

Moosehead Regional Planning Project
Land Use Planning Commission

Commission Memo Linked Documents

August 3, 2022

PART 1

Written Comments on the Draft Moosehead Regional Planning
Package Received After the July 6 Commission Memo

and

Notes from July 14, 2022 Virtual Landowner Meetings

From: [Stratton, Robert D](#)
To: [Benjamin, Stacy](#); [Godsoe, Benjamin](#)
Cc: [Beyer, Stacie R](#); [Connolly, James](#)
Subject: MDIFW Moosehead RCP Comments 07July2022
Date: Thursday, July 7, 2022 7:41:42 AM
Attachments: [Moosehead RCP Map 5.pdf](#)
[Big Moose Sapling Coop DWA.pdf](#)
[Beaver Cove Coop DWA.pdf](#)

Good morning Stacy and Ben,

At the request of the Maine LUPC, MDIFW has reviewed the current proposal for zoning following elimination of the Moosehead Regional Conservation Plan (RCP). We appreciate the time and effort that you have devoted to this process, and the informative discussions between our agencies. I am writing at this time to clarify the department's positions and recommendations related to three areas featured in the proposal, shown on the attached [Moosehead RCP Map 5](#).

1. [Location I, Big Moose Twp.](#) Location "I" is a 500-acre area on the east side of Route 6/15, planned for D-RS (residential development) zoning. Location "I" is newly added and was not part of prior discussion scenarios. Location "I" is located across the road and adjacent to an approximately 4,000 acre parcel that is subject to a Deer Wintering Area (DWA) Cooperative Management Agreement between MDIFW and Weyerhaeuser, shown on the attached [Big Moose Sapling Coop DWA](#) stand type map. This DWA is of particular importance because it naturally provides for the critical needs of wintering deer and is the only DWA in this region that is not influenced by supplemental winter feeding by humans. The proposed D-RS zone would be located adjacent to, but not in, the DWA. However, MDIFW regional wildlife biologists note that deer travel outside of the core DWA when winter crust conditions allow. The proximity of the proposed rezoning and development is likely to affect the deer and this habitat, and thus proactive measures are recommended.

2. [Location F, Beaver Cove.](#) Location "F" is two 10-acre blocks (20 acres total) on the east side of the Lily Bay Road, planned for D-GN (general development) zoning. The Beaver Cove town office is located in the space between the two separated blocks. MDIFW notes that Location "F" is contained within another approximately 4,000-acre parcel that is subject to a DWA Cooperative Management Agreement between the agency and the landowner. The two blocks in Location "F" are shown as development zones near the bottom of the attached [Beaver Cove Coop DWA](#) stand type map. MDIFW regional wildlife biologists indicate that this location contains conforming, softwood cover and heavy use by deer.

3. [Location G, Beaver Cove.](#) Location "G" is an approximately 80-acre area on the west side of the Lily Bay Road, north of Location "F". It is not one of the six locations featured in LUPC's current plan, and thus is not shown on the attached [Moosehead RCP Map 5](#). However, Location "G" is an area in which LUPC proposes to retain primary development location status, making it eligible for future rezoning. Location "G" is shown as a roughly triangular shaped development zone west of Mud Pond and west of the Lily Bay Road on the attached [Beaver Cove Coop DWA](#) stand type map. As shown, Location "G" is located adjacent to the approximate center of the Beaver Cove Cooperative Management DWA. MDIFW regional wildlife biologists note that this area has a large deer presence with significant travel by deer through the area, enhanced by supplemental winter feeding by

humans.

