

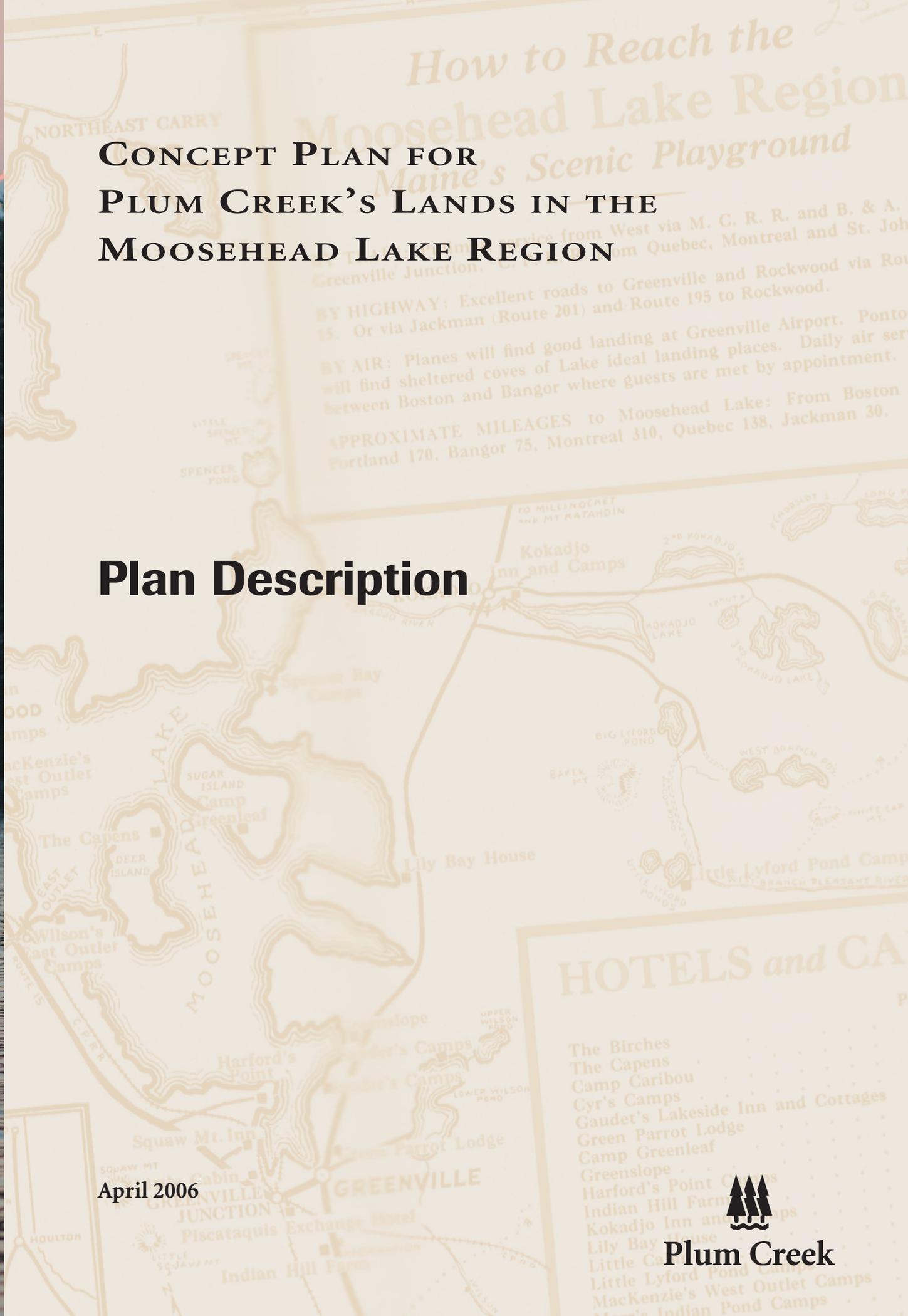


CONCEPT PLAN FOR PLUM CREEK'S LANDS IN THE MOOSEHEAD LAKE REGION

Plan Description

April 2006


Plum Creek



PLAN DESCRIPTION

Part I: Plan Summary

Part II: Statistical Summaries

Part III: Rezoning Petition (see separate binder)

Part IV: Introduction

Part V: Development Guidelines

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I. Plan Summary

The 2006 Concept Plan for Plum Creek's lands covers over 421,000 acres in the Moosehead Lake region. The Plan includes limited development, substantial conservation, crucial recreational infrastructure, and sustainable forest management.

The Plan Area covers 29 townships on both sides of Maine's largest lake. The Plan provides predictability for the region, provides the opportunity to conserve immense blocks of land, and allows limited, carefully located development. These features will preserve the environmental and cultural heritage of the region while ensuring an economically viable future. The Plan offers economic, recreational, and environmental benefits of state-wide significance.

The Plan's proposed development is estimated to cover less than 1% of the Plan Area. The residential and resort development is designated for areas within narrow corridors. As balance for this limited development, 61,000 acres of land and 144 miles of trails will be put immediately into permanent easements; with another 10,000 acres around lakes, ponds, and streams put under permanent conservation easements as development is approved. Furthermore, contingent upon the Plan's being approved, The Nature Conservancy will have the option to purchase 27,000 acres around the Roach Ponds, 45,000 acres around and including Number Five Bog outside the Plan Area and a permanent conservation easement of over 269,000 acres. Ultimately, up to 91% of the Plan Area could be permanently conserved, with another 8% off-limits to development for 30 years, and 45,000 acres outside the Plan Area could be permanently protected.

I. A. Plan Changes Based on LURC Scoping Sessions

The revised 2006 Plum Creek Concept Plan has been shaped by the public comments presented at the LURC-sponsored “scoping” sessions held in August, 2005, in Greenville, Rockwood, Jackman, and Hallowell. Substantial revisions to the initial April, 2005 Plan were made in order to address those public comments and the input Plum Creek received from more than 100 meetings with Maine individuals and groups.

The principal changes made in this 2006 Plum Creek Plan, since the initial application submission in April, 2005 include:

- **increasing the permanent conservation** from 11,000 acres to 72,000 acres, of which 66,600 acres (including all the conservation easements on 54 pristine ponds) will be donated immediately upon Plan approval;
- providing an option (contingent upon Plan approval) for the State or other conservation entities to purchase a conservation easement on **an additional 269,000 acres**;
- **removing 88 previously proposed shorefront lots** from remote and pristine pond areas, including 30 lots from the Moose River;
- concentrating **proposed development areas closer to existing development** and infrastructure;
- **reducing the number of lakes and ponds proposed for development** from 15 to seven;
- **relocating the larger of two proposed resorts to Big Moose Mountain** as part of a recreation-based initiative;
- **delaying the development of a smaller resort, reducing its potential acreage, and moving it closer to existing development** in Lily Bay;
- **eliminating a request for a 900-acre expansion** of the commercial/industrial zone;
- **eliminating campgrounds and remote cabins as permitted uses under the Plan**;
- **establishing a “Community Fund”** to support initiatives that enhance educational needs and recreational amenities;
- **adding another 12 miles of hiking/biking/cross-country trail easements**;
- **ensuring permanent traditional public access** on all conservation easement lands and on 144 miles of hiking and snowmobile trails; and
- allocating and sizing the proposed residential and resort development to achieve a “critical mass” for people, accommodation, facilities, and recreational opportunities that can help **revitalize the regional economy and support sustainable tourism.**

