

Maine Land Use Planning Commission

Notice of Application Received  
Requirements and Responsibilities

Wolfden Rezoning Petition

The Commission’s Chapter 4 rule requires a notice of receipt of petition for all changes in land use district boundaries. See Section 4.05,(4). In the case of the Wolfden Mt. Chase, LLC. petition to rezone to a planned development subdistrict for a metallic mineral mine, the Commission has deemed the petition as a petition of general public interest. Therefore, all of the Section 4.05,(4) notice provisions apply.

| Notice Provision   | Responsibility              | Date Completed  |
|--|-----------------------------|---|
| Periodic list of applications received   | LUPC                        | Automatic Upon Acceptance   |
| Any person requesting specific notice  | N/A                         | N/A   |
| Project specific webpage <sup>2</sup>  | LUPC                        | 01/27/2020  |
| Landowners/leasees within 1000 feet  | Wolfden (certified mailing) | N/A <sup>1</sup>  |
| Local area newspaper <sup>2</sup>  | Wolfden                     | Bangor Daily-<br>02/11/2020<br>Houlton Pioneer Times-<br>02/19/2020 |
| Municipality or plantation   | N/A                         | N/A   |
| Penobscot County Commissioners   | Wolfden                     | 02/20/2020  |
| Legislators for the local districts<br>• State Representative Stephen S. Stanley<br>• Senator Michael E. Carpenter | Woldfen                     | 02/20/2020  |
| Past project intervenors   | N/A                         | N/A   |

Evidence that all notice provisions have been met will be attached to this form, as soon as it is available.

<sup>1</sup> Wolfden reports no landowners/leases within 1000 feet. However, they voluntarily notified all landowners on Pleasant Lake and potential leaseholder Stanley Grass Jr.

<sup>2</sup> Commission rule Chapter 4, Section 4.05,(4),(a),(iv) states that, for all petitions, the Commission shall provide additional notice as it deems appropriate. Given that this petition is likely to be of general public interest, the LUPC has deemed a project specific webpage and a legal notice in the newspaper to be appropriate.

## Department of Agriculture, Conservation and Forestry

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→ ZP 779 - Wolfden Resources, LLC

Land Use Planning Commission

# LUPC Zoning Permit 779 - Wolfden Mt. Chase, LLC

## Receive Wolfden Rezoning Petition Updates!

Enter your email below to sign-up:

## Last Updated: January 27, 2020

The Maine Land Use Planning Commission will be receiving a zoning petition on January 24, 2020 to rezone approximately 197.5 acres of land from a General Management Subdistrict to a Planned Development Subdistrict (D-PD) in T6 R6 WELS. The proposed purpose of the D-PD subdistrict is for a metallic mineral mine and associated buildings and infrastructure. The zoning petition is subject to, and will be reviewed under, 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.

This web page is a source of information about the Commission's review of the Wolfden Rezoning Petition, including the Commission's review criteria and the process for evaluating the petition. Documents relating to each step in the process will be posted in the table below as soon as they are available. If you wish to receive email updates and notices related to the Commission's review of this petition, please sign-up for petition updates on this webpage.

Public comments are welcome until the close of the record after the hearing. The LUPC encourages interested persons to submit written comments on this petition electronically to the e-mail address [Wolfdenrezoning.LUPC@maine.gov](mailto:Wolfdenrezoning.LUPC@maine.gov). Written comments submitted in hard copy should be sent to the Maine Land Use Planning Commission, attention: Stacie Beyer, 22 State House Station, 18 Elkins Lane, Augusta, ME 04333-0022.

A public hearing notice will be published with details on the public hearing, including how to participate in the hearing, request intervenor status, and receive future notifications in advance of the hearing.

For additional information, contact Stacie Beyer at (207) 287-2631, or through the project e-mail address listed above.

## Role of Land Use Planning Commission

A petitioner wishing to seek a metallic mineral mining permit from the Department of Environmental Protection under the Maine Metallic Mineral Mining Act ([Title 38, chapter 3, subchapter 1, article 9](#)) for a project located wholly or in part within the unorganized areas of the State must first petition and receive approval from the Commission for a change in the subdistrict boundary to a custom, Planned Development (D-PD) Subdistrict. The D-PD subdistrict is the only Commission zoning subdistrict that would allow for metallic mineral mining. The purpose of the D-PD subdistrict is to allow for large scale, well-planned development that depends on a particular natural feature or location that is available at the proposed site.

## Criteria for Approval

Pursuant to 12 M.R.S.A., Section 685-A(8-A), no change in a district boundary shall be approved by the Commission unless there is substantial evidence that:

- a. The change would be consistent with the standards for D-PD Development Subdistrict boundaries in effect at the time; the Comprehensive Land Use Plan; and the purpose, intent and provisions of 12 M.R.S.A. Chapter 206-A; and
- b. 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 within the affected area.

Additional factors that the Commission must consider in reviewing a petition of this type are included in the [Chapter 12 rules](#), Section 4,B.

## Commission Review Process

The major steps of the Commission's review process are given below. Each step will be checked off once completed so that interested persons can follow the process.

- **Receipt of initial zoning petition.**  
Upon receipt of the initial petition, the petition materials will be made available for public inspection and review.
- **Review to determine if petition is acceptable for processing.**  
The LUPC staff performs an initial content review and identifies any deficiencies in the petition. The petitioner has a chance to submit additional information, as necessary. The staff then determines whether the petition is acceptable to begin the review process.
- **Petition accepted for processing.**  
The determination for accepting an application for processing is governed by the Commission's [Chapter 4 rules](#) (Rules of Practice), in particular Section 4.03,(8).
- **Review of petition by Commission staff.**  
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 review and comment. The staff may also engage independent consultants to gather information on issues that staff believes to be necessary and legally relevant.
- **Public hearing process.**  
Once the LUPC staff completes gathering and analyzing information and the petition is

deemed complete, the Commission begins its formal public hearing process. The public hearing process enables the Commission to gather information and ask questions of the petitioner and others who may choose to testify and allows the petitioner and others the opportunity to address the Commission and answer questions. The public hearing process includes providing notice of the public hearings in newspapers and to interested parties, deciding on petitions to intervene, holding pre-hearing conferences, and hosting one or more public hearings to gather official public testimony regarding the proposal.

