the Plan). Within the planning envelopes, the land use standards of existing protection subdistricts (with the exception of certain P-GP subdistricts) will retain the same land use standards as currently exist in those subdistricts, and which shall remain fixed for the life of the Plan. A small portion of the land in the existing P-GP subdistricts will be encompassed within the planning envelopes, and will be governed by the land use standards applicable to those envelopes. Roughly two and a half percent of the Plan area is encompassed by the planning envelopes, which include shoreland and backland envelopes (the standards for which parallel the existing D-RS subdistrict), and resort envelopes (the development review process for which is derived from, and closely resembles, the review process for adoption of a D-PD subdistrict).

The table below compares the land uses allowed within LURC's current M-GN subdistrict and those proposed under the Plan's P-RP subdistrict.

Uses		Subdistrict	
		M-GN (Existing)	P-RP (Proposed)
Uses Allowed Without a Permit			
1	Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations	Yes	Yes
2	Forest management activities	Yes	Yes (but limited in development envelopes)
3	Land application of septage, sludge and other residuals, and related storage and composting activities in compliance with regulations promulgated by the Maine Department of Environmental Protection under 38 M.R.S.A. §13: Maine Hazardous Waste, Septage and Solid Waste Management Act	Yes	Yes
4	Motorized vehicular traffic on roads and trails, and snowmobiling	Yes	Yes
5	Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing	Yes	Yes
6	Surveying and other resource analysis	Yes	Yes
7	Trails, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies	Yes	Yes
8	Wildlife and fishery management practices	Yes	Yes
Uses Allowed Without a Permit Subject to Standards			
1	Agricultural management activities, including cranberry cultivation and the construction, alteration or maintenance of farm or livestock ponds which are not fed or drained by a flowing water	Yes	Yes
2	Campsites	Yes	Yes
3	Checkpoint buildings	Yes	Yes
4	Creation, alteration or maintenance of constructed ponds, other than those used for agriculture, less than 1 acre in size which are not fed or drained by flowing waters	Yes	Yes (but limited in development envelopes)
5	Driveways associated with residential uses	Yes	Yes
6	Filling and grading	Yes	Yes
7	Land management roads, in accordance with the guidelines in Chapter 15 of the Commission's rules	Yes	Yes
8	Level A and B road projects	Yes	Yes
9	Level A mineral exploration activities, including associated access ways	Yes	Yes
10	Mineral extraction operations, less than 5 acres in size	Yes	Yes

11	Minor home occupations	Yes	Yes (but only for existing residences outside of planning envelopes)
12	Parking areas, roads, signs and similar facilities associated with public trailered ramps and private and commercial hand-carry launches	Yes	Yes
13	Service drops; and buildings or structures necessary for the furnishing of public utility services, provided they contain not more than 500 square feet of floor area, are less than 20 feet in height, and are not supplied with water. Wire and pipe line extensions which do not meet the definition of service drops shall require a permit	Yes	Yes
14	Signs	Yes	Yes
15	The operation of machinery and the erection of buildings including buildings to store equipment and materials for maintaining roads and other structures used primarily for agricultural or forest management activities	Yes	Yes
Uses Requiring a Permit			
1	Campgrounds	Yes	No
2	Commercial sporting camps having a total gross floor area of no more than 10,000 square feet for all principal buildings concerned	Yes	No
3	Creation, alteration or maintenance of constructed ponds, other than those used for agriculture, which are 1 acre or more in size, or such ponds less than 1 acre	Yes	Yes
4	Driveways associated with non-residential uses; driveways associated with residential uses which are not in conformance with applicable standards	Yes	Yes
5	Family burying grounds of not more than ¼ acre, in accordance with 13 M.R.S.A. §1142	Yes	Yes
6	Filling and grading, which is not in conformance with the applicable standards and draining, dredging, and alteration of the water table or water level for other than mineral extraction	Yes	Yes
7	Land management roads which are not in conformance with the guidelines in Chapter 15 of the Commission's rules	Yes	Yes
8	Level 2 subdivisions (in select townships)	Yes	No
9	Level A mineral exploration activities, including associated access ways, which are not in conformance with the applicable standards	Yes	Yes
10	Level B mineral exploration activities	Yes	Yes
11	Level C road projects	Yes	Yes
12	Major home occupations, except in select townships	Yes	No
13	Maple sugar processing operations	Yes	Yes

