## AGENDA – Virtual format

**Meeting Date:** August 12, 2020  
**Meeting Time:** 10:00 AM

### Administrative Matters 10:00 AM

<table>
<thead>
<tr>
<th>Est. Time</th>
<th>Attachment</th>
<th>Action #</th>
<th>Agenda Item</th>
<th>Action</th>
<th>Presenter</th>
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<tbody>
<tr>
<td>5 min.</td>
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<td>Introductions – virtual meeting format</td>
<td>None</td>
<td>J. East</td>
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<tr>
<td>5 min.</td>
<td>LINK</td>
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<td>July 15, 2020 Commission Meeting Minutes</td>
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<td>10 min.</td>
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<td>Director’s Report</td>
<td>None</td>
<td>J. East</td>
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### Permitting & Zoning Matters

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<th>Presenter</th>
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</table>
| 30 min.   | LINK       | ZP779    | Wolfden Mt. Chase, LLC. - Metallic Mineral Mining  
• Zoning petition complete for processing; update | Discussion | S. Beyer |

### Planning Matters

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| 30 min.   | LINK       |         | Margaret Chase Smith Government Summer Internship Program  
• Solar Development Research  
• Short Term Rental Research  
Kingsbury Plantation  
• Petition to Assume Jurisdiction over Land Use | Discussion | B. Godsoe  
C. Parker |
| 30 min.   | LINK       |         |             | Decision | B. Godsoe |

### Enforcement Matters

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<th>Presenter</th>
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| 20 min.   | LINK       | EC-20-9  | Roger and Pamela Fortier, Winterville Plt  
• Administrative Settlement Agreement: | Discussion | B. MacLean |

### Commissioner Comments

**Adjourn**
MINUTES

REGULAR MONTHLY MEETING
Virtual – via Microsoft Teams
August 12, 2020; 10:00 am Start Time

COMMISSIONERS PRESENT
Everett Worcester, Chair  James May  Gwen Hilton  Lee Smith
Betsy Fitzgerald, Vice-Chair  William Gilmore  Peter Pray  Durward Humphrey
Millard Billings

STAFF PRESENT
Judy East, Executive Director  Brookelyn Gingras, Environmental Specialist (technical support)
Stacie Beyer, Planning Manager  Meagan Westfall, Environmental Specialist (technical support)
Tina Corkum, Secretary Associate  Ellen Jackson, GIS Coordinator (technical support)
Ben Godsoe, Chief Planner  Cassi Parker, Student Intern
Billie MacLean, P&C Regional Supervisor

OTHERS PRESENT
Lauren Parker, AAG

Note: Commission votes are recorded in the following order:
number voting in favor of a motion – number voting against a motion – number abstaining – number absent

ADMINISTRATIVE MATTERS

Introductions:
Introductions were made by members of the Commission board.

Minute Approvals:
Commissioner Fitzgerald moved to approve the July 15, 2020 minutes; Commissioner Billings seconded;
Vote: 9-0-0-0 Unanimous

DIRECTOR’S REPORT

Director Judy East provided updates to the Commission on several subjects organized around LUPC’s continuing response to the COVID-19 pandemic, Commission and staff updates, several project updates, and what we anticipate coming before the Commission in the new few months.

COVID-19 Updates
• Status quo for LUPC re: transition to working from offices where desk configurations allow physical distance and staggered attendance maintains limited numbers;
• SOM circulating a transition plan for returning work in office; overall message remains “if you can work from home, continue to do so”
• Making very good progress on virtual public hearing procedures with research from other Boards and Commissions; first virtual public hearing in September (Chapter 1 Rules)

Commission Updates
• Title 12 § 684 calls for annual election of officers; last done in summer of 2018; September meeting we will post an agenda item to elect officers
• Title 5 § 12004-D 1-A allows compensation to Commissioners; we will send paperwork to bring this up to date for the three virtual Commission meetings held to date.