- **After the public hearings.**

After the public hearings, the hearing record remains open for at least 10 days to allow interested persons to submit written comments, and for at least an additional 7 days for filing rebuttal comments. After that time, the public hearing record may be reopened by the Commission, as necessary.

- **Record closed.**

No further testimony or evidence can be entered into the hearing record.

- **Commission decision.**

Once the hearing record is closed, the Commission will deliberate and decide on the proposal. This is typically scheduled at a regularly scheduled Commission business meeting.



Many of these documents are available for downloading in Adobe Portable Document Format (PDF). If you cannot open these files, [download the free Adobe Reader®](#) software for viewing and printing PDF files.

## Project Information, Events, and Chronology

| Date             | Project Update or Event | Additional Information  |
|------------------|-------------------------|---|
| January 27, 2020 | Estimated Time Line     | Wolfden Rezoning Petition, Review Process: <a href="#">Overview of Estimated Timeline</a> (PDF 118KB) |
| January 27, 2020 | Petition                | <a href="#">Wolfden Rezoning Petition</a> (PDF 27MB)  |

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DIANE HARMON  
AMEC E&I  
511 CONGRESS ST  
SUITE 200  
PORTLAND, ME 04101  
UNITED STATES US

SHIP DATE: 27 JAN 20  
ACTWGT: 0.25 LB  
CAD: 105839829/INET4220

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TO BERT S. LORD

1 PIERMONT STREET

LITTLETON ME 04730

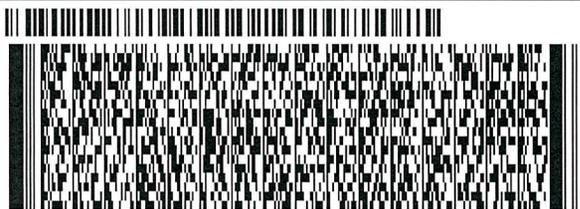
(123) 456-7890

REF: 3617197478.1.6

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DEPT:

566.L/D/F82/FE4A



TRK#  
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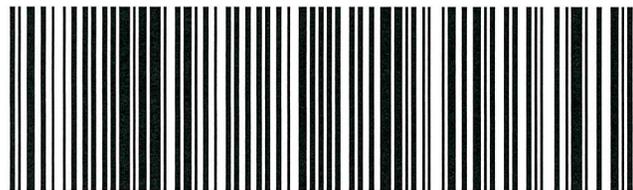
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511 CONGRESS ST  
SUITE 200  
PORTLAND, ME 04101  
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8 KNOTTA WAY

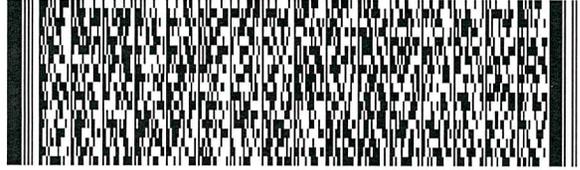
NAPLES ME 04055

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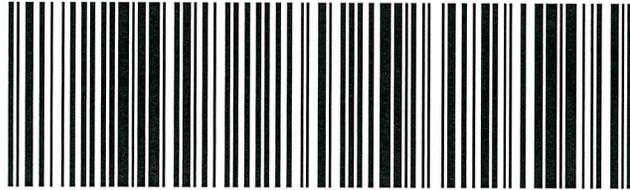
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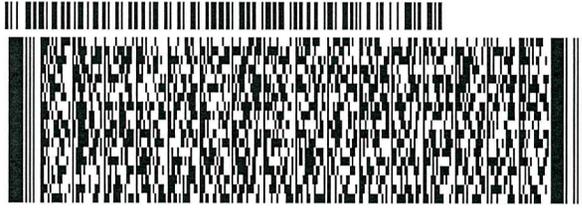
TO **DAVID PORTER**

**131E NEWPORT ROAD**

**STETSON ME 04488**

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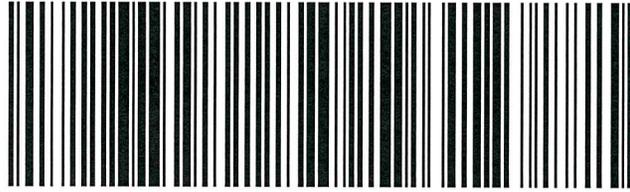
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PORTLAND, ME 04101  
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BILL SENDER

TO RAYE & KATHY PORTER

131 EAST NEWPORT ROAD

STETSON ME 04488

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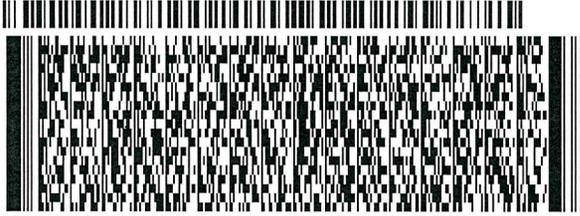
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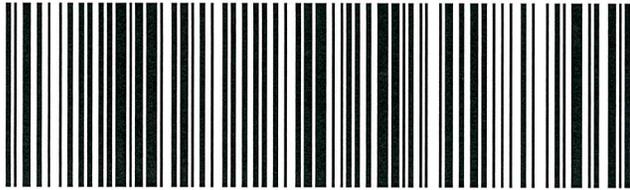
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**191 LOCATION ROAD**