14	Mineral extraction operations (a) affecting an area less than 5 acres in size and which are not in conformance with the applicable standards; (b) affecting an area between 5 and 30 acres provided the unreclaimed area is less than 15 acres; and (c) structures essential to the extraction activity having a total gross floor area of no more than 2,000 square feet	Yes	Yes
15	Non-commercial structures utilized for educational, scientific, or nature observation purposes	Yes	Yes
16	Parking areas, roads, signs and similar facilities associated with commercial and private trailered ramps and such facilities which are not in conformance with the applicable standards	Yes	Yes
17	Peat extraction affecting an area less than 30 acres in size	Yes	Yes
18	Portable mineral processing equipment	Yes	Yes
19	Remote rental cabins	Yes	No
20	Residential: Single and two-family dwellings	Yes	No (except in development envelopes)
21	Sawmills and chipping mills on sites of less than 5 acres	Yes	Yes
22	Signs which are not in conformance with the applicable standards	Yes	Yes
23	Solid waste disposal facilities affecting an area less than 2 acres in size	Yes	Yes
24	Structures devoted to composting of sludge, septage or other residuals affecting an area less than 5 acres in size	Yes	Yes
25	Structures devoted to the storage of sand or salt	Yes	Yes
26	Truck and equipment storage	Yes	Yes
27	Utility facilities, excluding service drops	Yes	Yes
28	Water impoundments	Yes	Yes
29	Other structures, uses, or services that are essential to the uses listed above	Yes	Yes
30	Other structures, uses, or services which the Commission determines are consistent with the purposes of this subdistrict and of the Comprehensive Land Use Plan and are not detrimental to the resources or uses they protect	Yes	Yes
Special Exceptions			
1	Major home occupations in select townships	Yes	N/A

As this table demonstrates, residential uses, sporting camps, campgrounds, level 2 subdivisions, and remote rental cabins currently allowed under existing standards will not be permitted within the Plan Area (except for the limited residential development permitted in the planning envelopes).

Just as residential uses have been stripped from the M-GN subdistricts, residential uses also will not be permitted in any of the existing protection subdistricts (except for areas within the

planning envelopes). The following table lists the protection subdistricts in which residential development is currently allowed, but where such development will be prohibited under the Plan's land use standards.

Protection Subdistrict	Residential Uses Allowed	
	Current Zoning	Plan's Zoning
Accessible Lake Protection (P-AL)	Yes	No
Aquifer Protection (P-AR)	Yes	No
Flood Prone Area Protection (P-FP)	No	No
Fish and Wildlife Protection (P-FW)	Yes	No
Great Pond Protection (P-GP)	Yes	No
Mountain Area Protection (P-MA)	No	No
Recreation Protection (P-RR)	No	No
Special River Transition Protection (P-RT)	Yes	No
Soils and Geology Protection (P-SG)	No	No
Shoreland Protection (P-SL)	Yes	No
Unusual Area Protection (P-UA)	Yes	No
Wetland Protection (P-WL)	No	No

All other uses and restrictions applicable to the existing protection subdistricts shall be applicable to the same areas for the life of the Plan (except as noted earlier).

With respect to the proposed resorts, the development review process proposed by the Plan is based upon the existing Planned Development (D-PD) subdistrict's development procedures. No resort development can take place except after a site plan review process, which includes a public hearing. All existing development criteria, including the requirement that the proposal fit harmoniously within the natural environment, will continue to apply.

Under current regulations, a D-PD proposal could be submitted to the Commission anywhere in the Plan Area. The Plan limits this ability to two distinct areas, and establishes numerous design guidelines - which do not exist with respect to the current D-PD standards - that ensure that any project in these areas is sustainably developed and has minimal negative impact on the environment.

In addition to the zoning changes described above, approval of the Plan will immediately put in place the Moosehead Roach River Easement on 61,000 acres of unfragmented forestland and lakes, and the Pristine Ponds Conservation Easement on 5,400 acres of 54 remote ponds that prohibits development. These conservation easements will limit all land use in this vast area and across these waterbodies to forest management and public recreation, forever. There is no mechanism under current LURC regulations, which can achieve this level of protection over such a large area or so many waterbodies.

