

Location • 411 Pritham Avenue • Greenville Junction, Maine 04442

September 23, 2019

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

Dear LUPC Commissioners,

Attached please find Weyerhaeuser's Petition to Rezone the Concept Plan for the Moosehead Lake Region (Concept Plan or Plan). These lands are currently under ZP 707, which established a P-RP 014 Subdistrict. Weyerhaeuser requests that the current Plan be terminated and our lands under the Plan be returned to a Protection Zone/General Management classification under LUPC jurisdiction. Your approval of this Petition would terminate the Concept Plan, remove the P-RP 014 Subdistrict and terminate development zone land uses, density allowances, and other subdivision and development zone rights granted to Weyerhaeuser under the Concept Plan.

Unfortunately, the impact of the 2008-2009 recession forever changed the United States development landscape. As a result, and despite our best efforts, the development components under the Concept Plan have not been implemented and no development has occurred.

Therefore, we have concluded that the solutions incorporated in the Concept Plan are no longer practicable to implement. We believe returning the zoning back to its original classification, which allows sustainable timber management, would provide near-term predictability for LUPC, Weyerhaeuser and the Moosehead Lake Region.

Since approval in 2012, Weyerhaeuser's actions in implementing the Concept Plan have brought many benefits to the Moosehead Lake Region and the State of Maine, all of which will remain unchanged by this Petition. These include:

- 363,000 acres (96% of the Concept Plan area) of Weyerhaeuser land protected with the permanent Moosehead Region Conservation Easement (MRCE) and associated Multi-Resource Management Plan and Stewardship Fund;
- The sale of 29,500 acres of commercial timberlands to the Appalachian Mountain Club and the subsequent permanent 29,500-acre Roaches Pond Tract Conservation Easement;
- Weyerhaeuser's establishment of 121 acres of permanent hiking trail easements which were accompanied by a one-time \$1 million-dollar Weyerhaeuser donation to the Bureau of Parks and Plans to create those trails;
- Weyerhaeuser's donation of 25 acres to Coastal Enterprises Inc. for affordable housing;
- Weyerhaeuser's commitment to complete a 50-acre land donation to the Bureau of Parks and Lands for numerous trailheads with easements to access those trailheads, and
- Weyerhaeuser's grant of a permanent easement for 81 miles of snowmobile trails of the Interconnected Trail System.

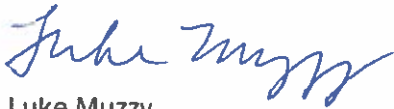
These public benefits were designed to balance the development components of the Concept Plan and remain in perpetuity. Weyerhaeuser is proud to have fulfilled these conservation commitments.

As you may recall, when the concept plan was conceived in 2003, the economic well-being of the Moosehead Lake Region was a primary driver. Many of the concerns that existed then, remain today. We believe that terminating the Plan could allow the region to take a fresh look at its future needs.

To that end, and should the region and LUPC desire, we would be supportive of a community-based planning approach on these lands.

Thank you for considering this Petition to Rezone and ultimately to terminate the Concept Plan for the Moosehead Region. We look forward to working with you through your review and approval process.

Sincerely,



Luke Muzzy
Senior Land Asset Manager
Weyerhaeuser