**BELGRADE ME 04917**

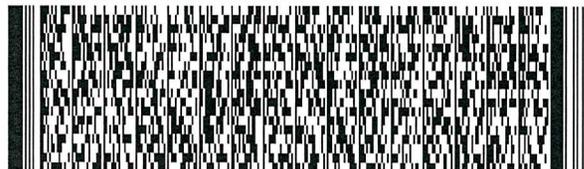
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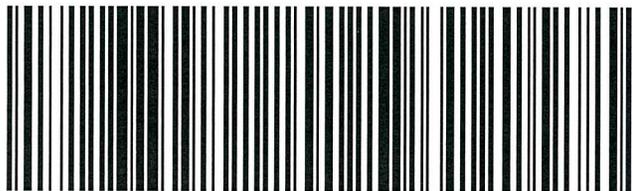
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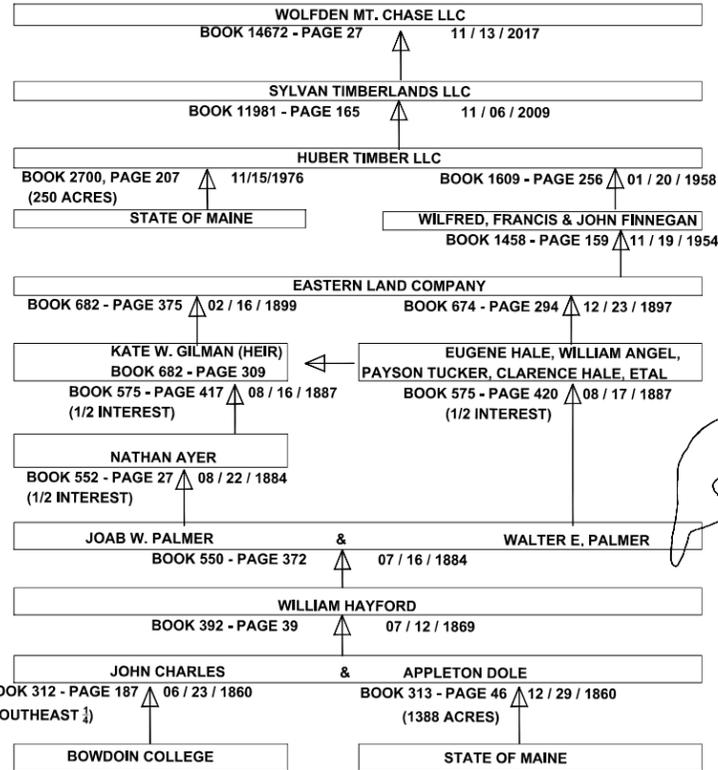
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LOCATION MAP  
(NOT TO SCALE)

N/F AROOSTOOK TIMBERLANDS, LLC  
TAX MAP 1, LOT 1  
P.C. BOOK 6980, PAGE 329

CHAIN OF TITLE



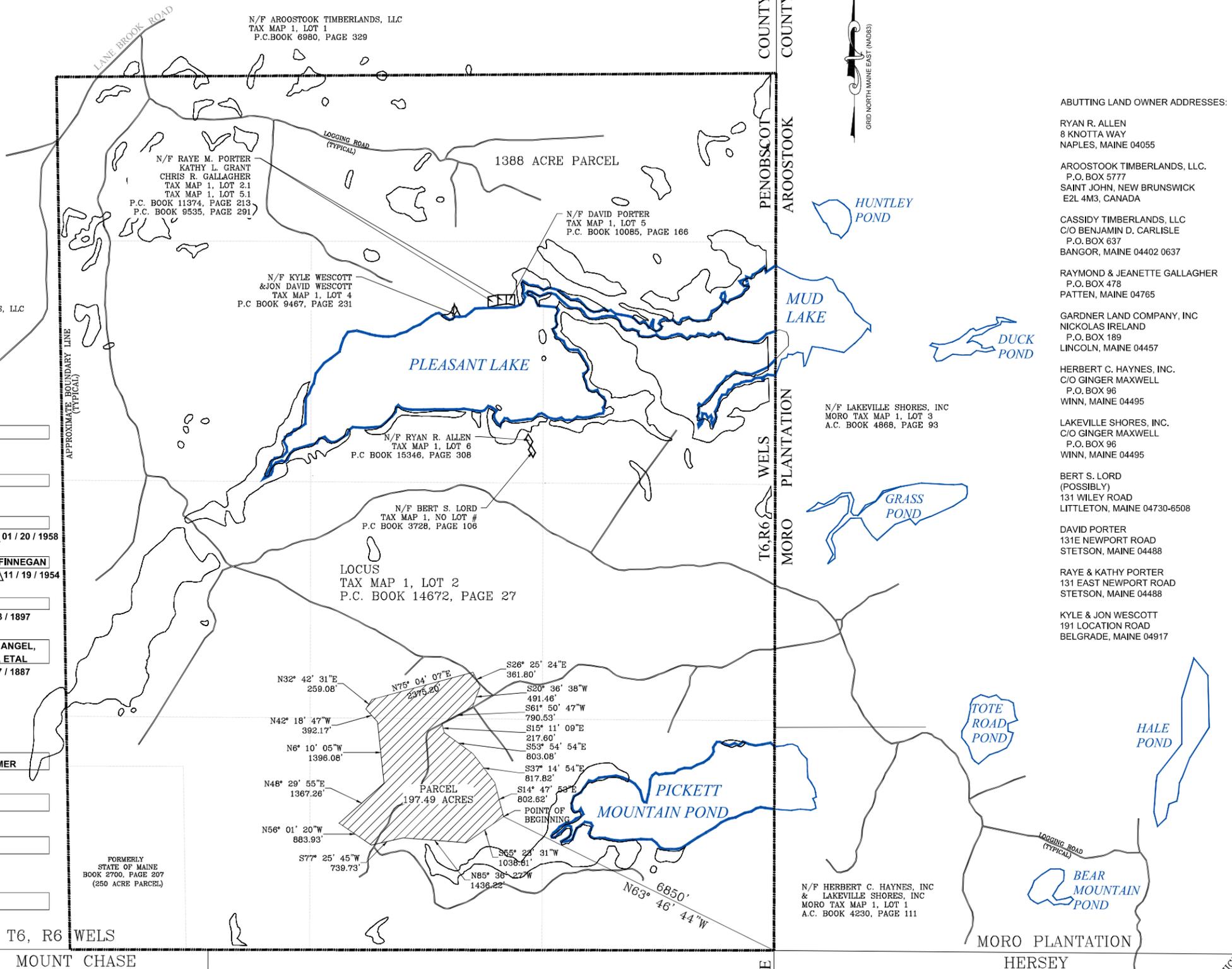
T6, R6 WELS  
MOUNT CHASE

N/F CASSIDY TIMBERLANDS, LLC  
MOUNT CHASE TAX MAP 1, LOT 7  
P.C. BOOK 9975, PAGE 337

GENERAL NOTES:  
ALL LOTS & PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.

