
PUBLIC COMMENTS RECEIVED FOR THE WOLFDEN ZONING PETITION

ZP 779, Pickett Mountain Mine, T6 R6 WELS

09/10/2020 through 09/15/2020

**Maine Land Use Planning Commission
Maine Department of Agriculture, Conservation and Forestry**

The Maine Land Use Planning Commission is accepting public comment on the zoning petition filed by Wolfden Mt. Chase, LLC. to allow for development of the Pickett Mountain Mine in T6 R6 WELS. Public comments will be accepted until 10 days following the close of the public hearing for the petition. The public hearing has not yet been scheduled. A public notice for the hearing will be issued later this year in accordance with the Commission's Rules of Practice, 01-672 CMR 4.

Written comments received on the Wolfden Zoning Petition for the Pickett Mountain Mine will be posted periodically on the LUPC webpage. Information on changes to the webpage and other notifications to interested persons will be distributed through the Maine GovDelivery system.

For more information on the review process, filing public comments, and signing-up for notifications, visit the LUPC webpage at: https://www.maine.gov/dacf/lupc/projects/wolfden/wolfden_rezoning.html.

From: maine@bradfordcamps.com
To: [LUPC, Wolfden Rezoning](#)
Subject: Final copy WOLF DEN
Date: Thursday, September 10, 2020 4:33:43 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.

Hello Board of LUPC and all staff,

My wife and I operate Bradford Camps in the North Maine Woods. We have concerns about this Wolfden project and would like to voice them to you.

I understand they have suggested/requested that you relax some of your requirements, and allow for a rezoning to allow for mining metals. While I am against mining in such a fragile area where so many depend upon its wildness, this letter has more to do with LUPC guidelines.

Wolfden's lawyers have asked you to narrow your scope, and not consider the economic ability of Wolfden to safely operate a mine in that area where there is very little water passage. They have also asked you to waive any consideration of any technical plan for this mining. This sounds like they are asking you to just get out of the way and rezone without any info.

Do not kick the ball down the road on this one. If you do it opens the door to all kinds of future rezoning requests and you will begin losing your own authority. LUPC is charged with ensuring any change in zoning will not cause any undue adverse impacts on the environment and also on the people who work there. That's your job. You are the first line of defense for weak proposals like this.

I fully support LUPC in managing this proposal as it should be managed. Make Wolfden answer your questions. We all have to answer your questions when we want any kind of permit, big or small. We have to show proof, and we are held accountable if we don't follow the plan.

Your work is necessary to manage changes in the unorganized territories. You are here for a reason and your strength will help maintain the valuable qualities of the North Maine Woods for generations. This resource belongs to all Mainers, and we who work here depend on it for our success.

Thank you very much for your time.

Sincerely,
Igor and Karen

Igor & Karen Sikorsky

><((((('> www.BRADFORDCAMPS.com <'))))><

P.O. Box 729

Ashland, MAINE 04732

(207)-433-0660

Yankee Magazine, "Best Nature Vacation"

Downeast Magazine - "My Favorite Place"

Bangor Daily News - "A State Treasure"



Maine Brook Trout Project
267 Scribner Hill Road
Manchester, ME 04351

Stacie R. Beyer, Planning Manager
Land Use Planning Commission

Via Electronic Mail

September 10, 2020

Dear Ms. Beyer:

I am writing on behalf of Trout Unlimited (TU) regarding the Commission's ongoing review of Wolfden Mount Chase LLC's application to rezone its Pickett Mountain Project near Mount Chase. Trout Unlimited is a national conservation organization whose mission is to conserve, protect and restore North America's trout and salmon and their watersheds. We have 6 active chapters and about 2,000 members in Maine. As you are aware, we were deeply involved in Maine's revisions to mining laws and rules from 2013 to 2017. It now appears that the Wolfden application will be the first opportunity to use the revised LUPC rezoning process for mining projects. We have been following the application and your review of it since it was initially submitted last January.

The project is proposed in an area that is surrounded by rich natural resources and public lands, including Baxter State Park and the Katahdin Woods and Waters National Monument. Of more direct interest to TU is its setting at the headwaters of the West Branch Mattawamkeag River. The West Branch Mattawamkeag is particularly rich in trout and salmon habitat. The entire West Branch Mattawamkeag, a tributary to the Mattawamkeag and eventually the Penobscot River, is included within designated Critical Habitat for federally endangered sea-run Atlantic salmon. Trout Mattawamkeag River is a tributary to the Penobscot River. Trout Unlimited, through its participation in the Penobscot River Restoration Project with many other partners, spent more than a decade working to remove the Veazie and Great Works Dams and improve fish passage at the Milford Dam, with an eye to restoring Atlantic salmon and other sea run fish to Penobscot River tributaries like the West Branch Mattawamkeag. We are also deeply interested in brook trout habitat in the vicinity of the proposed mine. The West Branch Mattawamkeag River has its ultimate headwaters very near the proposed site of Wolfden's mine and the headwaters are especially rich in native brook trout habitat. Any runoff or discharge from the mine site to surface or ground water will drain to the tributaries of the West Branch Mattawamkeag.

We are writing as you and the Commission members prepare for the September 16 Commission meeting, at which you will discuss Wolfden's request that the Commission exclude information that Commission staff requested from your review of their application. Specifically, Wolfden, in an August

26 letter, has requested that the Commission exclude from its review information and review criteria that Wolfden believes will be covered in more detail in a potential future proceeding under the DEP's Chapter 200 Rules. Wolfden apparently expects the Commission to defer to DEP's review of these issue, and to either not evaluate them in the context of the current Rezoning Petition, or to review them without information the Commission staff have identified as necessary.

Of particular concern to TU are Wolfden's objections to Commission requests for information relating to potential impacts to resources and existing uses, particularly impacts to fish habitat and recreational angling; information relation to waste disposal and the mine's potential impacts on surface and groundwater quality (at the headwaters of a watershed with high value habitat brook trout and endangered Atlantic salmon that has long been enjoyed by Maine anglers); and information related to Wolfden's technical and financial capacity. The Commission must have enough information to evaluate these issues before approving a rezoning petition.

We also want to note some specific weaknesses we have identified in our review of the materials Wolfden has submitted to date—deficiencies that are directly related to the information LUPC staff are now requesting.

1. Wolfden's description of the fisheries resources of the Upper West Branch Mattawamkeag River is woefully incomplete. The application does not acknowledge that this proposal is being made on a parcel that is within designated Critical Habitat for endangered Atlantic salmon, and indeed there is no reference at all to Atlantic salmon or salmon habitat in the application package. The application acknowledges that native brook trout are present in the Upper West Branch Mattawamkeag watershed, but their discussion of that resource is limited to three paragraphs:

The proposed development is not adjacent to the shoreland of a lake. Lakes within a one-mile radius include Pickett Mountain Pond and within a 3-mile radius include Pleasant Lake and Mud Lake and several smaller ponds including Bear Mountain Pond, Tote Road Pond, Grass Pond, Duck Pond and Huntley Pond.

Pickett Mountain Pond, Pleasant Lake, Mud Lake Tote Road Pond and Grass Pond have been surveyed and were in general found to be shallow and muddy with uniform temperatures at all depths in summer months lacking desirable conditions for cold water species such as brook trout or salmon. The inlet and outlet streams however do provide habitat as spawning and nursery areas for trout.