The Plan does allow residential subdivision development within the planning envelopes. Development is guided to the most appropriate locations. A comparable amount of similar development could be achieved without a concept plan, through a variety of regulatory mechanisms, including level 2 subdivisions, adjacent rezonings, management class 3 lake

rezonings, and single lot transactions. Recent third party analyses have been undertaken which give a range of potential development levels and scenarios absent a concept plan. These levels are based on varying assumptions and methodologies, and any number of other assumptions and methodologies could be used to arrive at any number of other potential development levels. However, those studies that have been completed recently provide potential development levels (with varying degrees of probability) ranging from 447 to to over 1,000 new residential lots over the life of the Plan. While some of these scenarios are more likely than others, none would result in as high a level of permanent conservation as that proposed by the Plan, and none would involve the same region-wide approach to location of development as that afforded by the Plan.

21. Balance: Does the plan strike a reasonable and publicly beneficial balance between appropriate development and long-term conservation of resources?

When examining the balance between appropriate development, on the one hand, and long-term conservation of resources, on the other, the first question to answer is whether the development, itself, is appropriate. This question is answered by evaluating the proposed development's impact on the area. The prime factors to consider are the types and amount of development, and where the development will be located.

According to LURC's Comprehensive Land Use Plan, development in the jurisdiction has "provided jobs, housing and improved services and facilities for the residents of the jurisdiction. Some development has also supported or enhanced the jurisdiction's principal values."¹ In particular, development is publicly beneficial when it supports existing industries, such as forest management, recreation, and eco-tourism.² New year-round and seasonal housing units are also of significant benefit to local communities³, and experts in sustainable tourism and resort development recognize that seasonal residences are often needed to make such facilities function economically. These types of development – seasonal and year-round homes, and well-planned resort and tourist destination facilities – are well suited for the Moosehead Lake region, which depends more and more on a nature-based recreation economy for its survival. Part IX of the Plan provides an excellent history of the area, and underscores the appropriateness of residential and resort development as being in keeping with the traditional character of the region.

The levels of the proposed development also must be appropriate for the area in which the development is proposed. This can be viewed both in terms of what level of development might be expected in the Plan Area absent a concept plan, and by looking at the historical rate of development of the Area. With respect to both of these considerations, it is important to note that previous concept plans approved by the Commission have allowed landowners to gain a level, rate, and/or concentration of development that might not otherwise be permissible, because that development is balanced by conservation measures that would not otherwise be required. The applicant benefits from the additional increment, rate, and/or location of development achieved, and LURC and the public benefit from the ability to steer development to more suitable locations, from the predictability that accompanies long-term planning, and from the required conservation balance.

Absent a concept plan, development may still occur in the Plan Area. This can be achieved through a variety of more traditional means, from level 2 subdivisions, to adjacent rezonings, to unregulated and exempt lot divisions. It is not easy, however, to

¹ CLUP Appendix C, page C-4.

² CLUP Chapter 4, page 118.

³ CLUP Chapter 4, page 118.

estimate definitively, the amount of development that might occur without a concept plan, and there is no agreed upon protocol for undertaking such an analysis.

That being so, a variety of recent studies⁴ have analyzed Plum Creek's and other landowners' ability to create lots under existing regulations and/or the amount of development that could reasonably be expected absent a concept plan. These studies, which each use a different methodology, have estimated that between 447 to over 1,000 new lots could be created in the Plan Area without any requirement to provide permanent conservation as a balance (other than open space requirements in clustered subdivisions).

The March 2006 study by The Open Space Institute provides a range of plausible future Plum Creek development in the Plan Area that could occur without a concept plan. The study estimates that Plum Creek could create between 447 and 800 new residential lots in the Plan Area over the next thirty-year (30 years is the term of the Plan) with little or no permanent conservation.

Plum Creek's Concept Plan proposes levels of development comparable to each of these studies, yet with substantially greater conservation balance. This balance requirement is a unique aspect of a concept plan, and results in significant permanent conservation that would not be achievable under traditional development, or through a prospective zoning process.

While estimates will vary as to the amount and type of development that might reasonably occur in the Plan Area without a concept plan, it *is* possible to determine the precise level of development that has occurred in the past. This historical rate of development is useful in evaluating whether the proposed amount of development is in keeping with traditional growth patterns.