TITLE TO THE 1388 ACRE PARCEL IS BELIEVED TO HAVE BEEN SUCCESSFULLY TRANSFERRED BY INSTRUMENTS RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 11981, PAGE 165 AND BOOK 14672, PAGE 27. HOWEVER BOTH DEEDS HAVE LANGUAGE THAT COULD BE INTERPRETED TO EXCLUDE LAND OUTSIDE THE SOUTHEAST QUARTER OF T6, R6 WELS. THE 1388 ACRE TRACT LAYS OUTSIDE THE SAID SOUTHEAST QUARTER.

0 1200 2400 Feet



PENOBSCOT COUNTY  
AROSTOOK COUNTY

T6, R6 WELS  
MORO PLANTATION

MOUNT CHASE  
HERSHEY



ABUTTING LAND OWNER ADDRESSES:

- RYAN R. ALLEN  
8 KNOTTA WAY  
NAPLES, MAINE 04055
- AROOSTOOK TIMBERLANDS, LLC.  
P.O. BOX 5777  
SAINT JOHN, NEW BRUNSWICK  
E2L 4M3, CANADA
- CASSIDY TIMBERLANDS, LLC  
C/O BENJAMIN D. CARLISLE  
P.O. BOX 637  
BANGOR, MAINE 04402 0637
- RAYMOND & JEANETTE GALLAGHER  
P.O. BOX 478  
PATTEN, MAINE 04765
- GARDNER LAND COMPANY, INC  
NICKOLAS IRELAND  
P.O. BOX 189  
LINCOLN, MAINE 04457
- HERBERT C. HAYNES, INC.  
C/O GINGER MAXWELL  
P.O. BOX 96  
WINN, MAINE 04495
- LAKEVILLE SHORES, INC.  
C/O GINGER MAXWELL  
P.O. BOX 96  
WINN, MAINE 04495
- BERT S. LORD  
(POSSIBLY)  
131 WILEY ROAD  
LITTLETON, MAINE 04730-6508
- DAVID PORTER  
131E NEWPORT ROAD  
STETSON, MAINE 04488
- RAYE & KATHY PORTER  
131 EAST NEWPORT ROAD  
STETSON, MAINE 04488
- KYLE & JON WESCOTT  
191 LOCATION ROAD  
BELGRADE, MAINE 04917



PROJECT  
WOLFEN RESOURCES  
CORPORATION  
1100 RUSSELL STREET  
THUNDER BAY, ONTARIO  
CANADA, P7B 5N2



DECEMBER 6, 2019  
DEED SKETCH OF BOUNDARY  
FOR WOLFEN MT CHASE LLC  
T6, R6, WELS, MAINE

| NO. | REVISION/ISSUE DESCRIPTION | DATE     |
|-----|----------------------------|----------|
| # 1 | ADDITIONAL DATA            | 12-23-20 |
| # 2 |                            |          |

JOB NO. 3617197478  
PROJECT MANAGER JBW  
DRAWN BY LHG

SHEET 1  
OF  
1



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P. (207) 775-5401 F. (207) 772-4762 www.woodpic.com

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**To:** [Thompson, Peter H.](#)  
**Subject:** FW: FedEx Shipment 777615163360 Delivered  
**Date:** Tuesday, January 28, 2020 12:23:30 PM

**From:** TrackingUpdates@fedex.com [mailto:TrackingUpdates@fedex.com]

**Sent:** Tuesday, January 28, 2020 11:54 AM

**To:** Harmon, Diane <diane.harmon@woodplc.com>

**Subject:** FedEx Shipment 777615163360 Delivered

FedEx®

## Your package has been delivered

Tracking # [777615163360](#)

|   |   |  |
|---|---|--|
| Ship date:<br><b>Mon, 1/27/2020</b>                         | Delivery date:<br><b>Tue, 1/28/2020 11:48 am</b>  |  |
| <b>Diane harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> | <b>RYAN R. ALLEN</b><br>8 KNOTTA WAY<br>NAPLES, ME 04055<br>US |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |   |
|-----------------------------------|---|
| <b>Tracking number:</b>           | <a href="#">777615163360</a>  |
| <b>Status:</b>                    | Delivered: 01/28/2020 11:48 AM<br>Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.6  |
| <b>Signed for by:</b>             | Signature not required  |
| <b>Delivery location:</b>         | NAPLES, ME  |
| <b>Delivered to:</b>              | Residence   |
| <b>Service type:</b>              | FedEx Priority Overnight®   |
| <b>Packaging type:</b>            | FedEx® Envelope   |
| <b>Number of pieces:</b>          | 1   |
| <b>Weight:</b>                    | 0.50 lb.  |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                                 |
| <b>Standard transit:</b>          | 1/28/2020 by 4:30 pm  |

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All weights are estimated.

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Thank you for your business.