I. B. Summary Description

Duration	This Concept Plan applies to, and regulates, all land use within the 421,000-acre Plan Area for 30 years from the date of approval of the Plan by the Maine Land Use Regulation Commission (LURC). Easement terms pursuant to the approved Plan apply in perpetuity.
Area of Concept Plan	<p>The Plan Area covers most of 29 townships and stretches, on the west, from Long Pond just east of Jackman, to Shawtown, east of Kokadjo and Greenville. Its northern extent is the north end of Moosehead Lake in Big W Township, and its southern extent is the Appalachian Trail in Elliotsville.</p> <p>The 421,000 acres encompass 76 lakes and ponds, the largest being Moosehead Lake, Brassua Lake, Long Pond, and Indian Pond. About 17,000 acres of the Plan Area is open water. The total land area is 404,000 acres. The highest mountain peaks are Big Moose, Baker, Number Four, Elephant, and Shaw Mountains. The predominant rivers are the Kennebec, Moose, and Roach. The Kennebec flows from Moosehead Lake southwesterly, and the Moose River flows through Long Pond, easterly to Moosehead, by way of Rockwood. The Roach River runs from the Roach ponds northwest to Moosehead Lake, draining into Spencer Bay.</p> <p>Jackman abuts the Plan Area on the northwest side, while Greenville is adjacent to its south-central border. Beaver Cove and Rockwood are two smaller settlements surrounded by the Plan Area. The Plan Area contains about 232 miles of shoreland and is traversed by two state roads: 38 miles of Route 6/15 and 11.5 miles of the Lily Bay Road. Railroad tracks cross the Plan Area, running from Greenville to Jackman along the shores of Moosehead and Brassua Lakes, the Moose River, and Long Pond.</p>
Jurisdiction	The entire Concept Plan falls within LURC's jurisdiction. As such, it is subject to the agency's regulatory provisions adopted pursuant to 12 M.R.S.A. Section 681 et. seq.
Existing Development	There are about 1,000 shorefront dwellings and over 500 backland dwellings in the 29 core townships. The highest concentrations are in Rockwood, Beaver Cove, Lily Bay, Frenchtown, and Taunton & Raynham. In addition, Greenville and Jackman have a combined total of about 2,000 housing units. Townships like Big Moose, Moosehead Junction, Harfords Point, Northeast Carry, and Tomhegan account for another 770 or more dwellings. Altogether, there are well over 4,250 dwellings within or adjacent to the Plan Area.
Proposed Conservation	The conservation measures <i>proposed as the balance</i> for development will result in 72,000 acres of permanent conservation including shoreland easements, a 61,000 acre conservation easement and 144 miles of permanent trail easements within the Plan Area. <i>Plan approval</i> will provide the opportunity through the Conservation Framework to secure another 269,000 acre conservation

easement, a 27,000 acre conservation sale, both within the Plan Area, and a 45,000 acre fee sale outside the Plan Area for permanent conservation; when the Plan is fully implemented, 205 miles of permanent shorefront conservation will be in place, and 76 lakes and ponds will be protected in perpetuity. The measures proposed are:

- ***Moosehead-Roach River Easement*** – 61,000 acres, 11 miles of shorefrontage. This conservation easement includes five pristine ponds and stretches from Days Academy Grant on Moosehead Lake eastwards almost to the Nahmakanta Public Reserve Unit; it includes most of Frenchtown as well as Lily Bay and Number Four Mountains. The easement will be granted at the time of Plan approval. The easement terms will prohibit development, allow timber management to continue, and guarantee traditional public access. Sustainable forest management will be required under the terms of the easement. The holder will be the Forest Society of Maine.
- ***Easements on Pristine Ponds*** - 5,400 acres, 73 miles of shorefrontage. There are 54 pristine ponds within the Plan Area (excluding those in the Moosehead-Roach River Easement and Roach Ponds areas). All will be permanently protected under the terms of the Plan. Any pond that straddles the edge of the Plan Area, and which is wholly owned by Plum Creek, will be protected in its entirety. The easement terms will prohibit development and guarantee traditional public access. These easements will be held by the Forest Society of Maine and will be granted immediately upon LURC approval of the Plan.
- ***Moose River Easement*** – 623 acres, 10 miles of river frontage (5 miles on two shores). This easement will be put in place when all the shoreland subdivisions on Brassua Lake are approved. The Forest Society of Maine will hold the easement.
- ***Easements on Developed Lakes and Ponds*** – 4,300 acres, 71 miles of shorefrontage. The easements on the developed lakes and ponds (Moosehead and Brassua Lakes, and Long, Burnham, Prong, Indian, and Upper Wilson Ponds) will cover 72% of Plum Creek’s ownership on these water bodies. The easements guarantee permanently protected open space and public access. They will be phased in as shorefront subdivisions are approved, and will be held by the Forest Society of Maine. *Note: These numbers do not include over 9 miles of shorefront open space within shorefront envelopes that will be permanently conserved as each subdivision is approved.*
- ***Peak-to-Peak Hiking Trail*** – 58 miles. This trail extends from Rockwood to Nahmakanta. It can be also be used, in part, by bicyclists. The easement is to be held by the State Bureau of Parks & Lands and will take effect immediately upon Plan approval.
- ***Permanent ITS Snowmobile Trail***– 74 miles. This permanent trail guarantees access to snowmobilers. The easement will be conveyed to the

State Bureau of Parks & Lands and will take effect immediately upon Plan approval.

- ***Mahoosucs to Moosehead Trail – 12 miles.*** This trail is part of the trail system being planned by Maine Huts and Trails that will run from the Mahoosuc Mountain Range near Bethel to Moosehead Lake. The segment on Plum Creek land is 12 miles. The trail is for cross-country skiing, hiking, and bicycling. The easement will be conveyed to the Western Mountains Foundation.
- ***Moosehead Legacy Easement – 269,000 acres, part of the Conservation Framework.*** Upon approval of the Plan, The Nature Conservancy, or other qualified conservation interest, will have a five-year option to buy a conservation easement that will prohibit all development in this area and guarantee traditional public access while allowing timber management to continue. Sustainable forest management will still be allowed under the terms of the easement. This area does not include any shorefrontage, as this is accounted for under the other Plan elements.
- ***Roach Ponds Acquisition – 27,000 acres, part of the Conservation Frameworks, 39 miles of shorefrontage.*** This block of land adjacent to the 100 Mile Wilderness and AMC-owned land is being offered for sale to The Nature Conservancy with ultimate ownership by the State or qualified conservation organization. It includes 10 pristine ponds. On approval of the Plan, The Nature Conservancy, or another qualified conservation entity, will have a five year option to purchase the property.
- ***Number Five Bog – 45,000 acres, part of the Conservation Framework.*** Upon approval of the Plan, The Nature Conservancy, or another qualified conservation entity, will have a five-year option to purchase these lands south of Attean Township outside the Plan Area. Should the acquisition be completed, it would protect a high-value peat bog and lands adjacent to the popular canoe route on the Moose River called The Bow Trip.
- ***30-Year No Development Buffer – 25,000 acres.*** The “30-Year No Development Buffer” is essentially all the land that is not covered by easements, options, or planning envelopes. Plum Creek is not proposing any development in these areas for the life of the Plan. This land affords flexibility for future needs of the area.
- ***Open Space – 6,800 acres.*** The open space is undeveloped land that is within the residential and resort planning envelopes. The numbers are estimates.
- ***Current Protection Subdistricts – 60,000 acres.*** The Protection subdistricts are LURC’s subdistricts that protect environmentally sensitive areas such as wetlands, high mountain slopes, and riparian areas. The Plan simply maintains the boundaries of these areas and the protections that apply to them, except for the P-GP subdistricts that are proposed for rezoning to allow development. The acreage is *not* counted toward the conservation total, since it overlaps other conservation lands.