Staff updates
• We have filled the ESII position in the Bangor office. Samuel Sheppard of Orono, Maine will be starting on August 24, 2020. Sam is a recent graduate of Skidmore College in New York with a BA in Environmental Studies. His studies included Advanced GIS, Managing Environmental Change and Urban Planning and he has experience in municipal government working as a Water Resources Intern dealing with Stormwater management, as well as field experience with the UMaine Coop Extension aiding farmers with crop management.

Project updates
• Brookfield White Pine Hydro, LLC has filed a new application for repair work on the Middle Dam on Lower Richardson Lake in Township C, Oxford County. The Commission dealt with this hydropower project in 2019, including a hearing, a permit approval, and then a surrender in early 2020. Substantially smaller project (repair work) than what was previously permitted. Anticipate permit decision shortly.
• Millinocket, East Millinocket and Medway have prepared a regional Comprehensive Plan currently under review by the Municipal Planning Assistance Program for consistency with the Growth Management Act. As the 3 towns are entirely surrounded by Unorganized Territories, we will be providing review comments.
• Cassi Parker, the LUPC Margaret Chase Smith Policy Center Government Intern will be finishing up shortly and presenting her research to you today. Thank you to Cassi for her help with the solar siting research and the short-term rental issues.
• Seeking to consolidate public notices for Chapter 1 (Fees), Chapter 4 (Rules of Practice), Chapter 10 (excerpted definitions), New Chapter (all definitions)
• We expect the Saddleback ZP any day; if it arrives, then presentation in September; public hearing is required – so likely schedule hearing in September, hold in October

Upcoming calendar

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1 Legislative Per Diem Plus Expenses. Notwithstanding any limitation on noonday meal expenses in section 12002, subsection 2, for each day in attendance at a commission meeting or hearing, each member is entitled to a meal allowance not to exceed the legislative meal allowance for each session day as provided for in Title 3, section 2. Legislative Per Diem is $55/day according to the “Overview of Legislators’ Compensation and Benefits” (http://legislature.maine.gov/execdir/)
PERMITTING & ZONING MATTER

Wolfden Mt. Chase, LLC – Metallic Mineral Mining – Stacie Beyer

Stacie Beyer provided an update on the Wolfden petition to rezone land they own in T6 R6 WELS from a General Management Subdistrict to a Planned Development Subdistrict (D-PD) for the Pickett Mountain Metallic Mineral Mine. She covered the current status of the petition, next steps in the process, and an estimated schedule. She also discussed several changes to the proposal that have been made since the petition was filed with the Commission and reviewed the current conceptual layout.

Commissioner Smith asked how many employees there will be and how deep the mine will be. Stacie’s understanding is that there will be 60 employees. The total depth was not readily available, but Stacie agreed to obtain that information for the Commission.

Commissioner Hilton asked about the location of the entrance. Stacie explained that the entrance into the mine is the triangle area labeled “portal” on the diagram, and the mine will have a private road connection to Route 11 of about 5 miles.

Commissioner Fitzgerald asked about access to the building from the parking area. Stacie explained that the site plan presented to the Commission is conceptual because we are at the zoning stage of the process; more detailed plans will be presented at a later date. She explained that the employee parking is located above ground and pointed out the conceptual location of the offices. Her expectation is that there will be above ground access from the parking area to the offices.

Stacie summarized the public comments received as of the date of the meeting. To date, the Commission had received public comments from five individuals and one organization, the Natural Resources Council of Maine (NRCM). The most common concerns related to technical feasibility and financial practicability, and waste disposal.

Commissioner Worcester asked if we are expected to hire someone knowledgeable in this field, Stacie explained the process for hiring contractors later in the presentation. Staff has retained or is in the process of retaining contractors to review financial practicability, and potential socioeconomic and noise impacts.
Commissioner Gilmore read the comments from the public. He believes there is some merit to some of their concerns. He suggested we be very cognizant to what is going on there before reaching a decision.