Within the 29 townships that encompass and include the Plan Area, Plum Creek owns 421,000 acres (70 percent), with the balance being private land (18 percent), public land (6 percent), and non-profit/conservation land (6 percent). On the private lands not owned by Plum Creek, there are currently 1,508 houses, 570 of which have been built in the last 30 years. This current level of development, on 18% of the land in these 29 townships, is one and a half times the amount of development proposed by the Plan. Thus, if the Plan is fully implemented, and no new lots were created outside the Plan Area in these townships, there would still be 50% more development outside the Plan Area than inside. On a lot-per-acre basis, Plum Creek is proposing less than one-fifth the development

⁴ These studies are: (i) "Baseline Development Scenario for the Plum Creek Moosehead Project Lands", March 2006, The Open Space Institute [which provides a potential buildout scenario in the Plan Area based on current zoning and using various development methods, including level 2 subdivisions, adjacent rezonings, and unregulated lot divisions]; (ii) "Build-out Comparison Under Current Regulations", The Plum Creek Rezoning Proposal Infrastructure and Community Impact Analysis, April 2006, Eastern Maine Development Corporation [which looked at a 30 year buildout based only on unregulated lot divisions]; and (iii) "Development Baseline Evaluation Prepared by LURC Staff for Plum Creek's Proposed Concept Plan in Moosehead Lake Area", February, 2005, Land Use Regulation Commission [which assessed the carrying capacity of shorefront areas under LURC's Lake Management Program Guidelines and without consideration of site conditions, adjacency, or other zoning].

density that exists on the 108,711 acres of private land in the 29 townships that encompass the Plan Area (two-fifths the development density that occurred in those townships during the previous 30 years).

Applying this historical analysis to the rim of townships that surround the Plan Area reveals a similar comparison. In those townships, there were 1,553 new lots created and 1,106 new building permits issued in the twenty-year period between 1985 and 2004. Not only is the development proposed by the Plan below these historical growth rates, but the Plan will also cap the total number of new residential lots at 975, while there will undoubtedly be additional growth outside of the Plan Area.

While these future development scenarios and historical growth rates indicate that the number of new lots proposed by the Concept Plan are appropriate for the Plan Area, the locations of these lots is of crucial importance. Just as properly sited development is vital to the region's economy and long-term survival, improperly sited development can, incrementally, have adverse effects on the character and natural resources of the area.

LURC has long recognized the benefits of well-sited development in the unorganized territories, and has determined that "the principal development issue is not the amount of development taking place in the jurisdiction, but rather where it is located."⁵ It is the Commission's position that development is best located proximate to settled areas.⁶

In response to this, as well as to comments made at the four scoping sessions conducted by LURC staff in August 2005, the Plan's shoreland, backland, and resort planning envelopes have been sited to avoid impinging on the more remote areas of the region. Instead, these planning envelopes (the only areas in which development can occur) are located near existing development, along major public roadways, on management class 3 lakes, and/or in areas otherwise suitable for expansion. No development is proposed on any of the outlying ponds, all of which will be permanently preserved upon approval of the Plan.

The majority of the Plan's proposed residential development is within a 5 to 15-minute drive from Greenville, Rockwood, or Jackman, or within a five-mile radius of Kokadjo or existing lots in Big W Township. Most of the proposed residential planning envelopes are proximate to the Route 6/15 corridor or the well-traveled Lily Bay Road. The limited number of lots proposed for Indian Pond and Long Pond, both Class 3 lakes considered suitable for development, are near existing development. The proposed resort areas are located adjacent to existing resort developments, as in the case of Big Moose Mountain, or in an area highly suitable for a smaller-scale lodge, as in the case of Lily Bay.

While the conservation measures of the Plan (discussed below) are intended to have maximum positive effect, the development proposed by the Plan is designed to have minimal adverse impact on the natural environment and remote character of the region. In addition to carefully siting these potential development areas in appropriate locations,

⁵ CLUP Chapter 4, page 125.

⁶ CLUP Chapter 5, page 140.

and capping new development at appropriate levels, the Plan further minimizes the impact of the proposed development through strict siting and design guidelines. These guidelines limit the number and visual impact of new residential units and resort facilities, and mandate increased open space requirements. The result is that the proposed development should have very little adverse impact on the natural resources, scenic quality, or traditional character of the region.