As discussed in Appendix A Section B(3)(d) water management and treatment will preclude water quality impacts to these lakes and ponds and associated streams. The proposed mining activities will in no way impact recreational use of these lakes or use of the surrounding area.¹

Bill Bridgeo's May 13, 2020 letter provides a more accurate assessment of the native brook trout and landlocked salmon resource in these lakes and streams, and

¹ Wolfden Zoning Petition Form, revised June 30, 2020, page 46.

document his use and enjoyment of the fishery they provide over more than 50 years: “[T]hese waters have been and continue to be some of the best brook trout and landlocked salmon fisheries I have experienced since my boyhood adventures in the wild expanses of northern Maine in the 1950’s and 1960’s.”

Publicly available information on the Maine Department of Inland Fisheries and Wildlife’s website²—and viewable in a web-based GIS interface on the state’s “Maine Stream Habitat Viewer”³—indicate that Pleasant Lake, Mud Lake and Grass Pond are designated as “State Heritage Fish Waters”, indicating that they contain wild brook trout populations, have not been stocked with brook trout or any other fish for at least 25 years, and have specific legislative policy that restricts fish stocking and the use of live fish as bait to protect their unique brook trout resources. Pleasant and Mud Lakes were last stocked in 1956; Grass Pond has never been stocked.

Pickett Mountain Stream (above and below Pickett Mountain Pond), the West Branch of the Mattawamkeag River (from above Pleasant Lake to Rockabema Lake and continuing downstream to its confluence with the Mattawamkeag), and all of their tributaries are mapped in the Maine Stream Habitat Viewer as both “wild brook trout habitat” and as “modeled rearing habitat” for endangered Atlantic salmon. Notably, the West Branch Mattawamkeag and its tributaries are also mapped as not containing non-native fish that would compete with brook trout, salmon, and other native fish until downstream of Island Falls.⁴ This combination of extensive high value stream habitat for brook trout and salmon connected to multiple designated State Heritage Fish Waters with no known non-native fish introductions is quite rare, even in northern Maine, and especially so at such a low elevation and so close to Route 1. In short, there is a lot more value here for fish habitat and recreational angling than Wolfden has represented.

2. The lack of detail regarding water treatment and discharge in Appendix A, Section B (3)(D) provides no assurance that water quality—and therefore fish habitat—can be protected. Although Wolfden cites this section of the application as evidence that “water management and treatment will preclude water quality impacts to these lakes and ponds and associated streams”⁵, Appendix A, Section B (3)(D) does little more than boldly assert that this will occur. What Wolfden is proposing here—to collect and treat mine process, ore extraction, and tailings water, treat all of it, and discharge it to groundwater with no impacts—has, to our knowledge, never been done. The Commission would be remiss to accept this assertion without more detail than the vague generalities in Appendix A, Section B (3)(D).
3. There is good reason to be concerned about Wolfden’s financial and technical capacity. Wolfden acknowledges in its application that it has limited financial capacity, that investments in the project to date consist of “*small equity raises and timber sales from*

² Maine Department of Inland Fisheries and Wildlife, List of Designated Maine State Heritage Fish Waters, updated January 1, 2020. Downloaded from <https://www.maine.gov/ifw/fish-wildlife/fisheries/wild-brook-trout.html>

³ <https://webapps2.cgis-solutions.com/MaineStreamViewer/>

⁴ <https://webapps2.cgis-solutions.com/MaineStreamViewer/>

⁵ Wolfden Zoning Petition Form, revised June 30, 2020, page 46.

the property”; that “*investors may be more cautious to invest in the project until the principle regulatory requirements (such as rezoning, baseline studies, feasibility studies, and a mining permit) have been successfully completed*”; and that “*this trend will continue for the project until milestones like the rezoning have been achieved*”.⁶ This essentially amounts to an admission that the company does not currently have financial capacity for a project of this scale, and a request that the Commission should approve the Petition in hopes that some day they will. With respect to technical capacity, to our knowledge Wolfden has never successfully developed a working mine anywhere in the world—much less the first mine designed to meet Maine’s rigorous standards. The lack of attention to detail in the application package they have filed—for example, failing to acknowledge that the project site will drain into waters designated as Critical Habitat for Atlantic Salmon, and describing ponds designated by the Maine Department of Inland Fisheries and Wildlife as “State Heritage Fish Waters” as “lacking desirable conditions for coldwater species”—demonstrate their unfamiliarity with Maine’s most important aquatic resources and the attention generally given to them in regulatory processes here.

Commission staff are right to be requesting the additional information requested in the May 27, 2020, Request for Additional Information. It is distressing that rather than address the information needs the Commission has identified, Wolfden is asking the Commission to disregard its own standards and important review criteria in hopes those issues will be addressed at a later date in a yet-to-be-initiated process with the DEP. The rationale for the information you are requesting is clearly laid out in staff’s September 8, 2020 memo to the Commission. The “technical feasibility and financial practicability” of the project must be demonstrated before a Wolfden’s rezoning petition can be approved. Prior to rezoning these lands the Commission needs to know whether Wolfden is proposing a technically sound and economically feasible development, or a pipe dream financed with the promise of a blank check at some unspecified future date. If it is the latter, Maine would be ill served to rezone the property and hope for the best from an industry with a long record of broken promises and environmental damage, and a company with no track record in Maine. We urge the Commission to dismiss Wolfden’s request and continue to allow staff to collect any information they deem necessary to help the Commission make an informed decision.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey M. Reardon". The signature is written in dark ink and is positioned above the printed name of the signatory.

Jeff Reardon
Maine Brook Trout Project Director

⁶ Wolfden Zoning Petition Form, revised June 30, 2020, page 133.for

September 11, 2020

Land Use Planning Commission
State of Maine

Dear Chairman Worcester and Members of the Land Use Planning Commission,

As a concerned citizen, resident of Caribou and former advisor to the then Land Use Regulation Commission, I am writing to urge the Land Use Planning Commission to conduct a comprehensive evaluation of the petition for rezoning submitted by Wolfden Mt. Chase, LLC, (WMC) for the Pickett Mountain Metallic Mineral Mine near Patten.

I have learned that WPC has requested, through a lawyer, that the Commission exclude from consideration factors such as noise, financial practicability, technical feasibility, waste disposal at the mine, surface water quality, groundwater quality and avoidance or mitigation of impacts on natural resources.

How can the Commission possibly ignore such conditions and fulfill its responsibility to assure high-quality, well-planned development for the State of Maine?

I understand that the company's lawyer suggests the Maine Department of Environmental Protection is more qualified than the Land Use Planning Commission to judge proposals affecting land use and natural resources. Clearly, the attorney is unfamiliar with Maine's long history of natural resource protection and the process through which state agencies work together to assure that future development does not harm the natural environment that is Maine's greatest asset.

Rezoning is the first step. LUPC must assure that land is not rezoned to allow development by a company that cannot meet the requirements of Maine's 2017 mining law. Its decision on ZP 779 is critical. It will set a precedent for the future.

The Commission has every reason and responsibility

- a. to evaluate thoroughly how Wolfden will seek to avoid or mitigate impacts on natural resources, especially surface and ground water, and
- b. to find evidence that the company has a record of the financial and technical capacity to successfully conduct the kind of mining operation it proposes for Pickett Mountain.

That WMC requests the LUPC to exclude these considerations from its review is a significant cause for concern.