Commissioner Hilton asked about financial capacity and technical ability: is this something the Commission needs to determine, or the DEP? Stacie responded that financial capacity and technical ability are permitting criteria; where we see a tie between those types of issues and the rezoning criteria is more focused on technical feasibility and financial practicability. Staff believes that, for a development to be well planned and of quality, there needs to be technical feasibility and financial practicability shown.

In concluding, Stacie invited input from the Commissions on the process, estimated schedule and a Commission site visit to the proposed location.

Commissioner Hilton asked what the Commission will be able to see at a site visit. Stacie responded that staff hasn’t yet been on the site, but a planned site visit will enable staff to assess accessibility and the types of things that the Commission may be interested in seeing.

Commissioner May asked about how big of an issue noise may present given the location. Stacie responded that we have a contractor assessing noise impacts. Some of the areas that present a concern are more recreational in nature (seasonal camps, recreational users of nearby lakes, and trails.)

Commissioner Billings likes the idea of a site visit. He would like to be more familiar with the site to make a better decision. Commissioner Fitzgerald agreed.

Commissioner Humphrey would prefer the site visit to occur in the latter half of October when the foliage is completely gone.

Commissioner Hilton wonders how developed the site is and whether there will be much to see, or if they could possibly use a drone? Stacie responded that there is an existing road network, so they will be able to get onto the site; however, it is forested.

Commissioner Smith suggested having the site visit the day before or the day after the meeting in October. Commissioner Worcester commented that the Commission meeting will likely be virtual in October. Director East agreed.

Commissioner Pray commented that this will be during hunting season and there may be snow. Perhaps look at the end of September? Has the area already been cut? Stacie responded that it has been cut within the last seven years or so, but it has not been cleared at the lay down area.

Commissioner Worcester asked if he is hearing correctly that there will not be much to see there. Stacie said that it is a forested site; however, they will be able to travel the roads and see the topography. Commissioner Worcester indicated that an important area to see will be the proposed location of the tailings management facility.

Stacie summarized that there is a general consensus on a site visit the 2nd or 3rd week of October, providing for the weather. It will be hunting season, but it will generally be shotgun season and not rifle season. Wolfden is not aware of a significant amount of hunting on the parcel.

Commissioner Gilmore suggested using Google Earth to get a good concept of what is going on in the area.
Jeremy Ouelette, who represents Wolfden, commented that from Wolfden’s prospective it would be very valuable if the Commissioners could attend a site visit. There is access via roads to the locations they need to see. Late October will make it easier to identify the topography.

Judy East commented that a site visit with the Commissioners present will have to be properly noticed as a public Commission meeting.

Commissioner May indicated that he is in favor of a site visit.

Commissioner Billings indicated that he is in favor of a site visit, but that he is concerned about the number of vehicles and social distance logistics. Stacie said staff is working on the logistics.

Commissioner Worcester agreed that the consensus is to have a site visit, maybe the second week of October.

**PLANNING MATTER**

**Margaret Chase Smith Government Summer Internship Program – Ben Godsoe & Cassi Parker**

During the summer of 2020, the Land Use Planning Commission hosted Cassi Parker as a student intern for 11 weeks. The internship was possible through collaboration with the University of Maine Margaret Chase Smith Government Summer Internship Program. Cassi’s work resulted in a detailed report on municipal approaches to siting and permitting solar development, and background information about the potential benefits and impacts associated with online short-term rentals. Her presentation summarized the findings for each topic, which were included in the Commission memo for this item.

**Solar Development Discussion**

Commissioner Worcester asked how solar development is currently regulated in the unorganized territories, and if LUPC has permitted a large-scale solar facility. Grid-scale solar energy generation facilities are defined in Chapter 10. Facilities that meet this definition typically are large-scale and must petition for a rezoning to the Resource Dependent Development Subdistrict. Once the new zone is established, an applicant must then apply for a permit or Site Law certification if the project is large enough to trigger the Site Law. Since the solar rules became effective, the Commission has been involved in two large projects in Hancock County and in Unity Twp.

Commissioner Hilton asked if decommissioning is required for solar projects. Currently, the rules only require decommissioning for projects located on prime farmland soils.