**Proposed
Development**

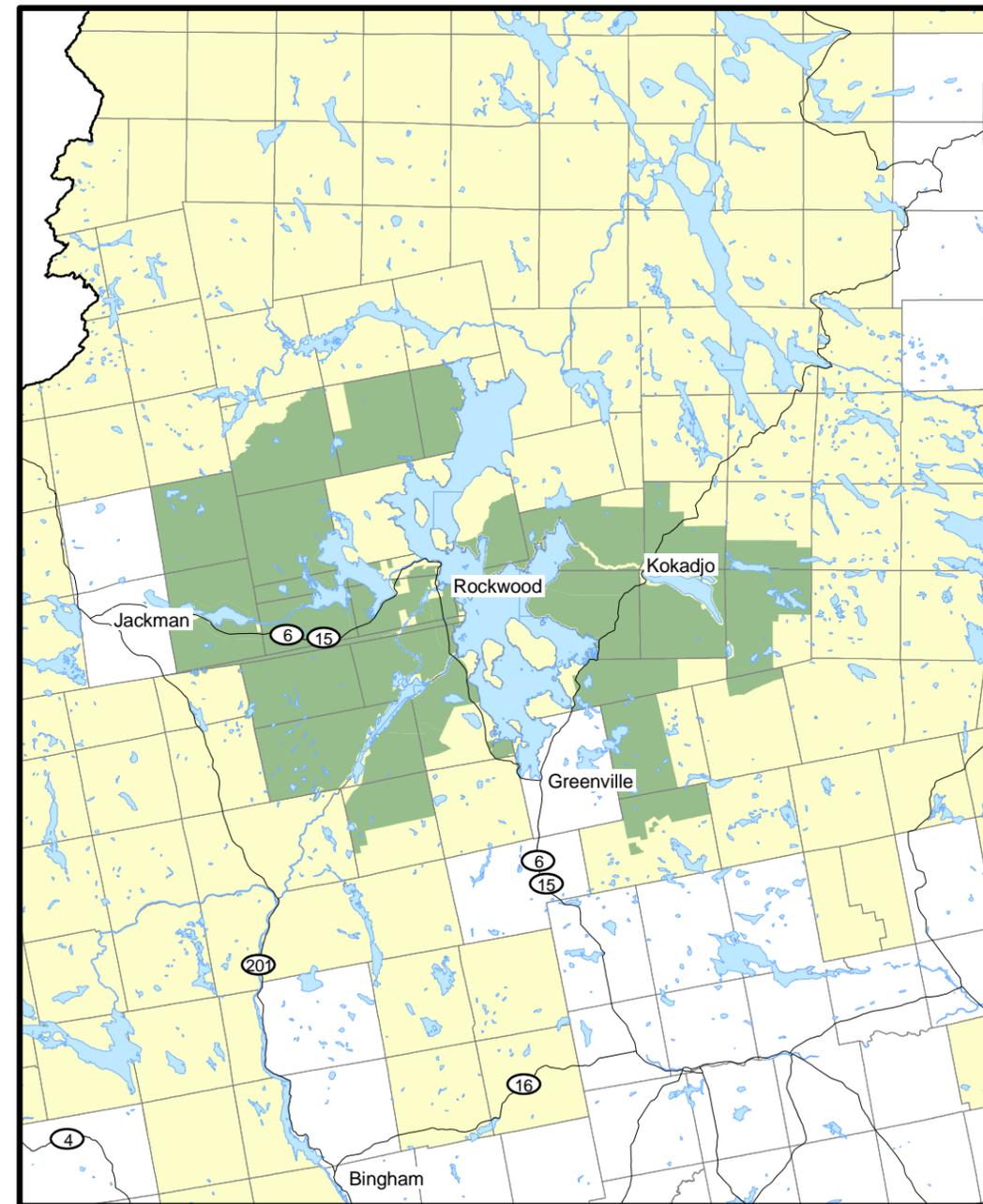
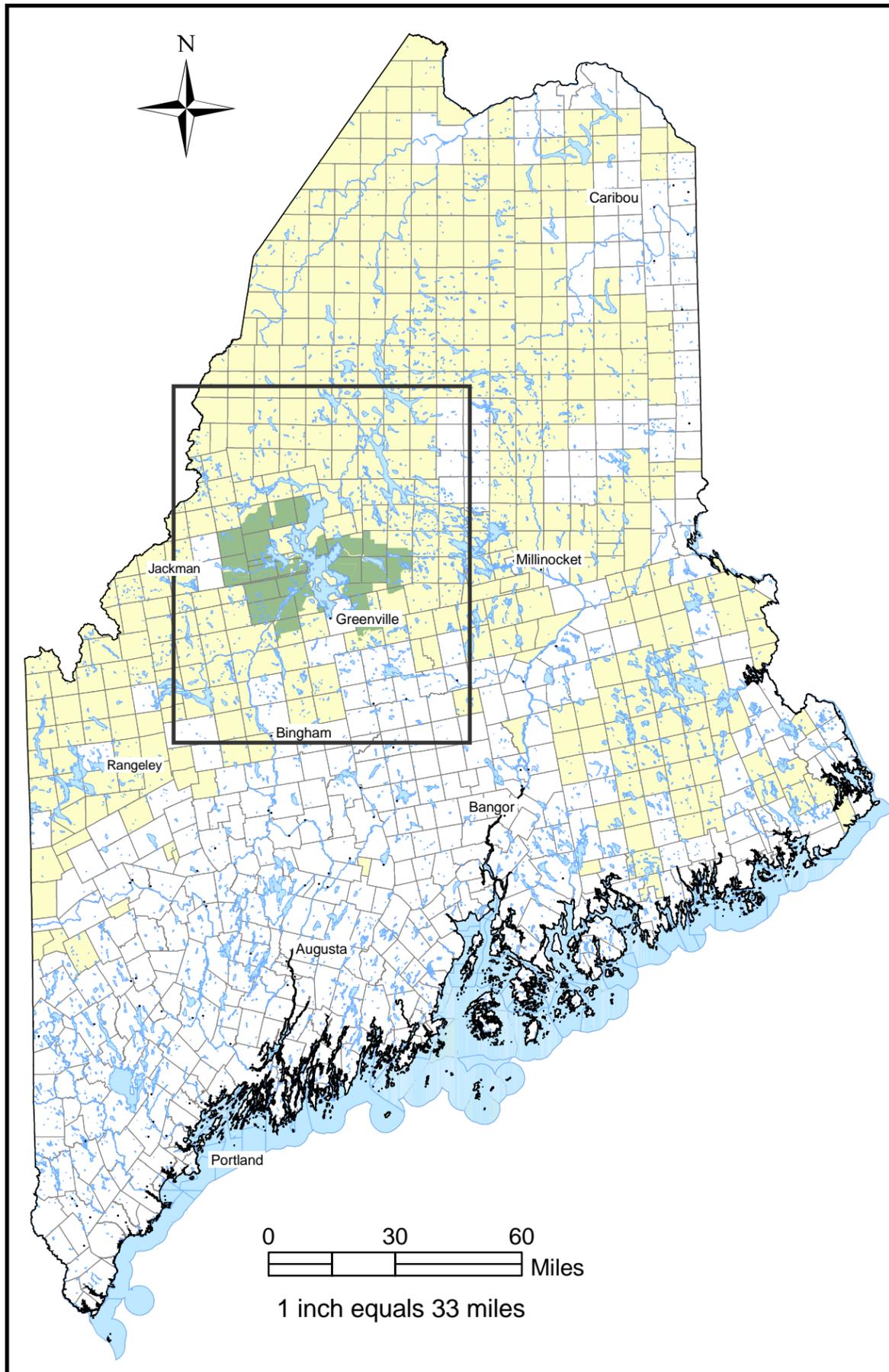
The Plan establishes shoreland and backland planning envelopes, to accommodate proposed residential development, and two resort envelopes. An existing 90-acre commercial/industrial district is also within the Plan Area.