Sincerely,

Kathryn Olmstead
Caribou, Maine

From: [Mt Chase Lodge](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Keep Maine's Waters Clean
Date: Friday, September 11, 2020 8:43:11 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 wife and I own and operate Mt Chase Lodge on Upper Shin Pond. I don't know for sure, but it seems like we would be directly downstream from the proposed mining project. This project will have a direct impact on the water quality of Upper Shin Pond and our drinking water. I urge the LUPC to do their normal duties in assessing this rezoning proposal.

It is very important to do as much research as possible into Wolfden's finances to ensure they have the capacity to complete this project; but more importantly, to make sure they have a plan to do this safely. If not done safely, this could ruin the ecosystem of all bodies of water downstream from the mining. People come here to fish, to go birding on the water and hopefully see the loons and to swim. We want to keep our pond as clean and as wild as possible.

This project could also ruin our drinking water, and the drinking water of all of our neighbors. We need clean well water because there is no other option for drinking water in the area.

The LUPC needs to do their normal duties to protect the environment for the people of northern Maine. I can think of no reason to waive any normal guidelines. Please do not approve this rezoning project without doing as much research as possible into Wolfden and any other companies they may hire to complete this project.

Thank you for your time and consideration.

--

Michael & Lindsay Downing, Owners

Mt Chase Lodge

207-528-2183

[Website](#) | [Facebook](#) | [Trip Advisor](#) | [YouTube](#)

Where Adventure Begins!

From: [Lucas St.Clair](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Mining Picket Mt
Date: Saturday, September 12, 2020 9:28:14 AM

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I think that allowing for any mining in the Mt. Chase area puts way to much at stake and should not be permitted.

Lucas

Please excuse the brevity and misused and misspelled words, I am working remotely.

From: [stan & gail maynard](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Land use Planning Commission letter
Date: Sunday, September 13, 2020 5:01:01 PM
Attachments: [lupc_wolfden.odt](#)

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Maine department of Agriculture, Conservation & Forestry

Land Use Planning Commission

Chairman Webster, and Members of the Commission,

As a retired rural agricultural producer, I have followed the emerging development of the Wolfden mining project at Pickett Mountain.

I have attended public meetings with Wolfden representatives, followed media reports and researched modern mining issues, and I am very concerned about the protection and maintenance of Maine's natural resources. This pristine area encompasses Baxter State Park and Katahdin Woods and Waters National Monument, includes popular hunting and fishing grounds as well as long-established prime agricultural land. I am not persuaded that Wolfden has our best interests at heart. Therefore, I am putting my trust in LUPC and the MDEP.

I write in support of the LUPC staff and commissioners in their obligatory role as stewards of Maine's law on behalf of its citizens in regulating land use issues. Please continue to seek answers from Wolfden which will protect our land's future, and hold any large scale developers to account. Specifically, do not narrow your focus to accommodate Wolfden, but stay the course, looking into the viability of issues of their financial and technological capacity, as well as their water treatment proposals. There is no reason for LUPC to curb the scope of this investigation. Since this is new territory - the first such decision of this sort relegated to the Commission - all the more reason to get it right. Your deliberations will significantly impact our future.

Basically, it would seem prudent that the commission avail itself of any and all possible information that would enable it to make wise decisions for Maine land and waters. Stay the course, uphold the integrity of the LUPC mission. Do not be intimidated or deterred. Refuse the Wolfden request.

Sincerely,
Gail C. Maynard
Perham, ME, formerly of Oakfield

**William R. Bridgeo
100 Fairview Avenue
Augusta, Maine 04330**

September 13, 2020

Stacie R. Beyer
Planning Manager
Land Use Planning Commission
22 State House Station
Augusta, Maine 04333-0022

Dear Ms. Beyer,

I wrote to you and the Commission back in May to express my concerns about the proposed Wolfden Pickett Mountain zone change application. Since then I have been following the process with great interest and I am encouraged by the thoroughness and professionalism exhibited by the Commission and staff. I wrote in May and I write today as a private citizen of Maine and an outdoor enthusiast who deeply values the natural environment in the region of Pickett Mountain and its surrounding woods, lakes and ponds, rivers and streams.

That said, I am by graduate education and four decades of professional experience, a career city manager - including six years of service in Calais in the 1980's and the past twenty two years in Augusta. I am, as a consequence, well versed in most aspects of land use planning and zoning and regional and local governmental land use administration.

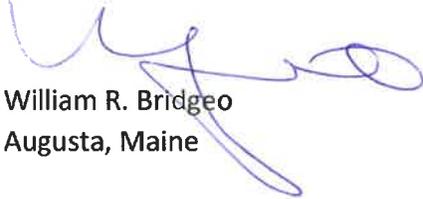
It is from that perspective that I was surprised by the August 26th letter from Wolfden's New Jersey based attorney arguing that LUPC staff were out of bounds in the scope of review you have proposed the Board employ in reviewing Wolfden's application and determining whether or not to grant the requested zone change. In my opinion, the core principles of zoning and the nature of zone change processes – be they municipal or regional – require robust examination of **all** potential adverse impacts as a matter of fairness to the constituencies that zoning boards are charged with protecting. Potential environmental impacts of all kinds as well as technical feasibility and financial practicability go to the heart of any decision to rezone, especially in a case as monumental and potentially impactful as this one. The fact that the Maine Department of Environmental Protection must also, by statute, conduct a thorough review of potential environmental impacts as part of its mandate does not diminish the need for or importance of the zoning board's responsibilities.

I would strongly urge the Board to err on the side of rigorous review in this matter for the sake of what is at stake in this instance, as well as the precedent this case will set.

I would also respectfully suggest that asking the Commission to make such an important set of decisions about how, going forward, it will treat rezoning applications for industrial mining in one week's time is very much ill-advised. At a minimum, significantly more time should be allowed to all other interested parties to enable them to prepare their analyses and arguments addressing this Wolfden request.

I thank the Board for its consideration and its service to the people of Maine.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Bridgeo', with a large, sweeping flourish extending to the right and downwards.

William R. Bridgeo
Augusta, Maine

Brian D. Stewart
8 Chandler Street
Houlton, Maine 04730
Tel: 207-532-7160
Email: stewarteng@mf.net

September 14, 2020

Sent by Email to LUPC Staff

LUPC Commissioners
Land Use Planning Commission
Department of Agriculture, Conservation and Forestry
22 State House Station
Augusta, Maine 04333-0022

Re: Wolfden Zoning Petition ZP779

Dear Commissioners:

I am writing to share some concerns and thoughts for the Commissions' September 16, 2020 meeting regarding the Wolfden Zoning Petition agenda item. I am a resident of Houlton, and my family owns a seasonal camp on the easterly shore of Rockabema Lake, Moro Plantation. My concerns with the course of this project are those of a potentially impacted property owner, and also those of a firm believer in the need to follow the rules in land use planning changes. I am a licensed civil engineer, land surveyor, and site evaluator practicing in Maine, and I have over forty years of experience in the area of land use planning, engineering, and development in the State of Maine. I have been involved in permitting multiple projects with LUPC and DEP over the years. However, my views stated here should be taken only in the context of those of a concerned citizen and potentially impacted land owner.

I have read through the zoning application material posted to date on the LUPC website, and I think I have a fairly good sense of the issues at hand. The applicant, Wolfden purchased a property of over seven thousand acres, harvested wood from it, performed some mineral exploration in a previously identified deposit, and now wishes to draw a boundary around the deposit sufficient in size to accommodate a future mineral extraction, processing, and waste storage facility capable of being permitted under Maine DEP Chapter 200 Rules and other LUPC Rules. The application doesn't make it clear to me that this future permit and mining activity would be by the current applicant. The creation of a new parcel that completely contains a viable mine site capable of being successfully permitted is, in my mind, a much larger hurdle than the applicant apparently sees it to be. I personally believe that if the Zoning Application proceeds to the point of issuing a Zoning Change for a specified parcel of land without first undertaking at least preliminary ground site mapping, analysis and engineering, there will be a strong

probability that problems will arise in the future when an attempt is made to permit the site for the intended use.