Commissioner Worcester asked if the staff intended to propose new regulations for solar development. The staff will examine the existing solar regulations and anticipate needing to fine-tune them, particularly regarding scale.

Commissioner Gilmore expressed concern that if the Commission undertakes additional rulemaking about solar development that it should also consider where large-scale facilities can be installed on raw land, to ensure that natural resources are protected.

Commissioner Worcester commented that solar development does seem like it is coming to the UT and there currently is development pressure in small towns.

**Short-term Rentals Discussion**
Commissioner Hilton commented that impacts related to short-term rentals are likely to grow, particularly as real estate activity in rural Maine increases due to demographic shifts. Commissioner Fitzgerald agreed and commented that short-term rentals are particularly prevalent and seem to be growing in Washington County as people decide to leave crowded cities. The Commission should look at this issue sooner rather than later.

Commissioner Worcester asked if the Commission staff would consider having an intern again in the future. The staff thought that it was a productive internship and Cassi did a great job. The staff would host another internship if time and resources allow.

PLANNING MATTER

Kingsbury Plantation – Petition to Assume Jurisdiction over Land Use – Ben Godsoe

Pursuant to 12 M.R.S. §685-A(4-A), the Kingsbury Plantation Assessors requested the Commission approve the Plantation's comprehensive plan, ordinance, and zoning map so that the Plantation residents may assume responsibility for local land use controls. Ben Godsoe from the Commission's staff, and Joshua Morin and Tammy Bridges from Kingsbury Plantation provided a brief summary and were available for questions from Commissioners. Commission staff discussed review of the land use documents and LUPC involvement in the process, while Mr. Morin and Ms. Bridges talked about the reasons that Kingsbury is petitioning the Commission at this time. The staff recommendation was to approve the petition pending the Plantation hiring a code enforcement officer and establishing the necessary administrative boards.

In reviewing the Plantation’s request, the statutory test for approval is whether the land use plans and regulations adopted by the Plantation are “not less protective of the existing natural, recreational or historic resources than those adopted by the Commission.” Commission staff have reviewed the Plantation's submissions and helped to draft the land use ordinance. Overall, the proposed documents appear to meet the statutory test. Key items considered during the review and ordinance drafting process were the location of allowed uses, dimensional requirements, and natural resource protections. State law governing plantations, as well as Shoreland Zoning and the Natural Resources Protection Act will now apply.

Executive Director Judy East commented that the comprehensive plan was very well written and did a great job expressing a vision for the community moving forward.

Commissioner Worcester asked what the total population was and whether Kingsbury feels comfortable finding volunteers to be on a planning board and board of appeals. Commissioner Smith followed up by asking if the Plantation is concerned about how this effort will continue in the future, when the group currently working on it moves on. Ms. Bridges and Mr. Morin commented that although the population is low (22 year-round residents), there are people lined up to participate, and the population is growing. They anticipate that future planning board members will be found in the community and that the effort will be successful. The Kingsbury Zoning Ordinance also allows for seasonal residents to sit on each board, and the town really does intend to involve everyone, not just year-round residents.

Commissioner Gilmore commented that the outcome in Highland Plantation was positive and he is pleased with what they have done up there. If people in Kingsbury are willing and motivated to take on their own land use services, then they will be fine.

Ms. Bridges thanked the commission on behalf the entire community of Kingsbury, commenting that they have made many people very happy.
Commissioner May moved to approve staff recommendation, Commissioner Fitzgerald seconded

Vote: 9-0-0-0

ENFORCEMENT MATTER

EC 20-9 Roger and Pamela Fortier, Winterville Plantation – Administrative Settlement Agreement – Billie MacLean

Billie presented the details of Enforcement Case EC 20-9 where Roger and Pamela Fortier had constructed a 26 foot by 34 foot by 28 foot tall dwelling with a 6 foot by 6 foot entryway in non-compliance with the terms and conditions of Building Permit BP 16163 and in excess of the 25 foot height limit for residential structures located less than 100 feet from a great pond. The Fortiers also failed to promptly stabilize all filled and graded areas, however, the site was revegetated by the end of June 2020. Under the proposed Administrative Settlement Agreement, the Fortiers are required to pay a $4,500 monetary penalty, plant 12 trees within a 30 foot by 35 foot area between the dwelling and the lake and ensure the survival for 10 years. Should the dwelling need to be reconstructed, it would need to comply with the Commission's standards applicable at the time of reconstruction.