- **Residential Lots.** A total of 975 subdivision lots are proposed for the residential envelopes within the Plan Area. This includes a cap of 480 shorelots. The lots will be created over an 8- to 15-year period. No more than 125 lots may be approved in any one year provided, however, that shortages in prior years can be made up in future years. The planning envelopes are bigger than the development that can be sited within them in order to allow some flexibility in siting lots; later subdivision approvals will establish the final development designs. Lots are located on lakes classified by LURC as being suitable for development, in areas with substantial existing development, and, as appropriate, in areas close to available infrastructure. The lots occupy less than 1% of the land, and will be sited on suitable soils. In addition, Plum Creek will donate up to 100 acres for affordable housing within and/or outside the Plan Area and establish a Community Fund with \$1,000 or 1% of the sale price per lot, whichever is greater, to support education and recreational amenities.
- **The Resorts.** Two resorts are proposed. One is on the slopes of Big Moose Mountain, and the other is near the shore in Lily Bay Township. The Big Moose Resort, other resort accommodations, and the recreation center buildings will occupy less than 5% (130 acres) of a 2,600-acre envelope. Enough resort accommodations to make the resort economically feasible (currently estimated at 500) are proposed along with Nordic ski, bicycling, hiking, golf, and snowmobiling facilities. All the trail systems link up with the resort. The Lily Bay Resort buildings will occupy less than 25 acres within a 500-acre envelope. Up to 250 resort accommodations are proposed at this world-class facility. A development plan application for the Lily Bay resort will be deferred for seven years after Plan approval.

**LURC
Commitments**

The intent of these commitments is to provide reasonable assurance to Plum Creek Land Company, its successors and assigns as to how the Commission views future land uses within the areas covered by this Concept Plan. If the Commission accepts the Plan, it means that:

1. LURC accepts the number, type, and timing of residential and resort development units, and the development envelopes proposed, as being approved-in-concept, as specified herein.
2. Development envelopes under this Concept Plan will not require zoning to a Development Subdistrict. However, before proposed development may proceed, the landowner will need to submit information normally required for subdivision, building, site plan review, and other applicable permit approvals, as appropriate, and will obtain such approvals.



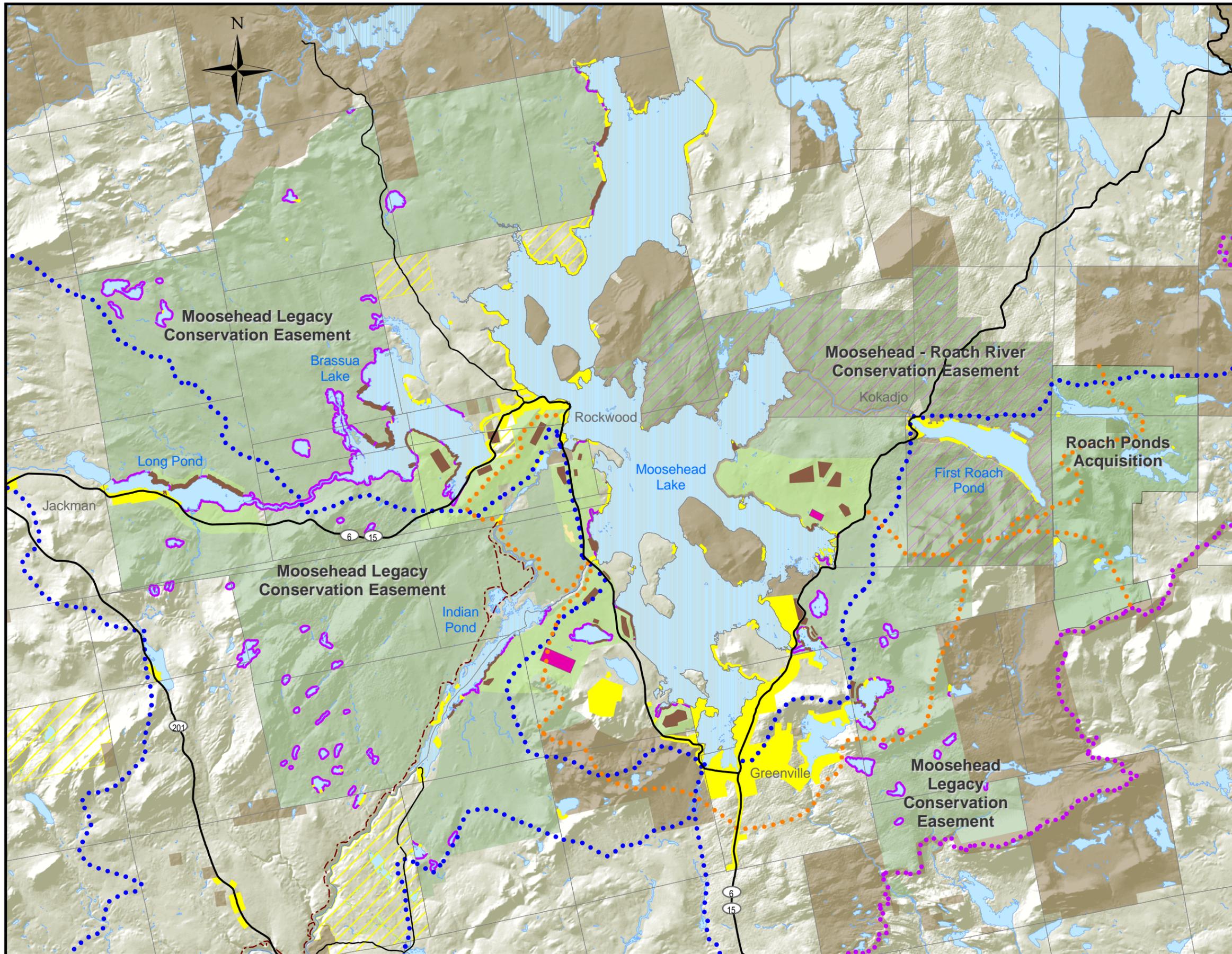
"Concept Plan" area, shown in green, contains approximately 421,000 acres

Concept Plan Location

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

- Plum Creek Ownership Subject to Concept Plan
- Rivers - Lakes - Ponds
- Major Road
- Town lines
- LURC Jurisdiction



Concept Plan Summary

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Major Road (Public and Private)
- Minor Road (Public and Private)
- Appalachian Trail
- Moosehead - Roach River Conservation Easement (to balance development)
- Shoreland Conservation Easement (to balance development)
- Roach Ponds Acquisition
- Moosehead Legacy Conservation Easement
- 30-Year No Development Buffer
- Proposed Residential Development Areas
Backlot locations are approximate
- Proposed Resort Areas
Resort size and locations are not known; the area shown is conceptual
- Existing Commercial / Industrial Zone
- ITS Snowmobile Trail
- Proposed Peak-to-Peak Hiking / Bike Trail
- Moosehead to Mahoosucs Trail
(Cross-Country Ski / Hiking / Bike Trail)

0 4 8
 Miles

April 2006

I. C. Implementation

The development proposed by the Plan will be implemented in phases over the next 8 to 15 years. Separate subdivision proposals for specific sites, lakes, or ponds will be submitted to LURC. The resort applications will include site plan development details. Any and all such plans will be reviewed subject to LURC's usual procedures for subdivision and site plan review. Under the terms of this Plan, Plum Creek agrees to limit residential lot approvals to 125 per year (provided, however, that shortages in prior years can be made up in future years). This procedure provides Plum Creek, LURC, and the public with certainty and a guarantee of limits to development in the Plan Area.