Subsurface wastewater disposal in Maine is very location-specific, and without any ground mapping of soil suitability coupled with a more thorough quantification and characterization of wastewater flows, there is no way of knowing if the disposal systems shown tucked neatly up against the development limit lines on the June 30, 2020 Preliminary Site Plan will provide a satisfactory outcome under the Chapter 200 permitting process. If the zoning for this particular 528 acre parcel is changed to a Planned Development Zone for the mining operation, and if the remaining land is sold to a disinterested party before the permitting for the mine occurs, problems could easily develop for the permitting and operation of the mine that could only be avoided by some degree of engineering at the current Zoning Change level of review.

I find it peculiar that the applicant is resorting to stern letters from out of state lawyers this early in the process. The tone and content of Mr. Tsiolis' letter suggests that he doesn't feel that LUPC staff members know how to read, understand, and implement their own rules. I would suggest that hundreds of Maine property owners would disagree after finding the need to hire a soil evaluator or other land use professional to legally build a driveway or to site a pit privy behind a seasonal camp. These rules were created for a reason, and the LUPC knows exactly how the process works,

From what I have read in the application, that mineral deposit has been there for over 400 million years, and it will probably still be there after a little more time has passed to gather information on how to mine it without interfering with other land uses in the region. Mainers' tend to be very patient about things, and I suggest the applicant try to relax a bit and do the work required to satisfy Ms. Beyer and the highly qualified and professional staff at LUPC. The cost of writing that lawyer letter could have easily paid for a preliminary site visit by a Maine licensed professional to evaluate the suitability of the site for onsite wastewater disposal.

In summary, I encourage the LUPC Board to ignore Mr. Tsiolis' letter and let the staff continue to process this application in the same manner and at the same pace used with applications from every other property owner in the district. I suggest that the urgency to achieve the zoning change "milestone" on the part of the applicant is not tied to any requirement of the rules; Chapter 200 states that:

"B. The Department **may not approve** a mining permit in an unorganized or deorganized area of the State unless the Maine Land Use Planning Commission certifies to the Department that:

- (1) The proposed mine is an allowed use within the subdistrict or subdistricts in which the project is located; and

LUPC Letter, September 14, 2020

Brian D. Stewart

Page 3

- (2) The proposed mine meets any land use standard established by the Maine Land Use Planning Commission applicable to the project that is not considered in the Department's review."

My layman's read of that statement would lead me to conclude that starting the process of Chapter 200 Permitting could, and perhaps should run concurrently with the Rezoning application.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Brian D. Stewart". The signature is written in a cursive style with a long horizontal flourish at the end.

Brian D. Stewart

From: [Sherri Skinner](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Mt Chase Mining
Date: Monday, September 14, 2020 1:58:39 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.

Please, when considering rezoning for Wolfden so they can mine in Mount Chase, think about the locals and our health and safety. Here's a quote from https://www.rivernetnetwork.org/wp-content/uploads/2016/04/River-Voices-v15n1-2005_Impacts-of-Mining-on-Rivers.pdf, "...deposits can contaminate the surrounding **watershed** when weathering of exposed minerals causes acid drainage and metals-enriched waters. According to the U.S. EPA, **mine** waste has contaminated more than 40 percent of the headwaters of western **watersheds**."

Health and safety of the living creatures living in the area should be first and foremost of concern, when thinking of mining, not the monetary aspect of it.

Mining in Maine **will** negatively affect our beautiful state.

Thanks,
Sherri Skinner
Mt. Chase Resident



September 14, 2020

Via Electronic Mail

Dear Chairman Wooster and members of the Land Use Planning Commission (LUPC, the Commission):

I am writing on behalf of the Natural Resources Council of Maine (NRCM), Maine's largest environmental advocacy group with more than 25,000 members and supporters. NRCM strongly opposes Wolfden Resource's (Wolfden) request to narrow the scope of LUPC's review of its rezoning proposal for the proposed Pickett Mountain Mine. Wolfden's request, in its August 26, 2020, letter to the Commission, is an egregious attempt to bypass LUPC's zoning requirements for mining that exist, first and foremost, to protect the health of the environment and Maine people. We urge the Commission to reject Wolfden's request.

This proposal is the first under LUPC's new mining rules, and any LUPC decision will set an important precedent. NRCM strongly supports LUPC staff's September 8, 2020, memo to Commissioners, which states, in part:

To approve rezoning to a D-PD subdistrict for a metallic mineral mine, the Commission must find that there is substantial evidence that, among other criteria, the proposed change in districting is consistent with the purpose and intent of 12 M.R.S. ch. 206-A, which includes sound planning and zoning, and with the standards and purpose of the D-PD subdistrict. 01-672 C.M.R. ch. 12, § 4(B)(1)(a), 4(C)(1)(p). "The purpose of the D-PD subdistrict is to allow for large scale, well-planned development," proposals for which the Commission will consider "provided they can be shown to be of high quality and not detrimental to other values" of the Commission's jurisdictional area. 01-672 C.M.R. ch. 10, § 10(H)(1). Staff believe that whether a project is technically feasible and financially practicable is a particularly important consideration for a custom zone, such as a D-PD subdistrict, that will be specifically established for a single, large-scale development project. A project that is not technically feasible and financially practicable raises concerns regarding whether the project is a well-planned or high-quality development, and therefore satisfies the requirements of 01-672 C.M.R. ch. 12, § 4(B)(1)(a) or 4(C)(1)(p).¹

Mining the type of deposit Wolfden owns, called a massive sulfide deposit, is one of the most dangerous industrial activities in the world. In Maine, metal deposits often contain high levels of sulfur and dangerous heavy metals, such as lead and arsenic. When sulfur in mining waste and ore reacts with water and air, it creates sulfuric acid, which in turn causes toxic metals to leach into the environment. The acid and toxic metals can contaminate ground and surface water and harm fish, wildlife, and people.

¹ 2020. Memorandum from Stacie Beyer to LUPC Commissioners re Wolfden Rezoning Petition, ZP 779; Wolfden Letter Dated August 26, 2020. September 8. P. 4 of 6. Accessed at https://www.maine.gov/dacf/lupc/projects/wolfden/comm_mtg/WolfdenPetition_CommPkt_September2020.pdf

Prior sulfide deposit mines in Maine have left a long, expensive legacy of serious pollution problems. We have had two such mines: the Black Hawk Mine in Blue Hill and the Callahan Mine in Brooksville. Both mines went bankrupt in the 1970s soon after they began operations. It took decades to force a previous owner to remediate the Black Hawk Mine through litigation, and Maine taxpayers have paid more than \$8 million to clean up the Callahan Mine since 1972.² Cleanup there is nowhere near complete, and total cleanup costs, including federal Superfund expenses, could reach \$45 million.³

We never want this to occur again in Maine.

