

Unlike the Protection Zones outside the Development Areas that have been subject to all of the current amendments to Protection Zones, upon Plan adoption, the land within the Protection Subdistricts within the Development Areas retained the same protection designations, but the land use standards and boundaries were “frozen” for the life of the Plan. Petitioner proposes to release the “freeze” implemented by the P-RP 014 overlay to these Protection Subdistricts and to update the affected land to the applicable existing Protection Subdistrict designations.

All remaining land within the Development Areas is currently designated one of the five Development Zones established by the Concept Plan: (a) Commercial Industrial Development Zone (D-MH-CI), (b) Primitive Resort Development Zone (D-MH-PR), (c) Residential Development Zone (D-MH-RS1), (d) Residential/Resort-Optional Development Zone, and (e) Resort Development Zone (D-MT-RT) (collectively, the Plan’s Development Zones).

Petitioner proposes to rezone the Concept Plan’s Development Zones to the General Management (M-GN) Subdistrict, with the exception of one three-acre sporting camp parcel. The sporting camp parcel was designated as a Residential Development (D-RS) Subdistrict prior to adoption of the Concept Plan, and was leased from Petitioner by the sporting camp owner. The sporting camp has been in continual use and the parcel has been conveyed to the sporting camp owner. Petitioner proposes that this parcel ~~remain~~ be designated as a ~~General~~ Recreation Facility Development (D-~~GN~~RE) Subdistrict to permit the sporting camp to continue to operate as it has for over 100 years.

Table 4.1 depicts the Subdistricts in place prior to adoption of the Concept Plan, the zone designations under the Concept Plan (outside and inside the Development Areas), and the proposed Subdistricts following termination of the Concept Plan.

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Protection Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LURC Protection Subdistricts updated to LUPC Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	“Frozen” LURC Protection Subdistricts P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LUPC Protection Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3
LURC General Management (M-GN) Subdistrict	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Primitive Resort Development (D-MH-PR) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone, Resort Development (D-MT-RT) Zone	LUPC General Management (M-GN) Subdistrict

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Development Subdistricts: D-RS, D-GN, D-CI	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone; General <u>Recreational Facilities</u> Development (D- GN <u>RF</u>) Subdistrict (sporting camp)	LUPC General Management (M-GN) Subdistrict *LUPC Residential <u>Recreation Facility</u> Development (D- GN <u>RF</u>) Subdistrict for 3-acre sporting camp

Table 4.1

In summary, all of the land will either retain the Protection Subdistrict designations, be rezoned to the updated/unfrozen Protection Subdistrict designations, or be rezoned from the Plan's M-MH-GN Zone to the M-GN Subdistrict, with the exception of the sporting camp ~~retaining its D-GN~~ being designated as a Recreation Facility Subdistrict ~~designation~~. By terminating the Concept Plan, Petitioner also is relinquishing the development zone land uses, density allowances, and other subdivision and development zone rights granted under the Concept Plan.

**Schedule 5
Acreage**

Although this Zoning Petition technically covers the entire 379,806-acre Concept Plan area, no substantive change will occur on the 362,933 acres presently designated as Protection Subdistricts or the General Management (M-MH-GN) Zone. This is because the Protection Subdistrict standards continued to apply (other than with respect to the limited number of Protection Subdistricts within Development Areas, for which the then-existing land use standards were “frozen”), and because the Concept Plan’s M-MH-GN very closely parallels the M-GN standards.

Substantively, this Zoning Petition requests that 16,873 acres currently designated within the Concept Plan’s Development Areas be rezoned to either the General Management (M-GN) Subdistrict or the applicable Protection Subdistrict. These 16,873 acres are contained within the Concept Plan’s ten Development Areas: Long Pond Development Area, Brassua Lake Development Area, Rockwood/Blue Ridge Development Area, Route 6/15 Corridor Development Area, Commercial/Industrial Development Area, Moose Bay Development Area, Beaver Cove Development Area, Upper Wilson Pond Development Areas, Lily Bay Development Area, and Big Moose Mountain Area. Please refer to the Development Area Maps in ZP 707 for more location information. The acres within each Development Area and the corresponding acreage of current and proposed protection, development and management zones and subdistricts is depicted in Table 5.1.

Development Area	Gross Acres	Current Acres of Protection Zones (frozen)*	Current Acres in No Disturbance overlay	Current Acres in D Zones	Proposed Acres in P Subdistricts (unfrozen)*	Proposed Acres in M-GN Subdistrict
Long Pond	927	37	25	865	131	796
Brassua Lake	2,611	126	283	2,202	401	2,210
Rockwood/Blue Ridge	3,849	14	290	3,545	58	3,791
Route 6/15 Corridor	2,017	85	0	1,932	201	1,816
Commercial/Industrial	94	0	0	94	0	94
Moose Bay	1,026	12	0	1,014	43	983
Upper Wilson Pond	184	0	0	184	26	158
Beaver Cove	133	0	0	133	1	132
Big Moose Mountain	4,189	39	59	4,091	305	3,884
Lily Bay	1,843	85	43	1,715	183	1,660
TOTAL	16,873	398	700	15,812	1349	15,524

Table 5.1

*NOTE: Variance in Current Acres of Protection Zones (frozen) and Proposed Acres in P Subdistricts (unfrozen) generally is due to LUPC mapping updates. Prior to 2016 mapping revisions, land qualifying for inclusion in Shoreland Protection (P-SL) Subdistricts was not mapped accordingly, and instead was included in other subdistricts (primarily M-GN). 2016 mapping updates now identify these areas appropriately, and this Zoning Petition proposes including those areas within P-SL Subdistricts.

**Schedule 8
Existing Structures and Development**

Since adoption of the Concept Plan, no new structures have been built. As described in the Concept Plan, [2930](#) camp sites/cottages exist on parcels surrounded by the Conservation Easement. [2728](#) of these structures are owned by private lessees/[owners](#) and 2 of the structures are owned by Petitioner. These [2930](#) parcels are zoned M-GN. The details of each structure are listed in Table 8.1, below, and described more fully in Appendix V of the Concept Plan. Petitioner notes that Petitioner's office complex at the time the Concept Plan was submitted was located in the Moose Bay Development Area. It was not included in the list of structures in the Concept Plan as it was part of a proposed development area. The structures (office building and garage) continue to exist. Since adoption of the Concept Plan, 28 +/- miles of new hiking trails from 121 +/- acres have been created in the Conservation Easement area pursuant to the requirements of the Concept Plan.

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
1	Beaver Cove	Piscataquis	Weyerhaeuser	40,000	Approximately on the north shore of Prong Pond, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
2	Beaver Cove	Piscataquis	MARK DUMONT	40,000	Approximately on the east shore of Mud Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
3	Beaver Cove	Piscataquis	WILLIAM HAIR	40,000	Approximately on the north shore of Prong Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
4	Beaver Cove	Piscataquis	HAROLD BLANCHARD	40,000	Approximately on a small peninsula on the east shore of Prong Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
5	Big Moose	Piscataquis	Weyerhaeuser	In Moose Bay Dev Zone	Former office building on Route 15
6	Big Moose	Piscataquis	SCOTT AND ALISON SNELL	3 acres	On land owned by Snells identified in Exhibit B (deed at Exhibit B-9)
67	Bowdoin College West	Piscataquis	JACK HOFBAUER	40,000	Commercial lease; a campground site for sporting camp in Bowdoin College Grant, Piscataquis County, Maine (approximately 0.5 acres).
78	Chase Stream	Somerset	KENNETH & PATRICIA CHUBBUCK	40,000	Camp on southerly shore of Ellis Pond, Chase Stream township, T1 R6 BKP WKR, Somerset County, Maine (approximately 0.7 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
89	Chase Stream	Somerset	J ALFRED LETOURNEAU	40,000	Lease lot situated in Chase Stream Township, T1 R6, BKP WKR, its 10,000 acre tract, and lying 200 feet +/- easterly of Tobey Pond (approximately 0.25 acres).
910	Chase Stream	Somerset	RICHARD W FITZHERBERT	40,000	Chase Stream Township. Camp on east shore of Chase Stream flowage, so-called (acreage unspecified).
4011	Chase Stream	Somerset	ALAN GOVE	40,000	Camp on east side of Chase Stream, Indian Pond area, Somerset County, T1 R6, WKR (acreage unspecified).
4412	Chase Stream	Somerset	JON C HANSEN	40,000	Camp located in Somerset County, T1 R6 WKR, Chase Stream, Indian Pond area; north side of road near intersection of road to sluice (acreage unspecified).
4213	Chase Stream	Somerset	RAYMOND RUSSENBERGE R & KARL	40,000	Chase Stream Township, being the Twin Camp, so-called (acreage unspecified).
4314	Chase Stream	Somerset	CARROLL CUTTING ET AL	40,000	Former public lot in Chase Stream Township; Lot 1, Range 2, T1 R6; otherwise known as Chase Stream Track (acreage unspecified).
4415	Chase Stream	Somerset	EDWIN REED	40,000	Campsite on westerly shore of Horseshoe Pond, Ten Thousand acre tract, Somerset County, T1 R6 BKP WKR, State of Maine. Outlined in red on the attached plan. LEASE # 376 (approximately 0.5 acres).
4516	Chase Stream	Somerset	W. PHILBRICK & W. GATES	40,000	T1R6 WKR, Chase Stream, Indian Pond Area, log cabin located on east shore. TERM: Structure Owner shall have the right to use said premises for a term of 99 years beginning with the first day of August 1966, to the last day of August 2065, at which time the lease shall terminate without notice to the Structure Owner. The Lessor shall have no obligation, either express or implied, to renew this lease agreement. Lease # 1116 (acreage unspecified).
4617	Elliottsville	Piscataquis	RICKY B. CLOWRY	40,000	Lease lot on Big Wilson Stream, near mouth of Thompson Brook in Elliottsville, Piscataquis County, Maine (approximately 0.5 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
17 <u>18</u>	Indian Stream	Somerset	Weyerhaeuser	40,000	Approximately near Moore's Siding on the old railroad track acres of land, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
18 <u>19</u>	Indian Stream	Somerset	RICHARD & ROLAND LEGENDRE	40,000	Approximately near Moore's Siding on the old railroad track, encompassing Structure Owner's existing improvements located near Melissa Dumont (approximately 0.5 acres).
19 <u>20</u>	Lily Bay	Piscataquis	INLAND FISH & WILDLIFE	40,000	Lease site for camp and site for use as a warden's camp in TA R14 WELS, Piscataquis County, Lily Bay, just south of Frenchtown line on the northwest side of Ripogenus Road near the old gravel pit. Lease # 116 (acreage unspecified).
20 <u>21</u>	Rockwood Strip	Somerset	MICHAEL LEIGHTON et al	40,000	Camp in T2 R1 NBKP, Somerset County, commonly called Rockwood Strip, on westerly shore of Demo Pond (acreage unspecified).
21 <u>22</u>	Sandwich	Somerset	WALTER MORIN	40,000	Lease lot situated in Sandwich Township, T2 R1 NBKP, between the Canadian Pacific RR tracks and Brassua Flowage, more particularly being a lot surrounding the camp dwelling and abutting a woods road on its southwesterly boundary (approximately 0.5 acres).
22 <u>23</u>	Smithtown (T1 R13 WELS)	Piscataquis	CAMP 1R13 ASSOCIATION	40,000	Lease lot encompassing all of that land lying within 50 feet of a camp now located on westerly side of Farrar Mountain Road near Hinckley Cove, Second Roach Pond, T1 R13 WELS, Piscataquis County (approximately 0.25 acres).
23 <u>24</u>	Soldiertown	Somerset	LARRY SIMPSON	40,000	Camp northeasterly of Pittston, Rockwood Road, Soldiertown, T2 R3 NBKP, Somerset County (approximately 0.5 acres).
24 <u>25</u>	Soldiertown	Somerset	VIRGINIA RICHARDS	40,000	Camp in Soldiertown, T2 R3 NBKP, Somerset County, along Center Pond Road in Soldiertown (approximately 0.5 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
25 <u>26</u>	Squaretown	Somerset	CHARLES JACOBS	40,000	Approximately on the east side of old MCR ROW, 5 chains south of Little Indian Pond, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
26 <u>27</u>	Taunton & Raynham	Somerset	ROBERT GENEST	40,000	Lot 3 in Tarratine Lease Area south of CPRR, Taunton & Raynham, T1 R1 NBKP, Somerset County (approximately 0.1 acres).
27 <u>28</u>	Taunton & Raynham	Somerset	STEVE SHAW	40,000	Lot 5 in Tarratine Lease Area, south of CPRR in Taunton & Raynham. T1 R1 NBKP, Somerset County (approximately 0.04 acres).
28 <u>29</u>	Thorndike	Somerset	JOHN BROCHU	40,000	Camp on southerly shore of Fish Pond, approximately 2,000 feet northeasterly along shore from Outlet Stream, Thorndike, T3 R2 NBKP, Somerset County. Confirmed as lease # 72 (approximately 0.4 acres).
29 <u>30</u>	Thorndike	Somerset	WILLIAM E SHELLEY	52,300	Camp on westerly shore of Luther Pond, approximately one quarter mile south of the inlet; Thorndike, T3 R2 NBKP, Somerset County, Maine. Confirmed as lease # 73 (approximately 1.2 acres).

Table 8.1