To balance this reasonable level of appropriately located development, Plum Creek will implement the largest permanent conservation package ever proposed under LURC's regulations – forever protecting more than 17 times the amount of land area that possibly could be developed under the Concept Plan.⁷

This unprecedented conservation-balance package includes: (i) permanent protection of the entire shorelines of 54 pristine ponds (over 5,400 acres and 384,000 feet – or 73 miles – of shoreline), (ii) permanent protection of the undeveloped shorelines of the 7 lakes and ponds on which limited development is proposed (a minimum of 4,289 acres and approximately 374,000 feet – or 71 miles – of shoreline), (iii) permanent conservation of more than 61,000 acres – nearly 100 square miles - of unfragmented forestland, and (iv) permanent deed restrictions on all residential lots limiting clearing, lighting, noise, building height and materials in order to reduce visual and environmental impact.

In addition, prohibitive zoning will strip away currently existing residential development rights over the entire Plan Area, outside the delineated shoreland envelopes, backland envelopes, and resort envelopes. In addition, much of the areas within these envelopes will ultimately be conserved as open space. Of the 421,000-acre Plan Area, only 11,000 acres – 2.64% - is available for development, and only approximately 1% ultimately can be developed.

Strategic design and placement of these conservation measures further enhances the true impact of the conservation proposed by the Plan. Development pressure in the Moosehead Lake region is greatest on the shorefronts of the lakes and ponds that pepper the area. On 69 of the 76 lakes and ponds in the Plan Area, the Plan will forever prohibit development on all of Plum Creek's ownership. The impact of this protection is magnified by the fact that Plum Creek owns 100% of the shoreline of 59 of those lakes and ponds, thereby ensuring that no new development will ever occur anywhere on those waterbodies. Of the remaining 10 lakes and ponds on which no development is proposed, Plum Creek's ownership equals almost half of the total shorelines, thus preserving the remote character even if other landowners choose to develop their ownerships. On the seven lakes and ponds on which Plum Creek proposes limited development, the Plan will permanently protect a minimum of 72% of the total combined shoreline in Plum Creek's

⁷ In addition to the conservation measures described below that are proposed to meet the concept plan criterion of development/conservation "balance", the Plan also offers conservation opportunities that are not being offered as "balance", but are offered only as further benefit to the public. These "non-balance" conservation opportunities are: (1) an offer to provide an option to a qualified conservation entity to purchase conservation easements over 269,000 acres; (2) an offer of an option to sell to the State 25,000 acres in the Roach Ponds area of the Plan; and (3) an offer of an option to a qualified conservation entity to purchase 45,000 acres of land outside the Plan Area called No. 5 Bog.

ownership. Overall, 87% of the shoreline owned by Plum Creek will be permanently protected by conservation easements. Of the remaining 13%, no less than 30% will be dedicated as open space in perpetuity.

In addition to permanent protection on the shorefronts of these lakes and ponds, the Plan also proposes a landscape-scale conservation easement – unprecedented in concept planning - on more than 61,000 acres of unfragmented forestland east of Moosehead Lake. This proposed easement is larger than all of Maine’s state parks (excluding Baxter), combined, and is one and a half times the size of the famed Nahmakanta Reserve, Maine’s largest public reserved land.

This vast easement will forever preserve this relatively remote area of the Moosehead Lake region that has been identified by the State and conservation groups as being of high conservation priority. It will also amplify the conservation effect of neighboring conservation areas. By strategically locating this easement to connect with the northerly boundary of the Appalachian Mountain Club’s Katahdin Ironworks tract and proximate to the southerly boundary of the Nahmakanta Reserve, an immense protected area will be created, stretching from the Katahdin Ironworks parcel, through the Plan’s landscape-scale easement and the Nahmakanta Reserve, and into Baxter State Park – resulting in an overall conservation area of well over 300,000 acres of remote forestland and wildlife habitat.

In addition to this permanent conservation, implementation of the Plan will also eliminate currently-existing residential development rights throughout the Plan Area. Under current regulations, houses can be constructed virtually anywhere within the 421,000-acre Plan Area. The Plan proposes to limit this development potential to just over 11,000 acres, of which only 4,200 acres ultimately could be developed, which is less than 1% of the 421,000 acre Plan Area.. Strict limits on the number, type, and designs of new residences constructed within this acreage further diminish the potential impact of the development, and add to the conservation measures of the Plan.