LUPC staff must keep asking Wolfden the reasonable questions it has been asking about the technical and financial practicability of Wolfden's proposal. LUPC staff have been asking appropriate questions about technical and financial practicability for more than six months, and Wolfden has yet to respond with facts. The facts that do exist about Wolfden's technical and financial ability point to a company that is not capable of safely and economically developing a mine. As the *Portland Press Herald* reported in 2017:

According to the company's statement, Wolfden is a mineral exploration company with interests in Manitoba and northern New Brunswick. Corporate filings show that the company has yet to move from exploration to actual mining at any of the sites. The most recent quarter report stated that Wolfden has lost more than \$17 million (U.S. dollars) since 2009, including more than \$800,000 during the first two quarters of 2017.⁴

This may explain why Wolfden has avoided answering LUPC staff's questions about technical and financial practicability and have now turned to an attorney to justify its inability to answer LUPC staff's important questions in a reasonable and timely manner. NRCM urges the Commission to continue to support the staff's pursuit of answers to these necessary questions to determine if Wolfden has the capability to develop a mine in Maine in a safe, well-planned manner that would meet LUPC's rezoning requirements. If Wolfden cannot demonstrate such capability, then the Commission must deny the rezoning request.

Another reasonable and important line of questioning from LUPC staff concerns Wolfden's claims about its ability to treat wastewater to be as clean as natural groundwater. LUPC and Department of Environmental Protection (DEP) staff have appropriately discussed this issue with each other. Consultations with other agencies are standard LUPC staff review procedures, as LUPC's web page describing its review process on Wolfden's proposal makes clear:

The LUPC staff undertakes a detailed review and analysis of the petition. This includes meetings with the petitioner, state and federal review agencies, and others to clarify issues and request more information as needed. The petition is mailed to various state and federal agencies for

² Figures compiled by NRCM. Accessible at <https://1drv.ms/w/s!AkLihAdyxqVkX0DZI-w6Z5wwGAO?e=2ajKre>.

³ 2017. Marina Villeneuve, Associated Press. New England confronts little-known, messy legacy of mining. May 13. Accessed at <https://www.foxbusiness.com/markets/new-england-confronts-little-known-messy-legacy-of-mining>.

⁴ 2017. Kevin Miller, Portland Press Herald. Mining company plans to buy northern Maine mountain. September 8. Accessed at <https://www.pressherald.com/2017/09/08/mining-company-plans-to-buy-northern-maine-mountain/>.

review and comment. The staff may also engage independent consultants to gather information on issues that staff believes to be necessary and legally relevant.⁵

DEP has already told both Wolfden and LUPC staff that Wolfden cannot legally discharge wastewater to any streams in the Pickett Mountain area because they are all too small. Maine statute (Title 38 Section 464(A)(1))⁶ prohibits discharges of wastewater to streams with watersheds of less than 10 square miles. Therefore, DEP would require Wolfden to discharge to groundwater and to treat any wastewater to pollutant levels equivalent to natural groundwater in the area if Wolfden ever applies for a permit. Given this, it is entirely reasonable for LUPC staff to ask Wolfden for an example of a similar mine elsewhere that can treat its wastewater so effectively, which LUPC staff did in their letter of March 6, 2020. LUPC staff asked for an answer within 30 days⁷ and still have not received one six months later.

Instead, Wolfden discussed the wastewater treatment system at the Halfmile Mine in New Brunswick in its petition amendment dated Jun 30, 2020.⁸ This mine is not relevant to the proposed Pickett Mountain Mine. The Halfmile Mine ships its ore to another facility for processing.⁹ Therefore, its wastewater treatment plant is dealing with a much lighter load of pollutants than a mine with an on-site beneficiation plant that concentrates ore, as Wolfden has proposed at Pickett Mountain.

LUPC staff need evidence on Wolfden's claims about its wastewater treatment capability for two reasons. First, it makes no sense for LUPC to issue a rezoning for a mine that cannot possibly meet DEP's future requirements. That is an enormously inefficient use of staff resources at Maine agencies. In addition, to grant a rezoning, the LUPC must consider: "Potential impacts to existing uses and natural resources including, but not limited to: forest resources; historic sites; wildlife and plant habitats; scenic resources; water resources; and recreation resources."¹⁰ LUPC cannot consider the impacts to water resources, recreation resources, scenic resources, or wildlife and plant habitats without some evidence that Wolfden can actually treat wastewater to natural background levels. If Wolfden cannot provide evidence that its wastewater treatment claims are true, then LUPC cannot conclude that rezoning for Wolfden's project "will have no undue adverse impact on existing uses"¹¹ as Chapter 12, Section 4(B)(1)b requires.

In closing, NRCM strongly supports LUPC staff continuing to examine the technical and financial practicability of Wolfden's proposal and other relevant considerations for rezoning, such as Wolfden's

⁵ Accessed at https://www.maine.gov/DACF/lupc/projects/wolfden/wolfden_rezoning.html.

⁶ Accessed at: <https://legislature.maine.gov/legis/statutes/38%20Old/title38sec464.html>.

⁷ 2020. LUPC. Letter from Stacie Beyer to Wolfden Resources. March 6. P. 4. Accessed at: https://www.maine.gov/dacf/lupc/projects/wolfden/hearing_record/4.5_2020-03-06_LUPC_Letter_AdInfo_Request.pdf.

⁸ 2020. Wolfden Resources. Petition to Rezone Portion of Township 6, Range 6 Penobscot County, Maine for Development of an Underground Metallic Mineral Deposit. June 30. Pp. 207-210 of the pdf file at https://www.maine.gov/dacf/lupc/projects/wolfden/notice/Woldfen_MtChaseLLC_Petition_Rev_Final.pdf

⁹ 2017. SRK Consulting. Technical Report on Preliminary Economic Assessment for the Halfmile-Stratmat Massive Sulphide Zinc-Lead-Silver Integrated Project Bathurst, New Brunswick, Canada. P. viii. October 26. Accessed at: https://www.maine.gov/dacf/lupc/projects/wolfden/hearing_record/4.7_2020-05-27_LUPC_Ltr_AdInfo_Request3.pdf.

¹⁰ LUPC rules. Chapter 12, Section 4(B)(3)(d). Accessed at https://www.maine.gov/dacf/lupc/laws_rules/rule_chapters/Chapter12_ver2013.pdf#page=2

¹¹ Accessed at: https://www.maine.gov/dacf/lupc/laws_rules/rule_chapters/Chapter12_ver2013.pdf#page=2

wastewater treatment claims. If Wolfden cannot answer LUPC staff's questions in a reasonable, accurate, and timely manner more than six months after staff began asking the questions, it is a strong indicator that Wolfden cannot develop and operate its proposed mine successfully, safely, and within the strictures of Maine law. Instead, Wolfden appears to be engaged in a speculative venture that poses a high risk to Maine's environment and taxpayers. Speculative ventures are not "well-planned development," which is the only type of development LUPC is supposed to approve. To do so, LUPC staff must ask the hard questions and Wolfden must provide the answers that Commissioners need to make an informed rezoning decision.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nick Bennett".

Nick Bennett
Staff Scientist

From: [Sharon Callnan Bodenstab](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Please no mines at Pickett Mountain
Date: Monday, September 14, 2020 9:18:40 PM

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To Whom It May Concern:

I grew up in Aroostook County and five years ago, after living away for more than 15+ years, we moved back. I wanted to raise my kids where they have access to playing in nature every day. We left our Boston home to be closer to family, the lakes, and the woods. We are lucky to have a few acres in town with a stream and our own little woods. My kids enjoy splashing in the stream and explore the woods daily. Metal mining can quickly destroy these types of environments. There is no coming back from mining. Please do not allow any metal mining anywhere in Maine.