**From:** [Harmon, Diane](#)  
**To:** [Thompson, Peter H.](#)  
**Subject:** FW: FedEx Shipment 777615237506 Delivered  
**Date:** Tuesday, January 28, 2020 12:23:05 PM

**From:** TrackingUpdates@fedex.com [mailto:TrackingUpdates@fedex.com]

**Sent:** Tuesday, January 28, 2020 12:02 PM

**To:** Harmon, Diane <diane.harmon@woodplc.com>

**Subject:** FedEx Shipment 777615237506 Delivered

FedEx®

## Your package has been delivered

Tracking # [777615237506](#)

|   |   |   |
|---|---|---|
| Ship date:<br><b>Mon, 1/27/2020</b>                         | Delivery date:<br><b>Tue, 1/28/2020 12:00 pm</b>  |   |
| <b>Diane harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> | <b>DAVID PORTER</b><br>131E NEWPORT ROAD<br>STETSON, ME 04488<br>US |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |  |
|-----------------------------------|--|
| <b>Tracking number:</b>           | <a href="#">777615237506</a>   |
| <b>Status:</b>                    | Delivered: 01/28/2020 12:00 PM Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.6   |
| <b>Signed for by:</b>             | Signature not required   |
| <b>Delivery location:</b>         | STETSON, ME  |
| <b>Delivered to:</b>              | Residence  |
| <b>Service type:</b>              | FedEx Priority Overnight®  |
| <b>Packaging type:</b>            | FedEx® Envelope  |
| <b>Number of pieces:</b>          | 1  |
| <b>Weight:</b>                    | 0.50 lb.   |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                              |
| <b>Standard transit:</b>          | 1/28/2020 by 4:30 pm   |

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**From:** [Harmon, Diane](#)  
**To:** [Thompson, Peter H.](#)  
**Subject:** FW: FedEx Shipment 777615270468 Delivered  
**Date:** Tuesday, January 28, 2020 12:23:18 PM

**From:** TrackingUpdates@fedex.com [mailto:TrackingUpdates@fedex.com]  
**Sent:** Tuesday, January 28, 2020 12:02 PM  
**To:** Harmon, Diane <diane.harmon@woodplc.com>  
**Subject:** FedEx Shipment 777615270468 Delivered

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## Your package has been delivered

Tracking # [777615270468](#)

|   |   |
|---|---|
| Ship date:<br><b>Mon, 1/27/2020</b>                         | Delivery date:<br><b>Tue, 1/28/2020 12:00 pm</b>  |
| <b>Diane harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> |
|   | <b>RAYE &amp; KATHY PORTER</b><br>131 EAST NEWPORT ROAD<br>STETSON, ME 04488<br>US                    |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |  |
|-----------------------------------|--|
| <b>Tracking number:</b>           | <a href="#">777615270468</a>   |
| <b>Status:</b>                    | Delivered: 01/28/2020 12:00 PM Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.6   |
| <b>Signed for by:</b>             | Signature not required   |
| <b>Delivery location:</b>         | STETSON, ME  |
| <b>Delivered to:</b>              | Residence  |
| <b>Service type:</b>              | FedEx Priority Overnight®  |
| <b>Packaging type:</b>            | FedEx® Envelope  |
| <b>Number of pieces:</b>          | 1  |
| <b>Weight:</b>                    | 0.50 lb.   |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                              |
| <b>Standard transit:</b>          | 1/28/2020 by 4:30 pm   |

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**From:** [Harmon, Diane](#)  
**To:** [Thompson, Peter H.](#)  
**Subject:** FW: FedEx Shipment 777615302916 Delivered  
**Date:** Tuesday, January 28, 2020 10:36:49 AM

FYI-Wolfden Letter

**From:** TrackingUpdates@fedex.com [mailto:TrackingUpdates@fedex.com]  
**Sent:** Tuesday, January 28, 2020 10:31 AM  
**To:** Harmon, Diane <diane.harmon@woodplc.com>  
**Subject:** FedEx Shipment 777615302916 Delivered

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## Your package has been delivered

Tracking # [777615302916](#)

|   |   |  |
|---|---|--|
| Ship date:<br><b>Mon, 1/27/2020</b>                         | Delivery date:<br><b>Tue, 1/28/2020 10:29 am</b>  |  |
| <b>Diane harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> | <b>KYLE &amp; JON WESCOTT</b><br>191 LOCATION ROAD<br>BELGRADE, ME 04917<br>US |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |   |
|-----------------------------------|---|
| <b>Tracking number:</b>           | <a href="#">777615302916</a>  |
| <b>Status:</b>                    | Delivered: 01/28/2020 10:29 AM<br>Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.6  |
| <b>Signed for by:</b>             | Signature not required  |
| <b>Delivery location:</b>         | BELGRADE, ME  |
| <b>Delivered to:</b>              | Residence   |
| <b>Service type:</b>              | FedEx Priority Overnight®   |
| <b>Packaging type:</b>            | FedEx® Envelope   |
| <b>Number of pieces:</b>          | 1   |
| <b>Weight:</b>                    | 0.50 lb.  |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                                 |
| <b>Standard transit:</b>          | 1/28/2020 by 12:00 pm   |

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**From:** [Harmon, Diane](#)  
**To:** [Thompson, Peter H.](#)  
**Subject:** FW: FedEx Shipment 777615543164 Delivered  
**Date:** Tuesday, January 28, 2020 12:23:42 PM

**From:** TrackingUpdates@fedex.com [mailto:TrackingUpdates@fedex.com]

**Sent:** Tuesday, January 28, 2020 11:41 AM

**To:** Harmon, Diane <diane.harmon@woodplc.com>

**Subject:** FedEx Shipment 777615543164 Delivered

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## Your package has been delivered

Tracking # [777615543164](#)

|   |   |  |
|---|---|--|
| Ship date:<br><b>Mon, 1/27/2020</b>                         | Delivery date:<br><b>Tue, 1/28/2020 11:37 am</b>  |  |
| <b>Diane harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> | <b>BERT S. LORD</b><br>833 US HWY 1<br>HOULTON, ME 04730<br>US |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |   |
|-----------------------------------|---|
| <b>Tracking number:</b>           | <a href="#">777615543164</a>  |
| <b>Status:</b>                    | Delivered: 01/28/2020 11:37 AM<br>Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.6  |
| <b>Signed for by:</b>             | Signature not required  |
| <b>Delivery location:</b>         | Littleton, ME   |
| <b>Delivered to:</b>              | Residence   |
| <b>Service type:</b>              | FedEx Priority Overnight®   |
| <b>Packaging type:</b>            | FedEx® Envelope   |
| <b>Number of pieces:</b>          | 1   |
| <b>Weight:</b>                    | 0.50 lb.  |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                                 |
| <b>Standard transit:</b>          | 1/28/2020 by 4:30 pm  |