Each of these areas has been considered for possible future development for some time, as indicated by their designations on the attached maps. However, with the existence of the Moosehead RCP, the potential for development was viewed as less likely to occur, and thus of less concern. Deer are important to the people in this community. Increased development and human activity in proximity to wintering habitats is known to affect the habits and self-reliance of deer. To reduce the chances of adverse impacts to deer and to critical wintering habitats, MDIFW offers the following considerations and recommendations. It is MDIFW's experience that constructing residential development near a large and active DWA complex such as that found at Location "I" in Big Moose Township, and the associated increase in human activity, attracts deer to the development areas. This is anticipated to result in increased activity of deer crossing Route 6/15, causing increased vehicle/deer interactions and impacting public safety. It is also anticipated that deer occupying newly developed areas will cause property damage. MDIFW believes that allowing for residential development in Location "I" would likely result in changes in travel patterns and use by deer in and near this critical wintering habitat and thus alter the important value and use that it provides. If development proceeds in Area "I", MDIFW recommends that future permitting actions include provisions to prohibit the supplemental feeding of deer in this area as well as incorporate measures to discourage deer movement across Rt. 6/15 and into the development area, such as a substantial forested buffer on the east side of Rt. 6/15, exclusionary fencing around development areas, prohibiting ornamental planting of vegetation that is attractive to deer, etc.

Location "F" is proposed on the east side of the Lily Bay Road, within the DWA Cooperative Management Area and thus presents a concern for compatibility with management for, and use of, this habitat for deer. Though the two lots were originally identified for possible future development, they were not developed and instead have become active, occupied habitat for the deer in this area. MDIFW recommends that, if development proceeds in Location "F", it should be recognized that deer will be present in the immediate vicinity.

As noted above, the travel patterns and use by deer in the area near Location "G" provides an example of altered patterns of wildlife behavior and habitat use due to human activity. MDIFW urges caution to ensure that Location "I" and the natural relationship between deer and the adjacent critical wintering habitat do not experience similar changes as have occurred in Location "G". If Location "G" is considered for future development, MDIFW recommends consultation regarding modification of supplemental deer feeding activities to avoid creating greater problems with vehicle/deer interactions and property damage.

Thank you for the opportunity to provide recommendations in this process. Please let me know of any questions or concerns with the information provided. Thank you,

Bob Stratton
Wildlife Biologist
Environmental Program Manager
Maine Department of Inland Fisheries & Wildlife

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(207) 287-5659 office; (207) 592-5446 cell
mefishwildlife.com

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From: [John Keane](#)
To: [Benjamin, Stacy](#)
Subject: Public Comment on the Moosehead Lake Concept plan
Date: Monday, July 11, 2022 2:04:28 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is John Keane and I am representing the 60 members of the Brassua Lake Association located on the shores of Northern Brassua lake as the president of that camp association. The Board of Directors of this association recently met and authorized me to submit the following requests for consideration on the Moosehead Lake Concept that is currently being finalized.

- It is our understanding that the Brassua Lake shore land in the Taunton and Raynham Grant township is slated for a Primary development zones. We recognize that this is a reduction of the original plan, and are very supportive of any reduction of the development of the lake. Brassua is unique in it's wildness and lack of shoreline development. I speak for all members when I say that we would like to see any and all development balanced with a way to keep that wild environment as much as possible. Specifically, there is a small section of shoreline in Taunton and Raynham that is actually in the Little Brassua Lake section of Brassua. We respectfully ask that this section is taken out of the plan. This would guarantee a day trip up into little Brassua Lake that would be wild and scenic and free of seeing any development. Furthermore, we would request that the remaining Brassua lake shoreline in Taunton and Raynham as well as Rockwood Strip T1 R1 also be removed from a Primary development zone with the exception of the shoreline directly adjacent to Rt 15. We believe that this will better reflect LUPC's concept of keeping development in a hub or concentrated area.
- According to the maps in the current MLCP, the part of Brassua Lake in Tomhegan Township, mostly located in what is called the Arm, shows that it also has a Primary development rating. We feel this must be a mistake and should be removed. The current Brassua Lake Concept Plan, also overseen by LUPC, indicates nearly all of the shoreline north of Poplar Hill, including the Arm and a large tract of the northern shore is now conserved and not able to be developed. We understand that the Brassua Lake Concept Plan also needs to be updated in 2024, but until then the labeling of this shoreline as a Primary development zone would be incorrect according to the existing BLCP. We ask that this area is relabeled to reflect the appropriate current designation as conserved land.