The conservation offered as balance for development proposed by the Plan will be implemented along the following lines: the easements for the 61,000-acre Moosehead-Roach River block, the snowmobile trail, the hiking trail, and Moosehead-to-Mahoosucs trail will be granted immediately upon approval of the Plan. Easements on 54 pristine ponds will also be granted immediately upon approval of the Plan. Shorefront conservation easements on the developed lakes will be contingent on shorefront subdivision approvals. Easements on the Moose River will be granted upon approval of all shorefront subdivisions planned for Brassua Lake.

In addition, pursuant to the Conservation Framework, the Moosehead Legacy lands (269,000 acre conservation easement), the Roach Ponds block (27,000 acre fee sale), and Number Five Bog (45,000 acre fee sale) will be offered for sale contingent on Plan approval. In these cases, approval of the Plan will bind Plum Creek to an agreement to sell fee interests (in the case of the Roach Ponds and Number Five Bog) or conservation easements (in the case of the Moosehead Legacy lands) to a qualified conservation entity. The buyer will have five years following Plan approval within which to exercise its option to purchase.

I. D. Plan Duration

This Plan has a 30-year timeframe. However, the 61,000 acres of conservation easements and the 144 miles of trail easements proposed under this Plan are permanent, as are the 9,700 acres of shorefront conservation easements on ponds and lakes that are contingent upon subdivision approvals. Conservation acquired through the Conservation Framework also will be permanent.

II. Statistical Summaries

The following tables provide further statistical information about the Plan. The acreages, percentages, dimensions and other figures listed below and throughout the Plan are calculated based on the best GIS and other information currently available. These figures may be revised or corrected as new information warrants.

Table 1: Statistical Summary

	Rounded Acres	Acres	Miles
TOTAL PLAN AREA	421,000	421,128	
Total Open Water in Plan Area	17,000	17,101	
Total Plan Land Area	404,000	404,027	
1. Conservation for Balance	104,000	103,758	
A. Permanent Conservation	72,000	71,517	
Moosehead / Roach River Conservation Easement	61,000	60,872	
Easements on Pristine Ponds	5,400	5,379	73
Moose River Easement	620	623	10
Easements on Developed Lakes and Ponds	4,300	4,294	71
Peak-to-Peak Trail	140	141	58
Permanent ITS Snowmobile Trail	180	179	74
Mahoosucs to Moosehead Trail	30	29	12
B. 30-Year No Development Buffer	32,000	32,241	
30-Year No Development Buffer	25,000	25,415	
Open Space (within envelopes)	7,000	6,826	
2. Conservation Framework	341,000	341,310	
The Roach Ponds Acquisition Area	27,000	27,042	
Moosehead Legacy Easement	269,000	269,068	
Number Five Bog (outside of Plan Area)	45,000	45,200	
3. Proposed Total Development Impact	4,155	4,160	
Maximum Big Moose Building Footprint	130	130	
Maximum Lily Bay Building Footprint	25	25	
Total Shorefront Lots: 480 lots ¹	1,400	1,429	
Total Backlots: 495 lots ²	2,500	2,475	
New Subdivision Roads ³	100	101	36

¹ Assumes lot sizes of ±3 acres; actual development (dwelling, driveway, etc) will be less than 1/3 acre.

² Assumes lot sizes of ±5 acres; actual development will be less than 1/3 acre.

³ Assumes average road width of ±23 feet.

Table 2: Planning Envelopes ⁴

	Rounded Acres	Acres
<i>Totals, Planning Envelopes</i>	11,000	11,085
Big Moose Resort	2,600	2,600
Lily Bay Resort	500	500
Affordable Housing	100	100
Shorefront Envelopes	2,400	2,351
Backlot Envelopes	5,500	5,534
Note: Numbers may not sum to totals due to rounding.		

Table 3: All Lakes and Ponds⁵

	# of Water-bodies	Shore-front Miles	PC Shore-front Miles
<i>All Lakes and Ponds within Plan Area</i>	76	539	222
Ponds within Moosehead-Roach River Easement Area	5	18	11
Ponds within Roach Ponds Acquisition Area	10	40	39
Pristine Ponds	54	90	73
Ponds and lakes where limited development is proposed	7	391	98
Note: Numbers may not sum to totals due to rounding.			

Table 4: Developed Lakes and Ponds Only

	Rounded Acres	Acres	Miles
<i>Total Shorefront Owned on All Lakes and Ponds</i>	7,000	6,645	98
Developed Lake- and Pond-Shore in Planning Envelopes	2,400	2,351	27
Conservation on Developed Lakes and Ponds	4,300	4,294	71
Note: Numbers may not sum to totals due to rounding.			

⁴ These areas will be partially developed, and partially open space.

⁵ The Moose River shorefront miles are not included in this table.

Table 5: Residential Development Location and Size

Location	Shore Lots	Total Shorefront Lot Acres	Backlots	Total Backlot Acres	Total Lots	Total Lot Acres
Brassua Lake	164	491	50	250	214	741
Moosehead Lake	112	335	95	475	207	810
Greenville/Rockwood Corridor Backlots	0	0	125	625	125	625
Burnham Pond	21	62	5	25	26	87
Indian Pond	34	102	10	50	44	152
Lily Bay Township	0	0	148	740	148	740
Beaver Cove	0	0	31	155	31	155
Prong Pond	35	105	16	80	51	185
Upper Wilson Pond	35	98	15	75	50	173
Long Pond	79	237	0	0	79	236
	480	1,430	495	2,475	975	3,904

Note: Numbers may not sum to totals due to rounding.

Table 6: Statistical Summary of Nonresidential Development

Development	Total Planning Envelope Acres	Resort Accommodations ⁶	Associated Facilities/Comments
Big Moose Resort	2,600	500	Includes: - three-acre lot on Indian Pond - two-acre lot on Burnham Pond - five-acre rail station lot near Deep Cove - world-class Nordic ski facility - trails for hiking, biking, skiing
Lily Bay Resort	500	250	Development application deferred for seven years.
Existing D-CI Subdistrict	90	-	Same area and standards as current subdistrict.

⁶ Economically feasible number currently estimated to be 500.

Table 7: Significant Figures

		Rounded Acres	Acres	Miles
Development Impact		4,200		
Total Gifted Conservation		72,000		
Total Plan Term No-Development				
Open Space	7,000	32,000		
30-Year No-Development Buffer	25,000			
Total Conservation Framework ⁷				
The Roach Ponds Acquisition Area	27,000	341,000		
Moosehead Legacy Easement	269,000			
Number Five Bog Acquisition Area	45,000			
Note: Numbers may not sum to totals due to rounding.				