In terms of balance between the high impact conservation measures and the low impact development proposed by the Plan, the following comparisons may be made (in addition to the shoreline percentages discussed above):

- Seven times more acreage would be placed in permanent conservation than would be rezoned for development;
- Seventeen times more acreage would be placed in permanent conservation than actually would be impacted by the development allowed under the Plan;
- Seventy-four acres will be placed in permanent conservation easement for every one lot proposed by the Plan;
- There are more than 420 acres of undeveloped land per residential lot;
- The proposed development density is less than one and a half lots per square mile.

Although not dispositive, a comparison of the balance proposed by the present Plan to those balance proposals approved by the Commission in four previous concept plans

indicates whether this level of balance is reasonable and publicly beneficial. The Plan's balancing conservation measures compare favorably to the conservation measures of each of the previously approved concept plans

There are many differences between the four previously approved plans – Attean Lake, First Roach Pond, Brassua Lake, and Whetstone, Foss and Hilton Ponds – and the proposed Plum Creek Plan. A notable difference is that the Attean Plan and the Whetstone/Foss/Hilton Plan involved development in more remote areas. Another notable difference is that this Plan includes a significantly larger land area. There are also many similarities. Most importantly, all five concept plans secure reasonable additional development rights for the landowner, balanced by permanent and long-term conservation for the public, thus helping establish a general precedent for the level of appropriate development and the amount of balance that should reasonably be expected within a concept plan.

Plum Creek's Plan proposes less development per acre than any previous concept plan. The overall development density of the current proposal is .002 lots per acre. By comparison, the density of the Attean Plan is .005 lots per acre (twice the density of the current Plan); the density of the First Roach Pond Plan is .06 lots per acre (26 times the density of the current Plan); the density of the Brassua Plan is .01 lots per acre (nearly 5 times the density of the current Plan); and the density of the Whetstone/Foss/Hilton Plan is .003 lots per acre (almost one and a half times the density of the current Plan).

While, on the one hand, the overall density of the development proposed by the current Plan is lower than any other approved concept plan, on the other hand, the amount of permanent conservation per new lot is much higher than in any earlier plan – nearly 74 acres of permanent conservation per proposed lot. In contrast, the Attean Plan created 51 acres of permanent conservation per new lot (about two thirds of the amount proposed by the current Plan); the First Roach Pond Plan created 13 acres of permanent conservation per new lot (about one fifth of the amount proposed by the current Plan); the Brassua Lake Plan created 19 acres of permanent conservation per new lot (one fourth of the amount proposed by the current Plan); and the Whetstone/Foss/Hilton Plan created 28 acres of permanent conservation per new lot (just over one third of the amount proposed by the current Plan).

Looking at the relative amount of shoreland conserved by each of these previously approved plans reveals similar comparisons. While the Plum Creek Concept Plan ultimately will conserve 87% of all shoreline with the Plan Area, the Attean Plan conserved 39% of total shoreline (45% of the Plan proposal), the First Roach Plan conserved 75% of total shoreline (86% of the Plan proposal), the Brassua Plan conserved 70% of total shoreline (80% of the Plan proposal), and the Whetstone/Foss/Hilton Plan conserved 81% of total shoreline (94% of the Plan proposal).

There are any number of other ways to compare the Plum Creek Concept Plan with previously approved concept plans. In each instance, however, the comparison shows that the permanent conservation measures guaranteed by the Plum Creek Plan provides a

balance that is favorable compared to previously approved concept plans. However, these comparisons do not take into account the total impact of the proposed development – where it is located, and what its ultimate effects will be – versus the real public and environmental benefits of the proposed conservation. For example, both the Attean and Whetstone/Foss/Hilton Plans proposed development for more remote areas, while the First Roach and Brassua plans were implemented closer to existing development and on Management Class 3 lakes. As such, it is not surprising that the conservation measures of the Attean and Whetstone/Foss/Hilton Plans exceeded those of the First Roach and Brassua Plans.

The current Plan proposal is similar to the First Roach and Brassua Plans, in that the current Plan is proposing development in parts of the Plan Area that are proximate to existing communities and infrastructure, and away from more remote sections, but also similar to the Attean and Whetstone/Foss/Hilton Plans in the level of conservation provided. Yet the current proposal also includes substantial anticipated economic benefits for local communities of a scale far larger than earlier plans. Further, the sheer size of the landscape-scale 61,000 acre conservation easement, and the large number of lakes and ponds on which the entire shorelines will be forever protected, represents an historic offering for large-scale habitat protection not proposed in previous plans, and not achievable through traditional development or a prospective zoning process.