I spent a year living and working in the Appalachian mountains of Kentucky and West Virginia as an Americorps volunteer. I saw first hand the absolute destruction of mining. It's not worth jeopardizing our environment for a handful of jobs. Metal mining is one of the most damaging industries on earth. The types of deposits in Maine could result in hazardous mining pollution that persists for centuries due to high levels of sulfur and toxic metals. This combination is lethal when sulfur in mining waste or ore is exposed to air and water, creating acid. The acid can contaminate streams, killing aquatic wildlife, and it releases toxic metals, such as lead and arsenic, that can harm aquatic plants and animals as well as people. With these risks, how are we as a state even considering allowing this?

As part of its plan, Wolfden is proposing to build a full-scale mill and ore processing facility on site. What this means is that the company would produce ore concentrates using floatation tanks. This is a very dangerous process because it creates toxic mine tailings that need storage in perpetuity—essentially, forever. It is unfair to ask future generations to clean up the disastrous mess of metal mining because companies want to make money today. The destruction is not worth it. Please do not allow metal mining in Maine. There are better ways to create jobs while protecting our beautiful state.

Sincerely,

Sharon Callnan Bodenstab
Houlton, ME

From: [Donna Davidge](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: comments on proposed mining project near patten
Date: Tuesday, September 15, 2020 2:48:20 PM

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SEPT 15, 2020

Land Use Planning Commission

State of Maine

Dear Chairman Worcester and Members of the Land Use Planning Commission,

As a concerned citizen, resident of Caribou and former advisor to the then Land Use Regulation Commission, I am writing to urge the Land Use Planning Commission to conduct a comprehensive evaluation of the petition for rezoning submitted by Wolfden Mt. Chase, LLC, (WMC) for the Pickett Mountain Metallic Mineral Mine near Patten.

I have learned that WPC has requested, through a lawyer, that the Commission exclude from consideration factors such as noise, financial practicability, technical feasibility, waste disposal at the mine, surface water quality, groundwater quality and avoidance or mitigation of impacts on natural resources.

How can the Commission possibly ignore such conditions and fulfill its responsibility to assure high-quality, well-planned development for the State of Maine?

I understand that the company's lawyer suggests the Maine Department of Environmental Protection is more qualified than the Land Use Planning Commission to judge proposals affecting land use and natural resources. Clearly, the attorney is unfamiliar with Maine's long history of natural resource protection and the process through which state agencies work together to assure that future development does not harm the natural environment that is Maine's greatest asset.

Rezoning is the first step. LUPC must assure that land is not rezoned to allow development by a company that cannot meet the requirements of Maine's 2017 mining law. Its decision on ZP 779 is critical. It will set a precedent for the future.

The Commission has every reason and responsibility

a. to evaluate thoroughly how Wolfden will seek to avoid or mitigate impacts on natural resources, especially surface and ground water, and

b. to find evidence that the company has a record of the financial and technical capacity to successfully conduct the kind of mining operation it proposes for Pickett Mountain.

That WMC requests the LUPC to exclude these considerations from its review is a significant cause for concern.

THE DEP did nothing to protect Maine from the wind turbine scourge so I highly doubt they will do that in this situation either.

Sincerely, Donna Sewall Davidge

1027 Crystal Road

Island Falls Falls

Sewall House National Historic Registry Home where Theodore Roosevelt restored his health in UNTOUCHED nature...and was inspired to start a National Parks System. preserving our lands which these projects certainly do not



Protecting nature. Preserving life.

Stacie R. Beyer
Planning Manager
Land Use Planning Commission
22 State House Station
18 Elkins Lane
Augusta, ME 04333

September 15, 2020

Dear Ms. Beyer:

I am writing on behalf of The Nature Conservancy in Maine regarding the Land Use Planning Commission's ongoing review of Wolfden Mount Chase LLC's (Wolfden) application to rezone their Pickett Mountain Project near Mount Chase.

The Nature Conservancy is a nonprofit conservation organization dedicated to conserving the lands and waters on which all life depends. Guided by science, we create innovative, on-the-ground solutions to our world's toughest challenges so that nature and people can thrive together. Working in more than 70 countries, we use a collaborative approach that engages local communities, governments, the private sector, and other partners. The Nature Conservancy has been leading conservation in Maine for more than 60 years and is the 11th largest landowner in the state, owning and managing roughly 300,000 acres.

We have reviewed the recent request from Wolfden to the Commission asking to exclude aspects of their proposal from review by the LUPC and instead to defer to the Maine Department of Environmental Protection's Chapter 200 rule review. We understand that the LUPC staff intends to discuss the WMC letter and next steps in processing at the September 16, 2020, LUPC meeting.

Given that this is the first rezoning petition filed since the legislature substantially revised the process for review of metallic mineral mining proposals, it is critical that the zoning review fully address the topics that the regulatory framework was designed to cover. There is no second chance at getting the rezoning review right, and the staff has made a careful and thoughtful case about the purpose of the rezoning criteria. As LUPC staff laid out in their September 8, 2020, Commission Memo, these two review processes were intentionally designed to work together. In the rulemaking process for the adoption of Chapter 12, the Basis Statement that was ultimately adopted included this relevant finding: "the Commission is tasked with considering environmental and natural resource impacts on a landscape scale which is fundamentally different from DEP's permitting review and the Commission needs adequate information to do this." The DEP does not have a mandate to look broadly at whether land uses are suitable and compatible in an area the way a town government would during a zoning process. The residents

of the local area and the citizens of the state rely on the Commission to fulfill that zoning function, and the legislature, when designing the new regulatory structure, also counted on the Commission to fill that role. The staff's position - that to adequately evaluate the compatibility of this mining use, some basic information about impacts is necessary - is eminently reasonable.

The Nature Conservancy encourages the Commission to continue along the originally outlined course in processing the Wolfden rezoning petition. LUPC staff have been mindful of efficient use of applicant and Commission resources and have not been unreasonable in their requests. They should remain empowered to request all relevant information that helps them adequately assess this proposal consistent with the Chapter 12 decision-making criteria. Most importantly, the LUPC review should focus on whether the change as proposed by Wolfden would have "no undue adverse impact on existing uses or resources". This process is well outlined and articulated in the staff memo and background materials from the Chapter 12 review process in 2013.

Thank you for the opportunity to comment.

Sincerely,

Kaitlyn Bernard

Kaitlyn Bernard
Natural Resources Policy Advisor
The Nature Conservancy in Maine

From: [Eliza Townsend](#)
To: [Beyer, Stacie R](#)
Subject: comments re Wolfden Mt Chase
Date: Tuesday, September 15, 2020 3:14:33 PM
Attachments: [Outlook-dwtcoobz.png](#)
[AMC comments on Wolfden Mt Chase 9.15.20.pdf](#)

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<!--[if lte mso 15 || CheckWebRef]-->

Eliza Townsend has shared a OneDrive for Business file with you. To view it, click the link below.

 [AMC comments on Wolfden Mt Chase 9.15.20.pdf](#)

<!--[endif]-->

Good afternoon, Ms. Beyer,

Please accept the attached comments from the Appalachian Mountain Club regarding the Wolfden Mt Chase application for rezoning.

I think a tour of the proposed site by staff and Commission is a very good idea. Please keep me informed about it.