⁷ Includes 45,000 acre Number Five Bog which is outside the Plan Area.

III. PETITION FOR REZONING

The Petition for Rezoning, submitted April 27, 2006, is contained in a separate binder.

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IV. Introduction

IV. A. About the Applicant

The Co-Applicants, Plum Creek Maine Timberlands, L.L.C. (formerly known as SDW Timber II, LLC) and Plum Creek Land Company are subsidiaries of Plum Creek Timber Company, Inc. Plum Creek is the largest private landowner in the country with more than 8 million acres of timberlands in the United States, including almost 929,000 acres in Maine.

Plum Creek has long conducted its business with a strong commitment to the environment and conservation. Since 1989, Plum Creek has participated in conservation transactions on nearly half a million acres of its land. Sustainable Forestry Initiative (“SFI”) ® principles and objectives guide Plum Creek’s approach to forest management, which incorporates the perpetual growing and harvesting of trees with the protection of wildlife, plants, soil and water quality. All Plum Creek lands are independently certified to be in full compliance with the SFI standard and undergo rigorous periodic review that confirms Plum Creek’s long-term commitment to owning and managing core timberlands.

Plum Creek Land Company is not involved in the core timber business of the company but rather has the limited purpose of owning and seeking entitlements on a very small percentage of Plum Creek ownership.

IV. B. Plan Purpose

The principal purpose of the Plan is to:

- protect the resources in the vast, undeveloped tracts of forestland (and the waterbodies, habitats and other valuable resources they contain) that create the unique, remote character of the region.
- ensure the sustainability of the forest resource.
- sustain and enhance existing communities by providing economic growth opportunities, recreation opportunities and affordable housing.
- provide traditional public access to Plum Creek’s lands to maintain the character, economy, quality of life and diverse recreational opportunities in the region.
- locate site development to be consistent with the CLUP.

IV. B. 1. Areas to be Rezoned

This Concept Plan seeks to rezone approximately 421,000 acres of Plum Creek Timber Company’s northern lands located in Somerset and Piscataquis Counties to a Resource

Protection subdistrict. The Plan Area extends from Thorndike and Long Pond Townships on the west, Big W and West Middlesex Canal Grant to the north, Shawtown to the east, and Squaretown and Elliotsville townships to the south. The Plan Area includes all or parts of 29 townships within LURC jurisdiction, and abuts two service center communities just beyond the jurisdiction, as well as the settlements of Beaver Cove and Rockwood. The following table lists the 29 Minor Civil Divisions within which the Plan Area is located, and the amount of acreage of each MCD included in the Plan Area.

Table 1: Acreage and Townships to be Rezoned

Township	County	Plan Area Acres per MCD ¹
Town of Beaver Cove	Piscataquis	12,569
Big Moose Twp.	Piscataquis	11,234
Big W Twp., NBKP	Somerset	11,492
Bowdoin College Grant East	Piscataquis	2,728
Bowdoin College Grant West	Piscataquis	17,497
Brassua Twp.	Somerset	25,636
Chase Stream Twp.	Somerset	24,276
Days Academy Grant	Piscataquis	8,477
Elliotsville Twp.	Piscataquis	9,470
Frenchtown Twp.	Piscataquis	19,882
Indian Stream Twp.	Somerset	9,672
Lily Bay Twp.	Piscataquis	21,989
Long Pond Twp.	Somerset	24,607
Misery Gore	Somerset	(see Misery and Sapling Twps.)
Misery Twp.*	Somerset	24,628
Rockwood Strip East	Somerset	1,206
Rockwood Strip West	Somerset	5,004
Sandbar Tract	Somerset	117
Sandwich Academy Grant	Somerset	14,536
Sapling Twp.*	Somerset	17,410
Shawtown Twp.	Piscataquis	20,497
Smithtown Twp.	Piscataquis	15,275
Soldiertown Twp.	Somerset	22,576
Spencer Bay Twp.	Piscataquis	20,106
Squaretown Twp.	Somerset	12,873
T1 R12 WELS	Piscataquis	7,581
Taunton & Raynham Academy Grant	Somerset	13,043
Thorndike Twp.	Somerset	23,046
West Middlesex Canal Grant	Somerset	21,405
* Acreage in Misery Gore located north of Misery and Sapling Townships is included in the acreages for these respective townships.		

IV. B. 2. Plan Rationale

One of the criteria for acceptance of concept plans is that the plan must strike a reasonable and publicly beneficial balance between development and conservation. In determining the amount and location of development, however, Plum Creek has attempted to balance many other factors as well.

¹ Acreage totals deviate from totals reported elsewhere in this Plan Description by less than 2% due to different methods of calculation.

A primary issue in the planning effort has been consideration of the residents of Greenville and the other communities adjacent to the Plan Area. Plum Creek has been cognizant of the need for public support of the Plan, but more important, the company has attempted to act as a responsible neighbor. Because the Plan will establish land uses for 82%² of the land area of an economically distressed region for at least the next 30 years (a generation and a half), Plum Creek has paid particular heed to local economic needs and opportunities. The landscape-scale of the Plan, and the Plan Area's location adjacent to service center towns in the organized area of the state, make the focus on economic factors especially important.

Greenville and Jackman have always been, and still are, largely dependent upon the natural resources beyond their town borders, within the jurisdiction. As such, they have little control over land uses, whether it is development or conservation that can determine their futures. Many of the natural resources on which these towns depend are on Plum Creek land. Thus, a primary objective of the Plan has been to ensure a vibrant future for the residents of the Moosehead region that no other entity can make possible.

Because the economic development of the region is so important, Plum Creek has given particular attention to factors that will help ensure the success of the development aspects of the Plan. Such factors include the placement of, design restrictions on, and number of residential lots; the size, location, and design of the resorts, and the number of residential lots within their vicinity; the length of trails, and the uses allowed on them. The Plan also addresses the need for affordable housing and establishes a Community Fund to help area schools and pay for trail improvements.

The marketability of the lots and resort areas is a necessary condition for success of the Plan. There must be a "critical mass" of people and recreational facilities in order for the economic development aspects of the Plan to succeed. On the other hand, as Plum Creek and the local residents know, the preservation of the character of the region — "the brand," in marketing parlance — is also a necessary condition for success. Many of LURC's standards and plan approval criteria address this need. In the end, Plum Creek weighed the sometimes conflicting needs of the marketplace and conservation to achieve a Plan where these needs actually support one another. As an example, subdivisions where the lots are too big become too spread out, large lots become less affordable, and the remote character of the region is diminished. On the other hand, clusters of small, tightly spaced lots may concentrate the impacts on scenic character, but appeal to few buyers. Ultimately, strong design guidelines, such as those that are in this Plan, will both protect the resources of the area and attract the investment and jobs that the region needs.

The balance of size, location, and design is even more important with respect to the proposed resorts. It cannot be assumed that just because a resort is granted preliminary approval through this or any other plan, that the site will attract developers willing to build it. Ultimately, if the region is to attract the investment in resort facilities that local residents want and need, there has to be a sufficient number of rooms that can be built, in addition to the myriad recreational assets and conserved areas that make the area attractive to tourists and outdoor enthusiasts. To allow

² Plum Creek owns about 70% of the land in the region. The state and other non-profit entities hold another 12%, all of which cannot be developed.

development that does *not* achieve the critical mass necessary to succeed is to allow development that benefits almost no one.