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**From:** [Jeremy Ouellette](#)  
**To:** [LUPC, WolfdenRezoning](#)  
**Cc:** [Ron Little](#); [Thompson, Peter H.](#); [Carr, Tim](#); [MacLean, Billie J](#)  
**Subject:** RE: Wolfden Zoning Petition, ZP 779  
**Date:** Thursday, February 20, 2020 10:31:18 AM  
**Attachments:** [image001.png](#)  
[Wolfden legal ads.pdf](#)  
[Comissioners and Legislators.pdf](#)

---

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Hi Stacie,

Please see comments below in red as well as attachments to answer the questions and provide proof of notifications. I hope that this is sufficient for the LUPC to continue review work on the petition.

Please give me a call if anything else comes up.

Kind regards,

Jeremy Ouellette, P.Eng.  
Vice President Project Development  
Wolfden Resources Corp.  
(Dir) 807-624-1134  
(Mob) 506-312-2242  
Email: [jouellette@wolfdenresources.com](mailto:jouellette@wolfdenresources.com)



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**From:** LUPC, WolfdenRezoning <WolfdenRezoning.LUPC@maine.gov>  
**Sent:** February 19, 2020 6:12 PM  
**To:** Jeremy Ouellette <JOuellette@wolfdenresources.com>  
**Cc:** Ron Little <RLittle@wolfdenresources.com>; Thompson, Peter H. <peter.thompson@woodplc.com>; Carr, Tim <Tim.Carr@maine.gov>; MacLean, Billie J <Billie.J.MacLean@maine.gov>  
**Subject:** FW: Wolfden Zoning Petition, ZP 779

Jeremy,

The LUPC has not received a response from Wolfden Resources regarding items 2 and 3 in the e-mail message below.

In addition, we have identified in our review two other matters relating to public notice:

- We understand there is a lease lot on the Wolfden parcel. Where is the lease lot and how far

is it away from the proposed D-PD boundary? If the lease lot is within 1000 feet of the proposed boundary, notice of the petition must be provided to the leaseholder and evidence of proper notice must be submitted to the LUPC. The last contact information that we have for the leaseholder is: Stanley Grass Jr., 80 Beech Grove Road, Corinth, ME 04427. **We did not identify a lease lot on the Wolfden land parcel owned by Mr. Stanley Grass. We've done perimeter searches of the property and they do not show any dwellings or indication of property ownership within 1000ft of the parcel proposed for rezoning. We have reached out to Mr. Grass and are awaiting response. Please share source information if possible as we will expedite confirmation.**

1. Also, are the property owners listed in Attachment C all located within 1000 feet of the proposed subdistrict boundary? That seems inconsistent with another statement in the petition. If they are not all within 1000 feet, Attachment C should be revised to clarify the inconsistency. **The property owners listed in Attachment C are the abutters within 1,000 feet of the Wolfden Owned Property, not the parcel proposed for rezoning. Attachment C refers to Attachment B for property locations which shows both the Wolfden Owned Property and the parcel to be rezoned. Given the scale on the map and identified location of lot owners I can confirm that no abutters are within 1,000 feet of the 197.5 acre parcel. I suggest to clarify the petition that we remove all abutters listed on Attachment C and replace it with a statement that "No property owners are located within 1,000 feet of the parcel proposed for re-zoning". Is this sufficient?**

Since these items are critical to the acceptance review, we have decided to place review of the petition on hold until we have received an adequate response to the remaining items from the January 30<sup>th</sup> e-mail below and the two issues identified above.

If you have any questions, please feel free to contact me.

Thank you.  
Stacie

---

**From:** Beyer, Stacie R  
**Sent:** Thursday, January 30, 2020 4:20 PM  
**To:** Jeremy Ouellette <[JOuellette@wolfdenresources.com](mailto:JOuellette@wolfdenresources.com)>; Thompson, Peter H. <[peter.thompson@woodplc.com](mailto:peter.thompson@woodplc.com)>  
**Cc:** Ron Little <[RLittle@wolfdenresources.com](mailto:RLittle@wolfdenresources.com)>; Carr, Tim <[Tim.Carr@maine.gov](mailto:Tim.Carr@maine.gov)>  
**Subject:** Wolfden Zoning Petition, ZP 779

Good afternoon.

Tim Carr and I have started reviewing your petition for the acceptance for processing determination. This review is likely to take at least 2-3 weeks, but we have identified a few things that would be better to address right away.

1. Peter, if you can mail out the hard copies in the next day or two, please mail them all to me at my address below. I will be seeing East Millinocket and Ashland staff next Thursday, and can provide them with copies at that time. Otherwise, we may need one copy to be mailed to Billie MacLean in Ashland directly.
2. It is difficult to read the signature of the signatory on the petition. Please provide the name, title, and affiliation of the signatory so it is clear the signatory has the authorization to sign on behalf of the Petitioner.
  - **Wolfden Mt. Chase LLC; a wholly owned subsidiary of Wolfden Resources Corporation**
  - **Ron Little, President & CEO Wolfden Resources Corporation; Sole owner of Wolfden Mt. Chase LLC**
3. In an e-mail dated 01/07/2020, I provided a public notice template and a table referencing the public notice requirements that the LUPC had determined were necessary for a project of this nature. Please see attached. The documentation of public notice that you provided to date does not show that you provided a copy of the public notice to the County Commissioners or the local legislative representatives, and does not show that you published a copy of the notice in the legal section of a local newspaper. Please provide evidence as soon as possible that you have completed these additional notice requirements.
  - **Attached is the receipt for proof of submission to the legal section of the local news papers. Both Bangor Daily News and Houlton Pioneer Times. In addition, confirmation of submission to the county commissioners and the local legislative representatives.**

Also, if you could send all correspondence to the e-mail address [Wolfdenrezoning.LUPC@maine.gov](mailto:Wolfdenrezoning.LUPC@maine.gov) and copy Tim Carr that would be very helpful. Tim is cc'd on this e-mail message. We are trying to keep all correspondence regarding this petition in one e-mail account, but still keep Tim informed as the process moves forward.