Thank you,

Eliza Townsend
Maine Conservation Policy Director
(207) 699-9815





Ms. Stacie Beyer, Planning Manager
Land Use Planning Commission
22 State House Station
Augusta ME 04333
September 15, 2020

Dear Ms. Beyer,

The Appalachian Mountain Club is following with interest and concern the application from Wolfden Mt. Chase LLC for rezoning of a parcel in T6 R6 WELS to allow development of the proposed Pickett Mountain Mine.

This proposal is the first under Maine's relatively recent mining statute and is therefore precedent setting. Further, its proximity to parcels of Maine Public Lands, Baxter State Park and the Katahdin Woods and Waters National Monument make careful review of the proposal that much more important. Finally, the matter of waste disposal and its potential to degrade water quality and thus important fish habitat is of great concern.

We were dismayed, therefore, to read Mr. Tsiolis' August 26 letter questioning the Commission's review process and urging the Commission to defer to the Maine DEP on a wide range of issues including noise, waste disposal, surface and ground water quality, and other impacts on natural resources. Embedded within Mr. Tsiolis' letter is a threat of an appeal or lawsuit.

The importance of getting the decision right on the first proposal under Maine's new mining statute cannot be overstated. In this moment, revisiting the Land Use Planning Commission's purpose and scope is appropriate:

The Legislature finds that it is desirable to extend principles of sound planning, zoning and development to the unorganized and deorganized townships of the State: To preserve public health, safety and general welfare; to support and encourage Maine's natural resource-based economy and strong environmental protections; to encourage appropriate residential, recreational, commercial and industrial land uses; to honor the rights and participation of residents and property owners in the unorganized and deorganized areas while recognizing the unique value of these lands and waters to the State; **to prevent residential, recreational, commercial and industrial uses detrimental to the long-term health, use and value of these areas and to Maine's natural resource-based economy**; to discourage the intermixing of incompatible industrial, commercial, residential and recreational activities; to prevent the development in these areas of substandard structures or structures located unduly proximate to waters or roads; **to prevent the despoliation, pollution and detrimental uses of the water in these areas; and to conserve ecological and natural values.**

The Legislature declares it to be in the public interest, for the public benefit, for the good order of the people of this State and for the benefit of the property owners and residents of the unorganized and deorganized townships of the State, to encourage the well-planned and well-



managed multiple use, including conservation, of land and resources and to encourage and facilitate regional economic viability. The Legislature acknowledges the importance of these areas in the continued vitality of the State and to local economies. Finally, the Legislature desires to encourage the appropriate use of these lands by the residents of Maine and visitors in pursuit of outdoor recreation activities, including, but not limited to, hunting, fishing, boating, hiking and camping.

12 MRS §681 (emphasis added)

When Wolfden Mt. Chase LLC has extracted the last mineral deposit from Pickett Mountain, what will Maine be left with? Will we have the last true stronghold of stream dwelling populations of wild brook trout? Will Maine still be the only state with extensive intact populations of wild, self-reproducing brook trout in lakes and ponds? Will Penobscot and Aroostook Counties continue to attract visitors to enjoy State Heritage Fish Waters? Will the West Branch of the Mattawamkeag and the Seboeis River run clear and clean?

Or will Mainers be left to clean up the mess, as we were when the Kerramerican and Callahan Mines shut down?

The Land Use Planning Commission is well within its enabling statute, its Comprehensive Plan and its rules in gathering sufficient information to determine whether rezoning 528 acres in the Unorganized Territories from General Management to a custom subdistrict for metallic mineral mining is a good idea or whether it is a use “detrimental to the long-term health, use and value of these areas and to Maine's natural resource-based economy”.

Staff are correct that a project that is not technically feasible and financially practicable is not a well-planned or high-quality development. Please direct LUPC staff to continue to collect the information you need to make the right decision in this critically important, precedent-setting case.

Sincerely,

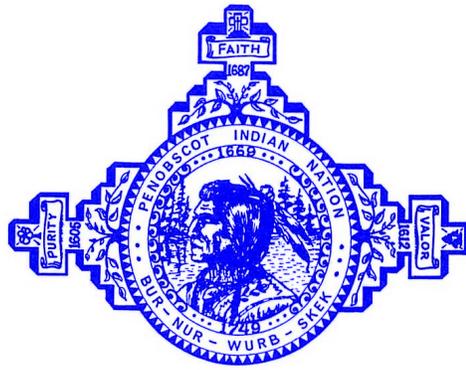
Eliza Townsend
Maine Conservation Policy Director

Office of the Chief and Council

Kirk E. Francis
Chief

Mark Sockbeson
Vice-Chief

Maulian Dana
Tribal Ambassador



Penobscot Nation
12 Wabanaki Way
Indian Island, Maine 04468
Phone: (207) 817-7349
Fax: (207) 827-6042

September 15, 2020

Submitted by email

Dear Chairman Wooster and members of the Land Use Planning Commission (LUPC):

The Penobscot Indian Nation (PIN) is a federally recognized Indian Tribe, whose reservation includes the Penobscot River, and who also owns trust lands on the eastern side of Lake Matagamon. These waters and lands are precious resources to our people, who use them for fishing and hunting for sustenance, cultural practices, and gathering other foods and medicines. PIN submits these comments in strong opposition to Wolfden Resource's (Wolfden) request for the LUPC to narrow its scope of review for the proposed rezoning petition to allow mining for the Pickett Mountain Mine Project. We believe that when evaluating a project of this magnitude, with the potential of changing the surrounding environment, the LUPC must consider the full range of environmental impacts and demonstration by the company that it can achieve what it proposing.

We have been following the information and documents associated with Wolfden's rezoning petition from the LUPC website. It seems apparent from these materials, including the requests for reasonable information from LUPC staff, that Wolfden is not providing the information needed to prove to LUPC that the project will have no undue impact on existing uses or resources within the affected area as required by 12 MRSA Section 685-A (8-A). This latest request to narrow the scope of review of LUPC appears to be a maneuver to circumvent providing this information. It is well within the role of LUPC to request and review this information so that it can determine whether the proposed project meets the D-PD criteria for a large scale, well planned development that is of high quality and not detrimental to other values in the Comprehensive Land Use Plan for the surrounding area. If the project cannot meet this threshold then it has no business proceeding to the DEP permitting step.

A metallic mineral mine project is one that should not be entered into lightly without a thorough assessment so as to prevent speculative operations and disastrous environmental damages. Tribes all around the country are harmed by the tragic damages and consequences of poorly planned mining operations that impact their resources, and we do not want to be counted among those. We urge the LUPC commissioners to deny the proposed narrowing of scope so that LUPC staff can collect all of the information needed for LUPC to make sound decisions.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Francis", with a long horizontal line extending to the right.

Kirk Francis, Chief
Penobscot Indian Nation

TRIBAL CHIEF

Clarissa Sabattis

TRIBAL COUNCIL

Beth Aucoin
Suzanne Desiderio
Catherine St. John
Mary Tomah
William Tomah
Crystal Tucker

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Out-of-State

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Fax

(207) 532-2660

September 15, 2020

Via electronic email

Re: Wolfden Resources' request to narrow the scope of LUPC's review of its rezoning proposal for the proposed Pickett Mountain Mine

Dear Chairman Wooster and members of the Land Use Planning Commission,

I submit this letter on behalf of the Houlton Band of Maliseet Indians (HBMI) in formal opposition to Wolfden Resources request to narrow the scope of LUPC's review of its rezoning proposal for the proposed Pickett Mountain Mine. Since time immemorial, we Maliseet have maintained our inherent connection to the environment and understand our responsibility to care for land, water, air and all creatures that depend on a healthy ecosystem. We are profoundly aware of the danger our current methods of mining pose to all these resources.