We appreciate the opportunity for entering our requests into the feedback for the new MLCP. The camp association that I represent is already very appreciative and happy to see a reduced amount of shoreline designated for development on Brassua Lake. Our requests do not reflect any displeasure with what has already been done with the development of the new Moosehead Lake Development Plan. We hope that our feedback makes sense to the plan developers and that they enact our requests into the plan.

Thank you for your consideration,

John Keane
President BLOA



Maine Forest Products Council

The voice of Maine's forest economy

Companies represented on the MFPC Board

American Forest Mgmt.
Baskahegan Co.
BBC Land, LLC
Columbia Forest Prod.
Cross Insurance
Family Forestry
Farm Credit East
Fontaine Inc.
H.C. Haynes
Huber Resources
INRS
J.D. Irving
Katahdin Forest Mgmt.
Key Bank
LandVest Inc.
Louisiana Pacific
Maibec Logging
ND Paper
Nicols Brothers
Pingree Associates
Pleasant River Lumber
Prentiss & Carlisle
ReEnergy
Richard Wing & Son
Robbins Lumber
Sappi North America
Southern Maine
Forestry
Stead Timberlands
TD Bank
Timber Resource Group
Timberstate G.
Wadsworth Woodlands
Wagner Forest Mgt.
Weyerhaeuser
Woodland Pulp

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

July 13, 2022

Re: Moosehead Region Planning Package

Dear Ms. Benjamin:

Upon review of the Moosehead Region Planning Package, the Maine Forest Products Council (the Council) has a few observations for the Land Use Planning Commission (LUPC). The Council would like to highlight some areas of concern, particularly for how the precedents set by this plan could impact landowner rights throughout the unorganized territories moving forward.

The forest industry depends upon regulatory stability and predictability. The Council feels that LUPC's amended Moosehead Region Planning Package provides neither for the following reasons:

- 1) In the introduction to the Draft Moosehead Region Planning Package LUPC states that the Community Planning process was implemented to "inform and guide Commission land use decisions for the former development areas of the Concept Plan," However, the Commission took the opportunity to suggest changes impacting 195 landowners, which does not seem appropriate.
- 2) In this proposal, the Council feels that criteria for primary and secondary development are still met for areas that have been removed in the draft planning documents. The proposal has not explained the application of any other criteria or principles that justify removing these areas - broad support, limited access, and limited area for development are vague terms without specific analysis to the parcels involved. This removal of these primary and secondary locations and lack of explanation creates unpredictability for landowners across the UT, impacting multiple landowners and landowner rights. Landowners have expectations based on policies and plans that the LUPC has put into place.
- 3) Page 4 of ACF's 7/6/2022 *Update on the Moosehead Regional Planning Project* memo emphasizes the importance of ensuring that land remain available for

a host of uses, including forestry, yet the LUPC appears to be considering utilizing zoning to accomplish forest management aesthetic goals. This move would place unwarranted barriers on forest management and the forest industry. Zones are appropriate for managing development, but are inappropriate as a management tool for forestry, which is already regulated under the jurisdiction of the Maine Forest Service. The Council strongly supports LUPC staff recommendations in the 4/27/22 memo to LUPC Commissioners regarding use of the P-UA zone; “Because the allowed residential and commercial uses in a P-UA subdistrict are similar to the General Management subdistrict, and in some cases less restrictive, it is important to note that rezoning to this subdistrict would not achieve the level of protection desired by commenters in the process, and which is best achieved through permanent land conservation. Providing that level of protection is outside the Commission’s purview.” Likewise, we affirm the decision that the use of the M-NC zone is inappropriate for the reasons described by staff.

- 4) Designations for lakes that have been classified for a certain level of development should be honored unless there is a specific process where the landowners have been notified and given the opportunity to act so their land rights are respected. If classifications are changed, landowners must be given the opportunity to voice their concerns in a public way.
- 5) Attendance of the meetings leading up to the Draft Moosehead Region Planning Package was sparse, and of the comments received by the LUPC regarding this planning package, only five were from individuals with a direct connection to the region. The July 6 ACF memo discusses the importance of “locally-driven planning”, yet that has not seemed to have occurred during this planning process, giving undue influence to a small number of attendees from places well beyond the impacted land and communities.