If you have any questions, please let me know.

Thank you.

Stacie R. Beyer  
Planning Manager  
Land Use Planning Commission  
22 State House Station,  
Augusta, Maine 04333-0022  
Cell- 207-557-2535

**From:** [Jeremy Ouellette](#)  
**To:** [LUPC, WolfdenRezoning](#)  
**Subject:** FW: Stanley Grass - FedEx Shipment 777828243805 Delivered  
**Date:** Monday, February 24, 2020 10:57:43 AM

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Hi Stacie,

Please see confirmation below that the notice has been delivered to Stanley Grass Jr. I have tried to reach out a few more times with no response so far.

Thanks,

Jeremy

**From:** [TrackingUpdates@fedex.com](mailto:TrackingUpdates@fedex.com) [<mailto:TrackingUpdates@fedex.com>]  
**Sent:** Monday, February 24, 2020 10:46 AM  
**To:** Harmon, Diane <[diane.harmon@woodplc.com](mailto:diane.harmon@woodplc.com)>  
**Subject:** FedEx Shipment 777828243805 Delivered

FedEx®

## Your package has been delivered

Tracking # [777828243805](#)

|   |  |  |
|---|--|--|
| Ship date:<br><b>Fri, 2/21/2020</b>                         | Delivery date:<br><b>Mon, 2/24/2020 10:41 am</b>   |  |
| <b>Diane Harmon</b><br>AMEC E&I<br>Portland, ME 04101<br>US | <br><b>Delivered</b> | <b>Stanley Grass Jr.</b><br>80 Beech Grove Road<br>CORINTH, ME 04427<br>US |

### Shipment Facts

Our records indicate that the following package has been delivered.

|                                   |  |
|-----------------------------------|--|
| <b>Tracking number:</b>           | <a href="#">777828243805</a>   |
| <b>Status:</b>                    | Delivered: 02/24/2020 10:41 AM Signed for By: Signature not required |
| <b>Reference:</b>                 | 3617197478.1.4   |
| <b>Signed for by:</b>             | Signature not required   |
| <b>Delivery location:</b>         | CORINTH, ME  |
| <b>Delivered to:</b>              | Residence  |
| <b>Service type:</b>              | FedEx Priority Overnight®  |
| <b>Packaging type:</b>            | FedEx® Envelope  |
| <b>Number of pieces:</b>          | 1  |
| <b>Weight:</b>                    | 0.50 lb.   |
| <b>Special handling/Services:</b> | Deliver Weekday<br>Residential Delivery                              |
| <b>Standard transit:</b>          | 2/24/2020 by 4:30 pm   |

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### AP116713 (Standard) - Upcoming

#### Transactions

##### Sale

|              |                                  |
|--------------|----------------------------------|
| Submitted:   | February 11, 2020<br>09:52:39 AM |
| Amount:      | 520.00                           |
| Auth#:       | 07194I                           |
| Result:      | Approved                         |
| ReferenceID: | NTAxOTItMzgxODM5                 |

*Legal ad in Bangor Daily News on 2/12/20*

- [» View Ad Copy](#)
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- [» Fraud](#)
- [» Reassign](#)
- [» Rerun](#)
- [» Reset](#)
- [» Proceed To Billing](#)

*Jen Adams*

⬆ » Ads » ARW011467 (Standard) » Billing

- Summary
- Billing
- WebAd
- DisplayAd
- Emails
- Billing Summary

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### ARW011467 (Standard) - Running

#### Transactions

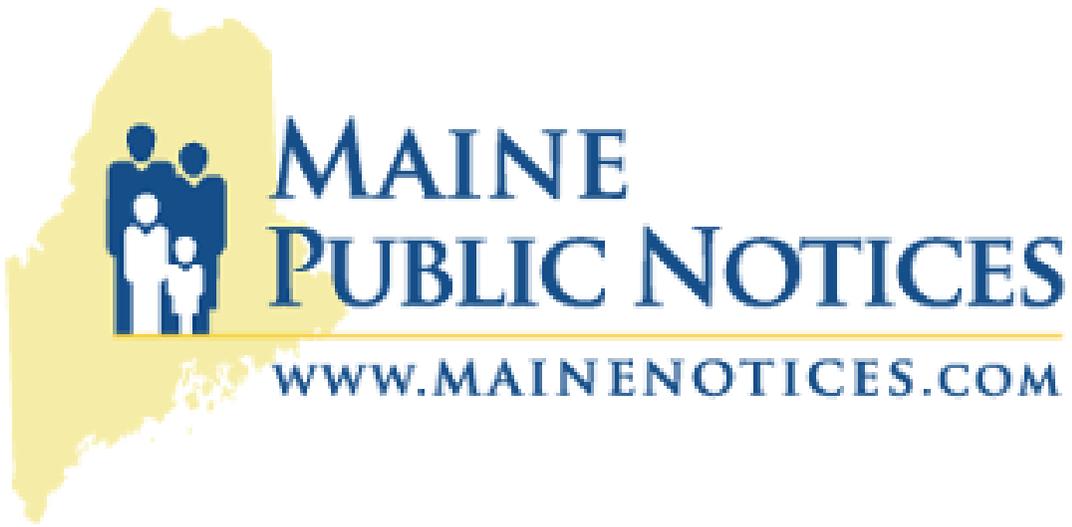
##### Sale

|              |                                  |
|--------------|----------------------------------|
| Submitted:   | February 11, 2020<br>09:53:52 AM |
| Amount:      | 274.50                           |
| Auth#:       | 006121                           |
| Result:      | Approved                         |
| ReferenceID: | ODIxODAtMzgxODQw                 |