Commissioner Gilmore asked if staff discovered the height issue or was it brought to staffs' attention prior to visiting the site by the owners. Billie explained that it was discovered by staff during the site visit regarding the fill. She said it was a surprise to the owners and explained that more detail is being included in permit conditions to clarify how structure height is measured. Commissioner Worcester and Billie discussed being proactive with ensuring compliance prior to construction. Commissioner Billings asked if they hadn't hit ledge if the structure would have been in compliance. Billie explained that most likely the structure would have only been 24 or 25 feet tall if they had been able to construct the basement as original planned. Once they did hit ledge the building should have been redesigned to keep under the height requirement.

Commissioner Fitzgerald moved to approve staff recommendation, Commissioner May seconded

Vote: 9-0-0-0

ADJOURN: Meeting adjourned at approximately 12:00 pm.
Wolfden Rezoning Petition

Commission Update

August 12, 2020

Land Use Planning Commission
Proposal

- ZP 779, Wolfden Mt. Chase, LLC.
  - Rezone to custom Planned Development Subdistrict (D-PD)
  - T6 R6 WELS, Penobscot County
  - Pickett Mountain Metallic Mineral Mine
Location Map

• T6 R6 WELS
• North of Patten & Mount Chase
• Off SR 11
Criteria

- Rezoning for Metallic Mineral Mine D-PD governed by Chapter 12
  - General rezoning criteria
  - Provides specific factors for consideration
  - A public hearing is required
Current Status

- LUPC staff working with Wolfden
- Additional information submitted
- Petition updated
- Petition deemed complete - July 27, 2020
Current Status

• Size of D-PD increased (197 acres to 528 acres)
  ▪ Larger tailings management facility
  ▪ Includes 400-foot-wide buffer on D-PD boundary

• Several components relocated
  ▪ Minimizing impacts to wetlands
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<th>Public Comments Received</th>
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<tr>
<td>• Technical feasibility &amp; financial practicability</td>
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<td>• Waste disposal: tailings, waste rock, wastewater, &amp; sludge</td>
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<td>• Financial capacity &amp; technical ability</td>
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<td>• Size of above ground development</td>
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<td>• Recreational resources &amp; fisheries</td>
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<td>• Surface &amp; ground water quality</td>
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<td>• Protection of existing resources</td>
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<td>• Appropriateness of zoning process</td>
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<td>• Level of expertise needed</td>
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<td>• Adequate notice to local residents</td>
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Next Steps

- Staff analysis
- State agency review
- Contractor review
- Consultation with the tribes
- Commission site visit
Next Steps

• Contractors, third-party reviews
  ▪ Noise impacts
  ▪ Technical feasibility and financial practicability
  ▪ Socioeconomic impacts
Overview of Estimated Timeline

Wolfden Rezoning Petition, Review Process: Overview of Estimated Timeline

The following is a general overview of key phases in the zoning petition review for a metallic mineral mine, planned development subdistrict. The timeline is approximate, takes into account statutory and regulatory process requirements and will be updated as the process moves forward.

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- **Landowner submission of zoning petition & development plan**

- **Public notice of the opportunity to comment and participate in the public hearing will precede the hearing.**

- **LUPC staff review for conformity with applicable standards**

- **Public hearing and comment process**

- **Staff summary; Commission deliberation; Decision drafting; and Commission action**

All relevant notices and announcements will be sent to all Wolfden Rezoning Petition email subscribers (see [https://www.main.gov/dacflupc/projects/wolfden/wolfden_rezoning.html](https://www.main.gov/dacflupc/projects/wolfden/wolfden_rezoning.html); and, when required by statute or rule, published in a legal notice in the Houlton Pioneer Times and the Bangor Daily News.