The Big Moose Mountain resort area, with its proposed Nordic trails, is located close to Greenville in response to strong public support for the further development of this site. The resort would be close to services and existing development, but also benefits from its mountain location near four water bodies, public lands, and the trail systems. The Lily Bay resort has been downsized, not only to respond to concerns over the potential impact on the area, but because making the resort smaller and more discreet than the Big Moose Mountain resort will broaden the types of accommodations available in the region. The success of such a resort will depend on being located at a site more removed from population centers in order to enhance the sense of privacy. The Lily Bay site accomplishes this without being so removed from Greenville and the public road that the remoteness of the region is negatively impacted.

The designation of the conservation areas has been determined based on the number and value of natural resources and wildlife habitat present, the potential to connect existing conservation areas, and the prospect of preserving large tracts of remote areas, as was requested by many at the scoping sessions. The Moosehead-Roach River area stands out in all these aspects, and so it was made a big part of the “balance” element of the Plan.

Shorelands are of prime concern to LURC and the public; their conservation contributes to the preservation of the Moosehead region’s natural character. Shoreland conservation logically balances the shoreland development, but the easements on the pristine ponds, which are so important to the protection of the remote character, beauty, and recreational value of the region, are to be granted immediately upon Plan approval.

The Moose River shorefront has also been proposed for conservation in response to public comments, and because of the rare species that have been sighted there. Although there were 30 lots sited there in the first Plan, it made sense to move these lots closer to Rockwood and Greenville, while preserving this section of the Moose River as a recreational and wildlife habitat asset.

In all instances where easements are to be put in place, easement terms will enable sustainable forest management practices to continue in order to preserve this essential resource for the local, regional, and state economy. Likewise, traditional public access will be made part of all easements in order to enable the recreation industry to continue using forest resources in a manner that does not conflict with forestry. Where potential conflicts of use arise, the Plan provides separate trails so that a broad diversity of uses is accommodated.

Finally, the Conservation Framework, while not a part of the Plan per se, will represent a major conservation achievement if it is fully implemented — with approval of the Plan acting as the catalyst. The conservation of 341,000 acres of remote forest lands will ensure the character and natural assets of the region will continue to draw people to the region to live, work, and recreate for generations to come. Thus, the Conservation Framework, like the design of the Plan as a whole, answers the needs and desires of both the public and the landowner.

Just as it is not sufficient to develop an area without regard to potential negative impacts on the environment, so is it not sufficient to conserve areas without also taking into consideration the infrastructure required to enable people to enjoy, learn from, and work in the surrounding landscape — especially in a region that is economically dependent on the working forest and recreation. The Plan balances the needs of residents, recreationists, tourists, and the forest products industry so that all these interests benefit, and none are adversely compromised. Moreover, the Plan ensures that the three elements that support the economy and preserve the character and traditions of the region — the forest products industry, recreation and tourism, and high-value natural resources — are conserved and enhanced, but balanced. Like a three-legged stool, the Plan succeeds only when all three elements are considered together, and support one another.

IV. C. The Major Plan Components

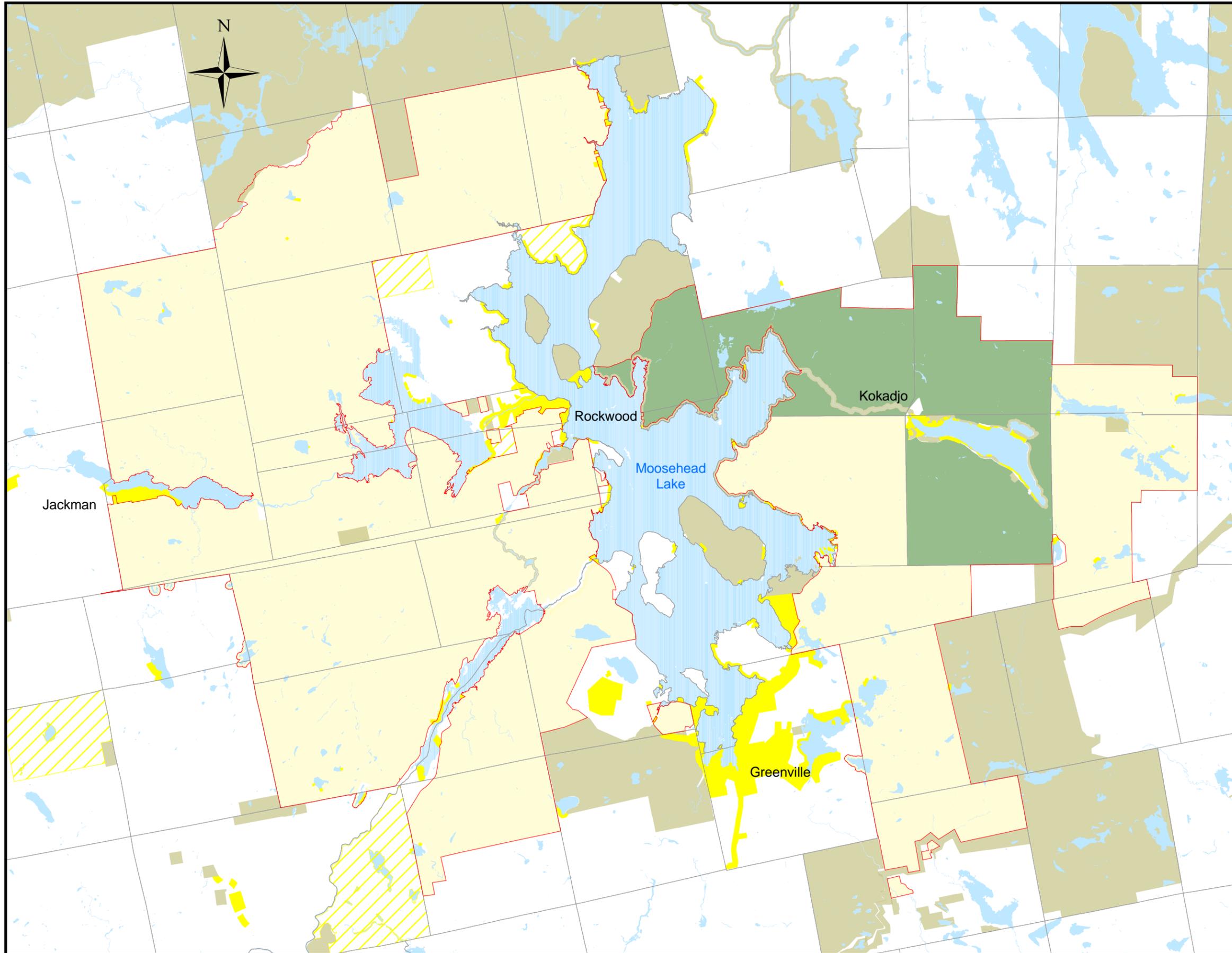
This section describes the conservation and development components or measures incorporated into this Concept Plan. The Plan uses various tools to conserve remoteness, natural resources, working forests, and “primitive” recreation — all values that both LURC and Plum Creek seek to protect and enhance. Together, these components help meet the region’s need for a revitalized and sustainable economy.