Prospective zoning is a powerful tool that gives LURC the opportunity to identify “areas within a community or region that are most appropriate for additional growth based on existing development patterns, natural resource constraints, and future planning considerations. These areas are then zoned as development districts, and future growth is facilitated in these zones.”⁸ In this way, the prospective zoning process is very similar to the development goals of the concept plan process. A comparison of the Prospective Zoning Plan adopted by LURC for the Rangeley Lakes Region to the Plum Creek Concept Plan shows the Concept’s Plan’s comparative conservation advantages.

The Prospective Zoning Plan for the Rangeley Lakes Region (the only approved prospective zoning plan to date) covers an area 60 percent the size of the Plum Creek Plan Area, of which about 8,400 acres are zoned for development. The Rangeley plan projects that 650 lots will be needed over the next 20 years, but does not contain a cap, and the area rezoned for development well exceeds the amount necessary to accommodate 650 lots. The Rangeley Plan also contemplates that, at the end of the 20-year period, a new plan will be created to accommodate future growth.

While both plans have an identical rate of growth (650 lots over a 20-year period equates to 975 lots over a 30-year period), the Plum Creek Plan allocates a smaller percentage (less than 1% compared to 3.3%) of the Plan Area for development and puts a 30-year, 975-lot cap on development. The Plum Creek Plan also has a much lower development density than the Rangeley Plan (about one and a half lots per square mile in the Plum Creek Plan compared with nine lots per square mile in the Rangeley Plan).

⁸ CLUP Chapter 4, page 126.

The most significant difference between the two plans (and between any prospective zoning plan and any concept plan) is that a prospective zoning plan does not include any permanent conservation, as this is not possible under the prospective zoning process. Therefore, while prospective zoning and concept planning both have the ability to effectively guide development to appropriate locations and to limit development to reasonable amounts, only concept planning has the ability to secure permanent protection.

In summary, by any of the measures described above, the Plum Creek Plan amply meets the standard of striking a “reasonable and publicly beneficial balance between appropriate development and long-term conservation of resources”.

22. Conservation Measures: If conservation easements are proposed, describe their substantive provisions (e.g. area of easement, allowed uses, access, special restrictions). Describe how the proposed easement holder meets the Commission’s guidelines for Selection of Easement Holders. If alternative conservation measures are proposed, describe their substantive provisions and describe how these measures fully provide for long-term protection or conservation.

The Plan proposes to offer 72,000 acres of permanent conservation easements, including shoreland easements, a 61,000 acre landscape scale conservation easement, and 144 miles of permanent trail easements within the Plan Area. Plan approval will provide the opportunity through the Conservation Framework to secure another 269,000 acre conservation easement, a 27,000 acre conservation fee sale, both within the Plan Area and a 45,000 acre fee sale outside the Plan Area for Permanent Conservation. When the Plan is fully implemented, 205 miles of permanent shorefront conservation will be in place and 76 lakes and ponds will be significantly protected in perpetuity. The measures proposed are:

- ***Moosehead-Roach River Easement*** – 61,000 acres, 11 miles of shorefrontage. This conservation easement includes five pristine ponds and stretches from Days Academy Grant on Moosehead Lake eastwards almost to the Nahmakanta Public Reserve Unit; it includes most of Frenchtown as well as Lily Bay and Number Four Mountains. The easement will be granted at the time of Plan approval. The easement terms will prohibit development, allow timber management to continue, and guarantee traditional public access. Sustainable forest management will be required under the terms of the easement. The holder will be the Forest Society of Maine.
- ***Easements on Pristine Ponds*** - 5,400 acres, 73 miles of shorefrontage. There are 54 pristine ponds within the Plan Area (excluding those in the Moosehead-Roach River Easement and Roach Ponds areas). All will be permanently protected under the terms of the Plan. Any pond that straddles the edge of the Plan Area, and which is wholly owned by Plum Creek, will be protected in its entirety. The easement terms will prohibit development and guarantee traditional public access. These easements will be held by the Forest Society of Maine and will be granted immediately upon LURC approval of the Plan.
- ***Moose River Easement*** – 623 acres, 10 miles of river frontage (5 miles on two shores). This easement will be put in place when all the shoreland subdivisions on Brassua Lake are approved. The Forest Society of Maine will hold the easement.
- ***Easements on Developed Lakes and Ponds*** – 4,300 acres, 71 miles of shorefrontage. The easements on the developed lakes and ponds (Moosehead and Brassua Lakes, and Long, Burnham, Prong, Indian, and Upper Wilson Ponds) will cover 72% of Plum Creek’s ownership on these water bodies. The easements guarantee permanently protected open space and public access. They will be phased in as shorefront subdivisions are approved, and will be held by the Forest Society of Maine. *Note: These numbers do not include over 9 miles of shorefront open space*

within shorefront envelopes that will be permanently conserved as each subdivision is approved.

- ***Peak-to-Peak Hiking Trail – 58 miles.*** This trail extends from Rockwood to Nahmakanta. It can be also be used, in part, by bicyclists. The easement is to be held by the State Bureau of Parks & Lands and will take effect immediately upon Plan approval.
- ***Permanent ITS Snowmobile Trail– 74 miles.*** This permanent trail guarantees access to snowmobilers. The easement will be conveyed to the State Bureau of Parks & Lands and will take effect immediately upon Plan approval.
- ***Mahoosucs to Moosehead Trail – 12 miles.*** This trail is part of the trail system being planned by Maine Huts and Trails that will run from the Mahoosuc Mountain Range near Bethel to Moosehead Lake. The segment on Plum Creek land is 12 miles. The trail is for cross-country skiing, hiking, and bicycling. The easement will be conveyed to the Western Mountains Foundation.
- ***Moosehead Legacy Easement – 269,000 acres, part of the Conservation Framework.*** Upon approval of the Plan, The Nature Conservancy, or other qualified conservation interest, will have a five-year option to buy a conservation easement that will prohibit all development in this area and guarantee traditional public access while allowing timber management to continue. Sustainable forest management will still be allowed under the terms of the easement. This area does not include any shorefrontage, as this is accounted for under the other Plan elements.
- ***Roach Ponds Acquisition – 27,000 acres, part of the Conservation Frameworks, 39 miles of shorefrontage.*** This block of land adjacent to the 100 Mile Wilderness and AMC-owned land is being offered for sale to The Nature Conservancy with ultimate ownership by the State or qualified conservation organization. It includes 10 pristine ponds. On approval of the Plan, The Nature Conservancy, or another qualified conservation entity, will have a five year option to purchase the property.
- ***Number Five Bog – 45,000 acres, part of the Conservation Framework.*** Upon approval of the Plan, The Nature Conservancy, or another qualified conservation entity, will have a five-year option to purchase these lands south of Attean Township outside the Plan Area. Should the acquisition be completed, it would protect a high-value peat bog and lands adjacent to the popular canoe route on the Moose River called The Bow Trip.
- ***30-Year No Development Buffer – 25,000 acres.*** The “30-Year No Development Buffer” is essentially all the land that is not covered by easements, options, or planning envelopes. Plum Creek is not proposing any development in these areas for the life of the Plan. This land affords flexibility for future needs of the area.
- ***Open Space – 6,800 acres.*** The open space is undeveloped land that is within the residential and resort planning envelopes. The numbers are estimates.

23. State any additional facts regarding this petition for rezoning that you feel may further explain your proposal or assist the Commission in its review of your petition. Address any important issues identified by the public and other interested parties during the initial project planning.

Conclusion

The Plum Creek Plan provides a unique, and spectacular opportunity for the Moosehead region and Maine. The Plan provides:

- The opportunity to protect, forever, 413,000 acres (twice the size of Baxter State Park). Conservation on this scale protects vast, undeveloped tracts of forestlands, significant wildlife and botanical habitats that create the remote character of the Mooshead region.
- Needed and significant economic growth opportunities for the Moosehead region. The proposed residential construction phased in over 8-15 years and the resort developments provides jobs and stimuli to other segments of the economy.
- Assured public access to Plum Creek's lands. This benefit of the Plan is important to maintain the character, economy, quality of life and diverse recreational opportunities in the region.

The Plan satisfies the regulatory criteria for concept plan approval. Indeed, the benefits to the public are overwhelming and present a moment of historic opportunity.

For all the reasons set out above, Plum Creek respectfully requests that the Land Use Regulation Commission approve this Petition for Rezoning and the Concept Plan.