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1. Title 2 M.R.S. §§ 809-1 et seq; Title 12 M.R.S. §§ 665-4; Chapter 4 Rules of Practice; Chapter 5 Conduct of Public Hearings; Chapter 10 Land Use Districts and Standards; Chapter 12 Land Use District Requirements - Metallic Mineral Exploration and Level C Mineral Exploration, and the LUPC Comprehensive Land Use Plan

2. Acceptable for processing means that the LUPC has sufficient information to understand the proposal and to begin formal review. To find a petition is acceptable for processing, the submission of additional material may be necessary. Further, additional information may be submitted by the petitioner and requested by the LUPC during the review process.

07/24/2020

Maine Land Use Planning Commission
Questions ???
General Criteria

The change would be consistent with

- The standards for the D-PD subdistrict boundaries;
- The Comprehensive Land Use Plan; and
- 12 M.R.S.A. Chapter 206-A.
General Criteria

The change in districting will have 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.
Specific Factors

- Regional economic viability
- Short and long-term socioeconomic impacts
- Maine’s natural resource-based economy
- Local residents and property owners
- Ecological and natural values
- Impacts on existing uses and natural resources
- Recreation
- Public health, safety, and welfare
- Transportation routes and other infrastructure
- Impacts on public services
- Future reclamation and beneficial use
Comments on Rezoning Process

• Commission has zoning in place and should stick to it

• Rezoning shouldn’t be allowed until Wolfden has proven the resource. More exploration should occur first

• Action by the Commission is precedent setting
Memorandum

To: LUPC Commissioners
CC: Judy C. East, Executive Director
From: Stacie R. Beyer, Planning Manager
Date: August 6, 2020
Re: Update, Wolfden Mt. Chase, LLC., Zoning Petition ZP779

Introduction

The Maine Land Use Planning Commission received a zoning petition on January 27, 2020 submitted by Wolfden Mt. Chase, LLC (Wolfden) to rezone land they own in T6 R6 WELS from a General Management Subdistrict to a Planned Development Subdistrict (D-PD). The proposed purpose of the D-PD subdistrict is for an underground metallic mineral mine and associated buildings and infrastructure. The zoning petition is subject to the Commission’s Chapter 12 rules (Mining and Level C Mineral Exploration Activities). Chapter 12 requires a public hearing to be held by the Commission prior to a final decision on the petition.

Current Status

Since the zoning petition was received, LUPC staff have been working with Wolfden on the submission of additional information needed to complete the petition and answer initial questions that staff identified regarding the proposal. In the course of preparing the additional information and updating the petition, Wolfden has made several changes to the proposal, including:

- Increasing the proposed size of the D-PD subdistrict from 197.5 to 528.2 acres to allow for:
  - A larger tailings management facility to accommodate disposal of all tailings above ground
  - A 400-foot-wide buffer between all proposed development and the boundary of the D-PD subdistrict
  - A boundary configuration that can be reasonably described, surveyed, and mapped.

- Relocation of several components of the proposed facility, including the potential disposal points for the wastewater treatment plant, to reduce potential impacts on freshwater wetlands. A revised Preliminary Site Plan is attached.

Following the latest submission of additional information, staff determined that the petition is complete for processing based on the criteria for acceptance of applications in Chapter 4, section 4.03,(8). A key criterion in
that section is that the petition “contains sufficient information for the Commission to begin its review.”
LUPC staff still have questions about the proposal and will be working with Wolfden and consulting with
other state agencies and state contractors, as we move forward in the staff analysis of the proposal.

Summary of Public Comments Received to Date

To date, we have received public comments from four individuals and one organization, the Natural Resources
Council of Maine (NRCM). All public comments except one follow-up letter from NRCM have been posted
on the Commission’s project specific webpage. Comments that we have received so far identify questions and
concerns relating to:

- The technical feasibility and financial practicability of the proposal
- Waste disposal, particularly regarding disposal of tailings, waste rock, wastewater, and sludge
- Financial capacity and technical ability
- Recreational resources and fisheries
- Surface and ground water quality
- The amount of clearing and above ground facilities
- Protection of and compensation for impacts on existing resources
- Appropriate application of the zoning process to the petition
- The level of expertise needed to review the proposal
- Adequate notice to local residents

Next Steps and Estimated Schedule

The next steps in the process are the LUPC staff analysis, state agency and county review, and LUPC
contractor review. The state agency and county review of the petition was initiated last week with a formal
review request distributed to 9 state agencies and Penobscot County. Staff will also be reaching out to the
State’s tribal nations to request a formal consultation process. In accordance with the statutory provisions for
extraordinary fee projects, the Commission may contract for consulting services with the cost covered by the
processing fee for the petition. To date, staff have identified three areas where we believe consulting services
would be beneficial and are working within the State purchasing system to retain consulting services. Those
services include third-party reviews on the technical feasibility and financial practicability of the proposal,
potential socioeconomic impacts, and potential noise impacts. In addition, we are working on scheduling one
or more staff site visits to the proposed site in the near future.

Chapter 12 requires that the Commission hold a public hearing on the zoning petition. Staff believes that it
would be better to begin the process of scheduling and preparing for the public hearing when we are farther
along in the staff analysis and review process. A proposed estimated schedule, a copy attached, indicates that
we could be ready for a public hearing in December. Staff welcomes input from the Commission on the
estimated schedule. Given that the hearing may be scheduled in the winter. Staff also welcomes input from
Commissioners on a Commission site visit. Although it would generally be better to have the Commission site
visit closer to the hearing date, scheduling the site visit before winter may be best in this case.

We will continue to update the Commission on the review process and seek feedback on the process and
schedule as the review moves forward.

Attachments:

Attachment A: Location Map
Attachment B: Revised Preliminary Site Plan with Ore Body
Attachment C: Overview of Estimated Schedule
Location Map of Proposed Project
Attachment E

LEGEND

- Area Proposed for Rezoning
- East and west limbs of the geologic or economic deposit
- Infrastructure
- Roads

PROTECTION SUBDISTRICTS

- P-OP: Great Pond
- P-WL2: Shoreland - 75'
- P-WL1: Wetlands of Special Significance
- P-WL3: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands
## Wolfden Rezoning Petition, Review Process: Overview of Estimated Timeline

The following is a general overview of key phases in the zoning petition review for a metallic mineral mine, planned development subdistrict. The timeline is approximate, takes into account statutory and regulatory process requirements¹ and will be updated as the process moves forward.

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<td>LUPC staff review for acceptance²; &amp; petitioner provides any necessary additional materials</td>
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<td>LUPC staff review for conformance with applicable standards</td>
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<td>Staff summary; Commission deliberation; Decision drafting; and Commission action</td>
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This is where we are in the process.

All relevant notices and announcements will be sent to all Wolfden Rezoning Petition email subscribers (see [https://www.maine.gov/dacf/lupc/projects/wolfden/wolfden_rezoning.html](https://www.maine.gov/dacf/lupc/projects/wolfden/wolfden_rezoning.html)); and, when required by statute or rule, published in a legal notice in the Houlton Pioneer Times and the Bangor Daily News.

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¹ 5 M.R.S. § 8051 et. seq; 12 M.R.S. § 685-A; Chapter 4 Rules of Practice; Chapter 5 Conduct of Public Hearings; Chapter 10 Land Use Districts and Standards; Chapter 12 Land Use District Requirements - Metallic Mineral Exploration and Level C Mineral Exploration, and the LUPC Comprehensive Land Use Plan.

² Acceptable for processing means that the LUPC has sufficient information to understand the proposal and to begin formal review. To find a petition is acceptable for processing, the submission of additional material may be necessary. Further, additional information may be submitted by the petitioner and requested by the LUPC during the review process.