*Legal ad in  
Horton Pioneer  
Times on  
2/19/20*

- » View Ad Copy
- » Kill
- » Fraud
- » Reassign
- » Reset
- » Proceed To Billing

*Jen Adams*  
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(1 Pages)

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## **Bangor Daily News**

Feb. 12, 2020

### Miscellaneous Notices

NOTICE OF FILING OF ZONING PETITION WITH THE MAINE LAND USE PLANNING COMMISSION NOTICE OF FILING OF ZONING PETITION WITH THE MAINE LAND USE PLANNING COMMISSION This is to notify you that Wolfdon Mt. Chase LLC., a wholly owned subsidiary of Wolfdon Resources Corporation, with the address of 1100 Russell Street, Suite 5, Thunder Bay, Ontario, Canada P7B 5N2, has filed a zoning petition with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.A. Section 685-A (8-A), to rezone 197.5 acres of land located in T6R6 WELS Penobscot County, Maine from its present General Management Subdistrict (M-GN) designation to a Planned Development (D-PD) Subdistrict, referred to as its Pickett Mountain Mine Project, for purposes of initial development and closure of an underground metallic mineral mine. The petition was filed for public inspection at the Maine Land Use Planning Commission offices below on 1/27/2020. AUGUSTA OFFICE EAST MILLINOCKET OFFICE 18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022 Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439 191 Main Street East Millinocket, ME 04430 Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243 In accordance with the Commission's Chapter 12 rule, a public hearing must be held for this zoning petition. Details on the public hearing, including how to participate in the hearing, request intervenor status, receive future notifications, and the date the record closes, will be posted in a separate Notice of Public Hearing as soon as that information is available. Public comments are welcome up until the close of the record after the hearing. The LUPC encourages interested persons to submit written comments on this petition electronically to the e-mail address [Wolfdonrezoning.LUPC@maine.gov](mailto:Wolfdonrezoning.LUPC@maine.gov). Written comments submitted in hard copy should be sent to the Maine Land Use Planning Commission's Augusta Office address, attention: Stacie Beyer, and must be received by the Commission in a timely manner. For additional information, contact Stacie Beyer at the Augusta Office, or through the project e-mail address listed above.

## **Houlton Pioneer Times**

Feb. 11, 2020

### Miscellaneous Notices

NOTICE OF FILING OF ZONING PETITION WITH THE MAINE LAND USE PLANNING COMMISSION NOTICE OF FILING OF ZONING PETITION WITH THE MAINE LAND USE PLANNING COMMISSION This is to notify you that Wolfdon Mt. Chase LLC., a wholly owned subsidiary of Wolfdon Resources Corporation, with the address of 1100 Russell Street, Suite 5, Thunder Bay, Ontario, Canada P7B 5N2, has filed a zoning petition with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.A. Section 685-A

(8-A), to rezone 197.5 acres of land located in T6R6 WELS Penobscot County, Maine from its present General Management Subdistrict (M-GN) designation to a Planned Development (D-PD) Subdistrict, referred to as its Pickett Mountain Mine Project, for purposes of initial development and closure of an underground metallic mineral mine. The petition was filed for public inspection at the Maine Land Use Planning Commission offices below on 1/27/2020. AUGUSTA OFFICE EAST MILLINOCKET OFFICE 18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022 Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439 191 Main Street East Millinocket, ME 04430 Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243 In accordance with the Commission's Chapter 12 rule, a public hearing must be held for this zoning petition. Details on the public hearing, including how to participate in the hearing, request intervenor status, receive future notifications, and the date the record closes, will be posted in a separate Notice of Public Hearing as soon as that information is available. Public comments are welcome up until the close of the record after the hearing. The LUPC encourages interested persons to submit written comments on this petition electronically to the e-mail address [Wolfdenrezoning.LUPC@maine.gov](mailto:Wolfdenrezoning.LUPC@maine.gov). Written comments submitted in hard copy should be sent to the Maine Land Use Planning Commission's Augusta Office address, attention: Stacie Beyer, and must be received by the Commission in a timely manner. For additional information, contact Stacie Beyer at the Augusta Office, or through the project e-mail address listed above.

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| 1. Article Addressed to:<br><br>Peter Baldacci<br>County Commissioner<br>Penobscot County Government Offices<br>97 Hammond St<br>Bangor, ME 04401  |  | B. Received by (Printed Name)  | C. Date of Delivery |
|  |  | D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No  |                     |
|  |  | 3. Service Type<br><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail<br><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. |                     |
|  |  | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes   |                     |
| 2. Article Number (Transfer from set)  |  | 7009 2250 0000 4031 9657   |                     |
| PS Form 3811, February 2004  |  | Domestic Return Receipt  |                     |
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| 1. Article Addressed to:<br><br>Stephen Stanley<br>State Legislator<br>614 Pattagumpus Road<br>Medway, ME 04460  |  | B. Received by (Printed Name)  | C. Date of Delivery |
|  |  | D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No  |                     |
|  |  | 3. Service Type<br><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail<br><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. |                     |
|  |  | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes   |                     |
| 2. Article Number (Transfer from)  |  | 7009 2250 0000 4031 9664   |                     |
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1. Article Addressed to:

Andre E. Cushing III  
County Commissioner  
Penobscot County Government Offices  
97 Hammond St  
Bangor, ME 04401

2. Article Number (Transfer from) 7009 2250 0000 4031 9626

PS Form 3811, February 2004

Domestic Return Receipt

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A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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1. Article Addressed to:

Laura Sanborn  
County Commissioner  
Penobscot County Government Offices  
97 Hammond St  
Bangor, ME 04401

2. Article Number (Transfer from service label) 7009 2250 0000 4031 9633

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Domestic Return Receipt

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes