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## MEMORANDUM

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**TO:** TIM BEAUCAGE, SAMANTHA HORN-OLSON, LUPC COMMISSIONERS  
**FROM:** NOEL MUSSON, TERRY DEWAN  
**SUBJECT:** IRVING WOODLANDS CONCEPT PLAN  
**DATE:** JUNE 6, 2013  
**CC:** CONWAY ELKINS, HOLLIE UMPHREY, ANTHONY HOURIHAN

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We are looking forward to our June 12 meeting with the Land Use Planning Commission in Houlton. At that time we will make a pre-application presentation of a proposed concept plan for a portion of Irving Woodlands, LLC land holdings around the Fish River Chain of Lakes in northern Aroostook County. We are providing the accompanying map and the following information to give you an overview of the project in preparation for the meeting.

### **Background**

As part of the ongoing planning process for its Northern Maine land holdings, Irving Woodlands is exploring ways of integrating long-term forest management and conservation measures with opportunities for recreation, economic, and community development. After looking at several alternatives, we feel the creation of a Concept Plan is the most appropriate option for the type of customized land use planning that would provide a win/win for everyone in the region. The Concept Planning process gives Irving Woodlands the opportunity to continue sustainable forestry practices throughout the majority of the project area, while maintaining traditional public access, identifying new development opportunities in appropriate areas, and integrating long-term conservation measures.

### **Concept Plan Area**

As currently envisioned, the concept plan would encompass a land area of approximately 43,000 acres and would include four of the major lakes within the Fish River Chain (Long, Mud, Cross and Square Lakes). Within this area Irving Woodlands owns approximately 38 miles of shoreline and over 400 leased lots.

### **Project Overview**

Our proposed timeframe for the concept plan is 25 years. As part of the planning process we have identified new and expanded areas for future development surrounding each of the four lakes. We have also identified areas with significant natural resource values as well as potential



sites that may be suitable for community-guided economic development. We are still at the early stage of the planning process. Our presentation will illustrate what we have learned to date and indicate general areas that may be suitable for both development and conservation.

### **Next Steps**

Our public outreach process started on June 3 and 4 with presentations to the Irving Woodlands Forestry Staff, Fish River Lakes Leaseholders Association, Northern Maine Development Commission, and the Community Guided Planning and Zoning Committee for Aroostook County. Following our presentation with the Commission on June 12, we will be meeting with the public at 6:00 PM at the Lakeside Restaurant in St. Agatha. We will continue to meet with LUPC staff and various stakeholders throughout the summer and plan on having additional public meetings to discuss specific details of the plan as they become available. Our intention is to finalize and submit the Concept Plan proposal in the fall of this year.

We look forward to meeting with the Commissioners, answering questions, and engaging in an initial dialogue about the Concept Plan.