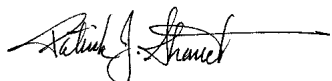
A final observation regarding development in the LUPC jurisdiction would be as development zones are proposed, property owners should have the flexibility to plan lots that are desirable in the marketplace. The current zoning and subdivision rules restrict lots to certain sizes when density of development is really the key planning criteria. This plan should allow more flexibility in lot sizes if the density limit is met.

Forestry is a heritage industry that is critical to the Moosehead region’s economy, supporting more than 2,700 jobs in Piscataquis County alone. In addition to supporting good-paying jobs in some of Maine’s most remote locations, the industry creates unprecedented recreational opportunities enjoyed by residents and visitors alike.

The LUPC should be certain that, while making regional plans and setting precedent, decisions are made based on pre-established criteria that are applied fairly and openly to a specific region and use processes that notify and actively engage landowners who are affected by the decisions.

Thank you for your consideration of the Council’s concerns. If you have any questions, I am available at 207-622-9288.

Sincerely,



Pat Strauch
Executive Director
Maine Forest Products Council



July 13, 2022

Re: Draft Recommendation Package for the Moosehead Region Planning Process

Dear Stacy,

On behalf of the Natural Resources Council of Maine, I am writing to provide comments on the draft recommendation package for the Moosehead Region Planning Process. Thank you for your work to craft a proposal aimed at responding to the interests of the residents and businesses in the area and preserving the important qualities of the Moosehead Lake region. Overall, we are pleased with the proposal and believe the substantial changes being proposed will effectively meet the LUPC's charge of balancing conservation with development. We are particularly encouraged that 10 minor civil divisions and areas around several management class 3 lakes are proposed to be removed from the primary and secondary locations. We strongly support these proposed changes to the adjacency rule, especially for Lily Bay Township. As for the proposed development zones, we believe they are appropriately located and will complement existing uses of these areas. However, there are still some improvements we would recommend.

First, we understand the specifications of each proposed development zone have yet to be determined. When considering Location I, we recommend that the LUPC limit its size and scope of allowable development. We would have serious concerns about wildlife and water quality impacts if dense or sprawling housing or hundreds of new residences were permitted in this location. Such a scenario would be inconsistent with the desire of the majority of the public who commented during this planning process that they would like to see development concentrated near existing service centers. To accommodate housing for visitors to the new Big Moose Mountain resort and workforce housing, there will be on-mountain lodging options, new residential development opportunities at nearby Harford's Point, and Rockwood and Greenville, which are a short drive away. There is not a need for housing that's large in scale or in scope at Location I, and we believe that proposed development zone should only cover a portion of the 500 acres in order to avoid negative environmental impacts and drawing mountain-goers away from businesses and services in Rockwood and Greenville.

Second, we recommend that you take another look at former development zones that are important fish and wildlife habitat. Lily Bay Township, Brassua Peninsula, the west side of Big Moose Township, and Indian Pond collectively have been identified by the Maine Department of Inland Fisheries and Wildlife as habitat for federally threatened Canada lynx,¹ Bicknell's Thrush (a state species of greatest conservation need),² Rusty Blackbird (a state species of greatest conservation need),³ inland wading bird

¹ U.S. Fish and Wildlife Service-Canada Lynx, <https://ecos.fws.gov/ecp/species/3652>

² Maine Inland Fisheries and Wildlife-Bicknell's Thrush, https://www.maine.gov/ifw/wildlife/reports/pdfs/SGCN_Reports/SGCN/Bicknell's%20Thrush_Catharus%20bicknelli.pdf

³ Maine Inland Fisheries and Wildlife-Rusty Blackbird, https://www.maine.gov/ifw/wildlife/reports/pdfs/SGCN_Reports/SGCN/Rusty%20Blackbird_Euphagus%20carolinus.pdf

and waterfowl,⁴ and wild brook trout.⁵ These areas deserve additional protection as fish and wildlife habitat, and the P-FW subdistrict may be an appropriate application.⁶ After a comprehensive multi-state analysis, The Nature Conservancy created a virtual map and identified areas with biodiversity value based on rare species, intact habitat, or exemplary natural communities, and results show Big Moose Township, Indian Stream Township, and parts of Chase Stream and Sapling Townships are part of an ecoregion with high biodiversity value.⁷ Dozens of Maine species face the threat of extinction, and habitat loss and degradation are the leading causes of population declines that are fueling a global extinction crisis. We recommend designating protection zoning in these former development zones to protect iconic and at-risk Maine species.

Thank you for the time and attention you have devoted to listening to residents of the Moosehead Lake region and those who cherish this part of Maine. We are pleased with the direction of this proposal and look forward to continuing to engage in the process as it moves forward.

Sincerely,

A handwritten signature in black ink, reading "Melanie Sturm". The signature is fluid and cursive, with the first name "Melanie" and last name "Sturm" clearly distinguishable.

Melanie Sturm
Forests & Wildlife Director

⁴ Beginning With Habitat, <https://webapps2.cgis-solutions.com/beginningwithhabitat/mapviewer/>

⁵ Maine's Heritage Fish Waters list, <https://www.maine.gov/ifw/fish-wildlife/fisheries/wild-brook-trout.html>

⁶ LUPC's Fish and Wildlife Protection Subdistrict, https://www.maine.gov/dacf/lupc/laws_rules/rule_chapters/Ch10_SubchapterII.pdf (page 127)

⁷ The Nature Conservancy-Resilient Land Mapping Tool, <https://maps.tnc.org/resilientland/>

**AMC Comments on Draft Moosehead Regional Planning Package
July 2022**

The Appalachian Mountain Club appreciates the work of the Land Use Planning Commission in leading a planning process for the Moosehead Lake region.

In general, we are pleased with the current draft. We applaud the recognition of the importance of the Moosehead region, its beauty and remoteness. Staff have clearly heard and responded to the broad public support for concentrating development adjacent to rural hubs. We support the decision to leave several parcels previously designated for development zoned as General Management Subdistricts. We also strongly support the proposal to remove ten townships from Primary and Secondary Locations under the Location of Development criteria, as well as the removal of Primary Locations from Indian Pond, Long Pond, and Brassua Lake.

In 1969, a legislative research committee was prescient in finding “Greatly improved transportation facilities, expanded and improved highway systems, and increased leisure time for hundreds of thousands of people in the more urban areas to the south of the State of Maine are conspiring to subjects these lands and waters to ever increasing development pressures.” Today, driven by those factors, advances in technology, and the COVID-19 pandemic, development pressure in the area continues at a marked pace. Now is the time for the Land Use Planning Commission to ensure that the region will not lose its defining character.

Mainers and visitors have long valued the North Woods for their beauty and remoteness and for their contribution to the natural resource economy. Increasingly, we recognize that they have an important role to play in slowing climate change by absorbing carbon, and in protecting biodiversity in the face of climate change by providing large blocks of unfragmented habitat that allow species to move and survive. An intact forest is one of the most valuable assets Maine has in fighting climate change and its disastrous effects, including drought, forest fire, extreme weather events and loss of economic activity.

Moosehead Lake, and more specifically an imaginary line stretching from Rockwood to Lily Bay, serves as a dividing line between the vast, unfragmented, and largely undeveloped forest stretching north to the Canadian border and the more developed areas of the state to the south. We continue to believe that development should be discouraged from spreading beyond where it currently exists. For this reason, we urge the removal of the Brassua Peninsula and Tomhegan Township from Primary and Secondary Locations.

We appreciate the opportunity to comment and will continue to remain engaged in the regional planning process.

Sincerely,

Eliza Townsend
Maine Conservation Policy Director

Benjamin, Stacy

From: wendy_weiger14 <wendy_weiger14@achormaine.com>
Sent: Thursday, July 14, 2022 10:43 PM
To: Benjamin, Stacy
Subject: Comments on Draft Moosehead Regional Planning Package
Attachments: Letter from Wendy Weiger 102321.pdf

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin,

Thank you very much for all your work on the Moosehead Regional Planning Project. I especially appreciate the thorough explanation you provided of the Draft Moosehead Regional Planning Package in the online meeting I attended on June 29. The maps and text in your PowerPoint presentation summarize the components of the package in a very clear and understandable way.

I am attaching a letter I submitted to your predecessor, Naomi Kirk-Lawlor, last October. In it, I expressed my hope that the current regional planning process would yield permanent protection from development for two areas that I believe are key elements of the Moosehead Region's "green infrastructure":

- The Lily Bay Peninsula
- Indian Pond, along with the East and West Outlets of Moosehead Lake

I am pleased that parcels on the Lily Bay Peninsula and the south shore of Indian Pond that were inappropriately zoned for development in Plum Creek's Moosehead Region Concept Plan are excluded from proposed development zoning in the current draft package. I am also pleased that LUPC staff propose removing Lily Bay Township from Primary and Secondary Locations of Development, and propose removing Primary Locations of Development around Indian Pond.

However, I disagree with the staff's recommendation to not create new protection zoning for the Lily Bay Peninsula, the East and West Outlets of Moosehead Lake, and Indian Pond. Stronger protection of these areas would secure irreplaceable natural resources that provide outstanding recreational experiences. These areas are integral components of the Moosehead brand, treasured by locals and visitors alike, and are essential to sustaining the region's nature tourism economy. Permanent protection from development would be a vital step toward ensuring a vibrant future for the Moosehead Region.

Thank you for considering my comments as you work toward finalizing the Moosehead Regional Planning Package.

Sincerely,

Wendy Weiger

Dr. Wendy Weiger
PO Box 267
Greenville Junction, Maine 04442
(207) 349-0060
wendyweiger.com
View my professional profile on [Linked In](#)

Benjamin, Stacy

From: Jane B <jane2bee@gmail.com>
Sent: Friday, July 15, 2022 12:18 PM
To: Benjamin, Stacy
Cc: David Hartley
Subject: Moosehead Regional Planning Project

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin and members of the LUPC,

We attended a public information event in Greenville last month(June 2022) and are writing in support of the direction that the LUPC is taking in regards to the Moosehead Regional Planning Project.

Specifically, we strongly support the reduction, from previous plans, of land slated for development. This is a big improvement over the Plum Creek plan and over several of the more recently proposed plans. The current proposed plan seems to concentrate future development in a way to protect our region's significant and valuable natural, visual, and recreational resources. We believe that maintaining existing infrastructure is more conservation-minded than installing new infrastructure.

That said, we would like to see **more** permanent land conservation, if possible, in order to protect the region's wildlife habitat and high water quality.

There is so much at stake. Careful oversight by the LUPC and staff will be crucial to any future development.

Thanks to you and your colleagues.

Best wishes,

Jane Benson
David Hartley
Greenville, Maine

ps. we are thrilled with the designation in our region of an official International Dark Sky Park and it would be a shame to lose that designation due to sprawling residential, commercial, or industrial development.

Stacy Beyer, Director LUPC
Stacy Benjamin, Project Planner LUPC
Land Use Regulation Commission
State of Maine

Date: 7-29-22

RE: Moosehead Regional Plan

Dear Stacy, and Stacie,

I just read through all the public comments that have been sent to LUPC regarding the proposed regional plan. And I have read through the preliminary proposal outlined in the LUPC as well as the notes taken at the public hearing in Greenville. These letters are well written with excellent ideas, thoughts, opinions, and information. I believe that they need to be better utilized into the overall plan.

To the point, there appears to be somewhat of a mismatch between the LUPC "Draft Moosehead Regional Planning Packaged" overview and summary and the public comment on record with LUPC. There are 25 letters/ emails all saying basically the same thing. That is, "protect the Moosehead region". While the LUPC has certainly made some good steps in that direction it has not matched the suggestions of all the public comments. LUPC by its own design has written that it would seriously consider and implement the publics input.

My take away from the letters is that the public wants to see very little if any more development in the region. One person said that we have one Sebago Lake in Maine and that is enough. I might add that we have several Sunday Rivers, Sugarloafs and Saddlebacks and that is enough. The former LUPC Director told me at the Greenville public hearing, last year, that with Weyerhaeuser terminating the Concept Plan that, "we now have a second chance at saving Moosehead Lake". She clearly saw what lies ahead. I say let's save it while we can.

Another person's letter suggested that the LUPC utilize the zoning category M-NC which is the most restrictive zoning. It allows for logging and a few other activities and virtually no residential or commercial development.

When I asked LUPC about M-NC, and I have several times, both in writing and in person. I have not received what I consider to be a good

answer. Yes I know that there is a 10,000 acre minimum size rule and that it has never been used since it was written, and that Weyerhaeuser may not like it. First, the acreage minimum can be changed, or the parcels up for rezoning can be combined with adjacent lands held by Weyerhaeuser that are already in the conservation agreement and in excess of the 10,000 acres. Also Weyerhaeuser needs to be spoken to with seriousness and perhaps negotiated with if necessary. Apparently they have not been formerly asked if they would consent to rezoning to M-NC. Perhaps there are other reasons to not be willing to consider M-NC?

Other letters suggest creating “protection zones” around any water bodies up to a quarter mile from the lakes. One biologist said that the Moosehead Lake water quality is already compromised. Others are concerned with some rare and endangered animal species in the area including two species of birds, several species of large and small mammals, as well as fish. Some of these parcels have areas that have been designated by Maine IF&W as significant wildlife areas.

Personally, I have spoken to many dozens of locals and people from Maine that love Moosehead. They can see where this is all headed, they can see the hundreds of houses that may be built on the side of Big Moose with the impending ski mountain redevelopment permit approval. This redevelopment on the side of the mountain is just the start to development. There are several thousand acres adjacent to the redevelopment that will most likely become available for residential development as well. If this happens and if there is also development on parcel E and parcel I near the mountain we are potentially talking about thousands of private homes being built over a relatively short period of time. LUPC needs to see the big picture of the direction the area is headed. This is not a good direction, in my opinion, and I’m pretty sure most everyone who else who lives here and loves the way that it is would agree.

There are other issues as well to consider including traffic congestion in Greenville, as well as police, fire, rescue, and solid waste demands. Our infrastructure as it is will be sorely stretched. There will also be a huge cultural change with a large influx of people from away that may not have our local values. All this potential development will change Greenville forever.

If LUPC is serious about listening to and adopting public opinion into it’s regional plan LUPC needs to reread the correspondence in their own

files. It's important and it is significant. Many of the suggestions in these letters need to be implemented.

This is what the agency has mandated itself to do.

Once the wilderness is gone it is gone forever.

Respectfully Submitted,

Bill Baker
Harfords Point, Maine
266-7779

MOOSEHEAD REGIONAL PLANNING LANDOWNER MEETING NOTES

July 14, 2022

Virtual Meetings

Meeting #1 (10:00 - 11:30 am)

- Three attendees
- Two attendees are owners of camps on lots adjacent to Location I and expressed interest because of road access issues
- Participants wanted to know how this rezoning might affect their properties, particularly from an access perspective
- One attendee asked how this proposal relates to the current proposal for the ski area
- One attendee asked for clarification about what can happen in the M-GN without being in a Primary Location
- One attendee asked about the possible development of wind turbines on Misery Ridge and whether it was allowed under the conservation easement

Meeting #2 (6:30 - 8:00 pm)

- Two attendees
- Both attendees are owners of camps adjacent to Location I and are working to address on-going access issues
- It was noted that the intent of Location I was to encourage development attractive to residents of the region and not second home development