



STATE OF MAINE

JOHN E. BALDACCI  
GOVERNOR

DEPARTMENT OF CONSERVATION  
LAND USE REGULATION COMMISSION  
18 ELKINS LANE – HARLOW BUILDING  
22 STATE HOUSE STATION  
AUGUSTA, ME 04333-0022



PATRICK MCGOWAN  
COMMISSIONER

# Memorandum

TO: Interested Parties  
FROM: Agnieszka Pinette, Senior Planner, Land Use Regulation Commission  
SUBJECT: LURC receives amendments to Plum Creek's concept plan proposal  
DATE: April 27, 2007

On April 27, 2007, the Land Use Regulation Commission received from Plum Creek Maine Timberlands, LLC and Plum Creek Land Company (Plum Creek) certain amendments to Plum Creek's Petition for Rezoning ZP 707 to implement a Concept Plan in the Moosehead Lake region.

## HOW TO VIEW OR GET COPIES OF THE APPLICATION MATERIALS

The amended application materials will be available for public inspection by the first week of May as follows:

- Download the application materials from the web ([www.maine.gov/doc/lurc/reference/resourceplans/moosehead.html](http://www.maine.gov/doc/lurc/reference/resourceplans/moosehead.html)).
- Request an electronic copy of the application materials on CD from the Commission's Augusta office (call 207-287-2631 or e-mail your name and address to [LURC@maine.gov](mailto:LURC@maine.gov)).

*NOTE: If you received a CD of Plum Creek's previous application from LURC (dated April 2005 or April 2006), you do not need to request a new CD. LURC will automatically mail you a new CD within a few days.*

- View a paper copy of the application materials at the following locations:

LURC AUGUSTA OFFICE  
18 Elkins Ln, Harlow Bldg 4<sup>th</sup> floor, Augusta  
By appointment only: Call 207-287-2631

BEAVER COVE TOWN OFFICE  
795 Lily Bay Rd – Unit 101, Beaver Cove  
Call 207-695-9020

GREENVILLE TOWN OFFICE  
Minden St, Greenville  
Call 207-695-2421

JACKMAN TOWN OFFICE  
369 Main St, Jackman  
Call 207-668-2111

ROCKWOOD POST OFFICE  
62 Village Rd, Rockwood  
Call 207-534-2277

SHAW PUBLIC LIBRARY  
North Main St, Greenville  
Call 207- 695-3579

- Purchase a paper copy of the application from Xpress Copy, 144 Fore St, Portland, ME 04101 (call toll free 1-888-775-2444).

## THE COMMISSION'S REVIEW PROCESS AND TENTATIVE PRE-HEARING SCHEDULE

In the next 2 to 3 weeks, LURC staff will determine whether Plum Creek's amended Concept Plan petition is "acceptable for processing." A determination of "acceptable for processing" will mean that LURC staff will have concluded that the amended petition contains sufficient information for LURC staff and the public to understand what Plum Creek is proposing. A determination by LURC staff that the amended petition is "acceptable for processing" does not, however, mean that LURC staff will have determined that there is sufficient information in the record to immediately hold hearings before the Commission on the petition. LURC staff may request further information from Plum Creek prior to holding public hearings.

Once the amended petition is accepted for processing, LURC staff will recommend to the Commission a schedule for soliciting requests to intervene, holding pre-hearing conferences, receiving pre-filed testimony, and holding public hearings. Interested parties will continue to be notified of upcoming due dates, meetings and public hearings related to this petition.

Meanwhile, in order to provide guidance and predictability to Plum Creek and other potential parties with respect to LURC's anticipated review process and after taking into consideration all legal notice requirements, other processing requirements, and the importance of providing all potential parties with due process in the hearing proceeding, LURC staff developed the following tentative pre-hearing schedule.

Adherence to the target dates within the schedule, below, is dependent on compliance with all dates established for submitting additional information and other filings. In establishing these target dates, LURC staff assumed that (1) the amendments filed by Plum Creek will contain enough information for LURC staff to understand what Plum Creek is proposing and lead to a rapid "acceptable for processing" determination, and (2) Plum Creek will respond in a timely manner to all LURC requests for additional information deemed essential by LURC staff in reviewing the Petition. The schedule, below, will be shared with the Commission at an upcoming meeting (likely in June 2007) and will be adjusted as necessary to reflect any instruction from the Commission.

Friday	04/27	Date of Plum Creek's filing to LURC of its amended Concept Plan petition.
Friday	05/18	First conceivable date for LURC to accept the petition for processing, assuming no additional information is needed from Plum Creek in order to understand the proposal; deadline for petitions for intervention set by LURC Chair; notice provided to Secretary of State and interested parties.
Wednesday	05/30	Notice establishing deadline for petitions for intervention appears in appropriate newspapers with State of Maine consolidated rulemaking notice.
Wednesday	06/20	Potential due date for petitions for intervention.
Wednesday	07/11	Commission meeting: Decision on petitions for intervention.
Monday	07/13	First possible date for pre-hearing conference(s).
Monday	07/23	Deadline for Plum Creek to respond to all LURC and review agency information requests.
Friday	08/31	Potential due date for pre-filed testimony and review agency comments.
Wednesday	09/05	Commission meeting: Decision on finalized hearing schedule.
Friday	09/28	Potential due date for pre-filed rebuttal.
Wednesday	10/03	Notice of public hearing with hearing dates appearing in appropriate newspapers with State of Maine consolidated rulemaking notice.
Monday	10/29	First conceivable start date for public hearings.

## **SUBMITTING PUBLIC COMMENTS**

The Commission welcomes written public comments on this proposal at any time until the public hearing record is closed. The deadline for comments will be established once a public hearing is scheduled. All such comments should be delivered by either e-mail to [LURC@maine.gov](mailto:LURC@maine.gov) or by postal mail to the Commission's Augusta office (Land Use Regulation Commission, 22 State House Station, Augusta, ME 04333-0022).

---