Since 2012 we have invested much time and effort supporting strong mining rules both for Maine's Land Use Planning Commission and Department of Environmental Protection by engaging in the public processes available to us during rule-making and through the Legislature. It is very disheartening to hear that any part of the rules we worked for could be waived.

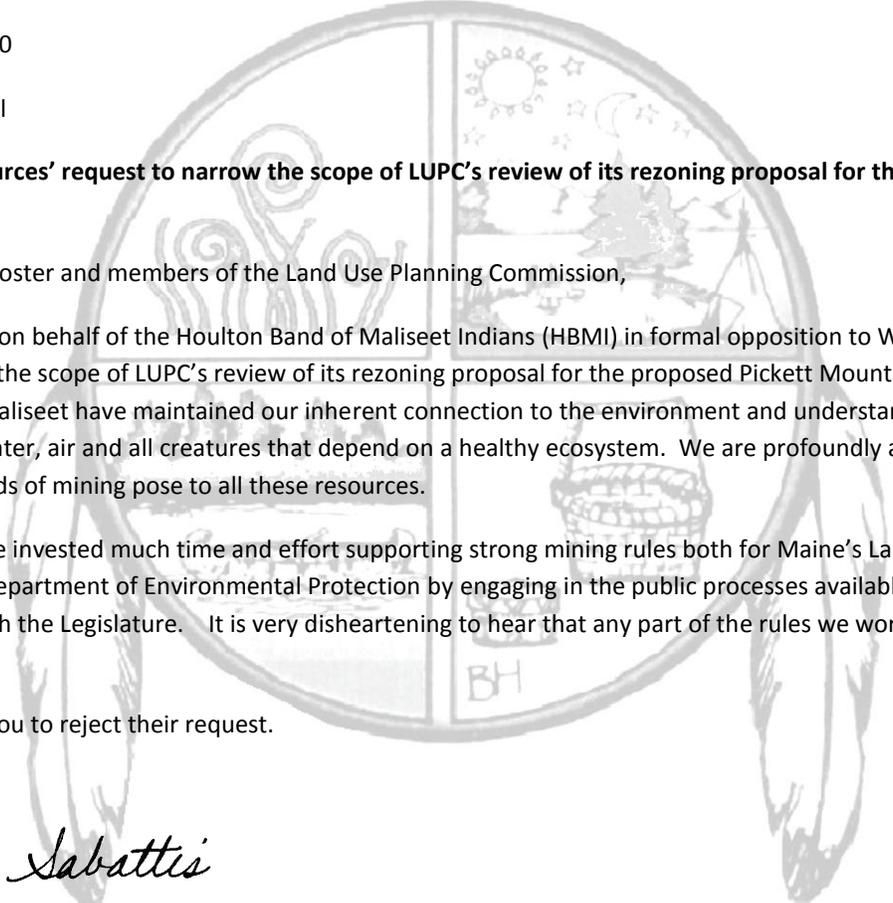
We strongly urge you to reject their request.

Woliwon



Clarissa Sabattis

Chief Clarissa Sabattis





LUPC.9.15.20

September 15, 2020

To Chairman Worcester and Members of the Commission:

We are writing to express our deep reservations about the Wolfden metal mine project at Pickett Mountain.

We are a two generation family farm located in the Unorganized Territory of Central Aroostook County and have been farming for the past 44 years. We grow Maine Certified Seed Potatoes and direct-sell via a catalog and website to home and market gardeners in all fifty states. Customers buy from us because we grow good seed and because they perceive the Northern Maine environment to be unspoiled.

The gaps in Wolfden's rezoning petition, as well as their failure to provide requested information to the Commission, cause us tremendous concern. Metal mining in a wet climate like Maine is very risky and very costly. Wolfden has in no way demonstrated the financial or technical resources to mitigate these risks. They cannot demonstrate their ability to treat wastewater to the necessary levels. Their plan for tailings storage contradicts Maine's mineral law. They do not have the financial capacity to deal with a potential disaster.

Maine should have learned its lesson about shady mining corporations which privatize gain and then burden taxpayers with costs of remediation after the experiences of the Black Hawk and Callahan Mines. Maine taxpayers must never be left footing the remediation bill of an outfit like Wolfden.

We live and farm seven miles east of Maple Mountain which contains a similar massive sulfide deposit. We are very concerned that LUPC not establish bad precedent by going easy on this out of state corporation which has a penchant for not answering valid questions in the vetting process.

In summary, this lengthy list of uncertainties for a mine project is unreasonable. We believe it is the job of the LUPC to assess these uncertainties, and that a detailed review is necessary to do so. We encourage the Commissioners to support LUPC staff in conducting a thorough review so that LUPC can help safeguard these valued lands.

Given the many gaps in Wolfden's petition, we urge LUPC to oppose the rezoning petition.

Sincerely,

Jim & Caleb Gerritsen

Jim & Caleb Gerritsen

Wood Prairie Family Farm

Township D, Range 2 WELS

49 Kinney Road

Bridgewater ME 04735

From: [Jason Bouchard](#)
To: [LUPC, Wolfden Rezoning](#)
Subject: Wolfden Mining Proposal 2020
Date: Tuesday, September 15, 2020 6:23:35 PM

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To whom it may concern and the Maine LUPC,

Chandler Lake Camps and Lodge, located in the heart of the North Maine Woods in T9R8 are expressing concerns with any proposal for mining in Maine and most importantly northern Maine.

The area of concern is in the headwaters of many watersheds of importance and more specifically within the boundaries of many historical heritage waters for native Maine wild brook trout and landlocked Salmon.

We not only base our existence on these heritage waters but Maine itself is one of the last safe zones for wild native Brook Trout and Salmon. Why would we take a chance and put this valuable resource at risk?

As a long time, sporting lodge owner and master Maine guide I would strongly request the Maine LUPC take a firm stance against any chance that this proposal could jeopardize the natural resources that all Mainers cherish. A risk that could change the resource forever. Thank you for allowing our industry to comment on this important matter and we will be following the process closely.

Jason and Sherry Bouchard
Chandler Lake Camps and Lodge
T9R8 Aroostook county, Maine

Jason & Sherry Bouchard

Owner - Operators
Chandler Lake Camps and Lodge

- [207-731-8938](tel:207-731-8938)
- info@chandlerlakecamps.com
- ChandlerLakeCamps.com
- PO Box 27, Ashland, Maine, 04732

Useful links:

[Directions to Chandler Lake Camps and Lodge](#)
[Make Deposits and Payments](#)
[Rates and Policies](#)



Follow Us:   

September 15, 2020

Dear Chairman Wooster and members of the Land Use Planning Commission,

I am writing to encourage you not to narrow the scope of your inquiries as requested by Wolfden on their rezoning application for Pickett Mountain. It is very important that they answer questions about waste treatment. I have been following the mining issue since the proposed law change in 2011. I have done much research and have not found any mines that do not negatively impact the environment.

It is important to consider impacts to the resources that support current uses of the land in the area, which include Baxter State Park and Katahdin Woods and Waters National Monument. Mining contamination would negatively impact the jobs and tourist money they both bring to an area of Maine that struggles economically.

Thank you for your time and consideration to this important matter.

Shelly Mountain
1572 Parsons Rd
Mapleton, ME 04757
207-764-2309
shellym@ainop.com