The limited development proposed by the Plan will be balanced by 72,000 acres of permanent conservation. In addition the Plan will provide the historic opportunity to conserve an additional 296,000 acres within the Plan Area and 45,000 acres outside the Plan Area, all to serve residents and visitors wishing to recreate in the region. The Plan envisions a major four-season recreation center and resort on Big Moose Mountain, a world-class resort at Lily Bay, 480 shorefront lots and 495 back lots. All development will be within a relatively limited 11,000 acre area with approximately 25,000 acres of adjacent land reserved for future growth for local communities after the 30-year life of the Plan. During the life of the Plan, no development would occur in this area.

IV. C. 1. Conservation Components

The conservation and environmental protection measures fall into four broad categories and cover more than 400,000 acres. Most of these measures employ permanent easements; others apply for the life of the Plan. Of the permanent measures, five are offered as “balance” for the development proposed in the Plan. The other conservation elements, while not offered as “balance,” provide opportunities and public benefits that would not be available, absent the Plan.

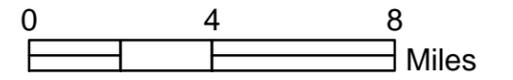
1. Permanent Conservation Measures to Balance Development – 72,000 acres
 - a. 61,000 acre conservation easement between Moosehead Lake and the Roach Ponds;
 - b. easements around 54 pristine ponds (5,400 acres);
 - c. easements along both sides of the Moose River (620 acres);
 - d. easements along the shore of the developed lakes and ponds (4,300 acres); and
 - e. trail easements over 144 miles.



**Moosehead - Roach River
Conservation Easement**

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Existing Development or LURC Development Subdistrict
 - Existing 40 Acre subdivision
 - Plum Creek Ownership Subject to Concept Plan
 - Moosehead - Roach River Easement - 61,000 acres (to balance development)



2. Other Measures

- a. no residential development in a 25,000 acre area around the proposed “planning envelopes” for 30 years;
- b. retention of all existing Protection subdistrict standards and boundaries (except for the P-GP zones within the planning envelopes) (approximately 60,000 acres);
- c. no more than 125 lots may be approved in any one year (provided, however, that shortages in prior years can be made up in future years);
- d. defined, limited envelopes within which development may occur;
- e. subdivision standards;
- f. deed restrictions (design controls); and
- g. at least 30% of each proposed shoreland subdivision preserved as open space.

3. Conservation Framework

- a. Sale of the Roach Ponds Area
 - a five-year option to The Nature Conservancy to purchase 27,000 acres, with ownership ultimately to be with the State or another qualified conservation organization, in fee.
- b. Sale of Number Five Bog (outside Plan Area)
 - a five-year option to The Nature Conservancy to purchase 45,000 acres south of Attean and Holeb Townships, in fee.
- c. Moosehead Legacy Easement
 - a five-year option to The Nature Conservancy to purchase a conservation easement on 269,000 acres.

All of these conservation components are described in the following section. Descriptions of the development components follow on page IV-28.

IV. C. 1. (a) Permanent Conservation for “Balance”

IV. C. 1. (a)(i) Moosehead – Roach River Conservation Easement

Purpose: To link Kineo and Moosehead Lake to the 100-Mile Wilderness area; to provide traditional public access; to increase resource protection (specifically forest type, wildlife habitat, and scenic values); to preserve remoteness; and to maintain forest productivity. This conservation easement:

- links the State-owned Kineo property to Days Academy, the Spencer Mountains, and Nahmakanta;
- ties into the 100-Mile Wilderness area and AMC-owned land via the Roach Ponds (see below);
- provides landscape scale conservation protecting a vast forested area that is undeveloped and remote from population centers;
- expands protection of the shoreland of Moosehead Lake beyond a 500-foot band;
- protects two historic eagle nest sites and wading bird habitat;
- helps protect the watershed of the Roach River and its prime salmon and trout fishery;
- protects all the land around five high-value ponds;
- includes high mountain areas with fragile sub-alpine flora;

- protects essential habitat for Bicknell's Thrush;
- encompasses areas identified by The Nature Conservancy with valuable matrix forest qualities;
- protects potential lynx habitat;
- preserves remoteness;
- protects and provides traditional recreation access;
- provides for diverse and abundant outdoor, non-motorized recreation, and helps protect values that attract nature-based tourism;
- protects the timber resource.

Location/Area: The conservation easement covers 61,000 acres in Days Academy, Spencer Bay, T1 R13 WELS, and Frenchtown townships, including much of the watershed of the Roach River. The easement area excludes developed areas at Kokadjo and First Roach Pond.

Timing: The easement will be conveyed immediately upon approval of this Concept Plan.

Terms: Under the terms of the easement:

- the public will be granted traditional access to the entire area;
- all development rights will be extinguished, except those directly related to forest management;
- the conservation easement will be granted at no cost to the State; and
- the easements will be held by the Forest Society of Maine, a 501(c)(3) organization qualified to hold such easements; the State will be a third-party holder.

IV. C. 1. (a)(ii) The Pristine Pond Easements

Purpose: To extinguish all development rights around 54 ponds in perpetuity. Such easement will protect water quality, preserve the fishery, and allow public access for remote recreation, including fishing.

Definition: The 54 pristine ponds include LURC-designated “Remote” ponds, eight ponds with existing camps on them, all undeveloped ponds (except Burnham), and ponds on the edge of the Plan Area. In the latter case, where Plum Creek owns the entire periphery of the pond, the entire shoreline will be included in the easement. All the easements will be 500 feet deep.

Location/Area: The 54 ponds are scattered throughout the Plan Area. The ponds in the Moosehead-Roach River conservation area and in the Roach Ponds area are not included because they are subject to other conservation easements. Altogether, the proposed conservation easements on these ponds will protect 73 miles of shoreland and cover about 5,400 acres.

Timing: The conservation easements around the pristine ponds will be granted upon Plan approval.

Terms: Under the terms of the proposed pond shore conservation easements:

- the conservation easement shall extend 500 feet upland from the high water mark;
- public foot access shall be permitted;
- all forest management activities will be in accordance with an approved multi-resource management plan;
- the conservation easements will be held by the Forest Society of Maine, a qualified 501(c)(3) organization, with the State being the third party holder.

See Part IX, Inventory, for a list of the pristine ponds and their characteristics.

IV. C. 1. (a)(iii) Moose River Conservation Easement

Purpose: To conserve and protect the shorefront on both sides of the Moose River and to protect a site where two globally rare dragonfly species have been sighted.

Location: This easement is to run from the outlet at the east end of Long Pond, for the length of the Moose River, to an inlet on Little Brassua Lake, an area primarily in Sandwich Academy Grant Township. The easement is to be 500 feet deep on each side. The total length of this stretch of the river is 5 miles, thus, the total easement length is 10 miles. The total acreage within the easement area is 623 acres. Please refer to Map 2: Conservation Easements on Pristine Ponds, Moose River, and Developed Lakes and Ponds on page IV-13.

Timing: In keeping with the principle of “balancing” development with conservation, the Moose River easement will be conditioned on approvals of all the shoreland subdivisions proposed for the Brassua Lake shore.

Terms: Under the terms of this proposed conservation easement:

- the easement shall extend 500 feet upland, from the river's high water mark;
- public foot access shall be permitted;
- all forest management activities will be in accordance with an approved multi-resource management plan;
- the conservation easements will be held by the Forest Society of Maine, a qualified 501(c)(3) organization, with the State being the third party holder.

IV. C. 1. (a)(iv) Conservation Easements on Developed Lakes and Ponds

Purpose: To prevent further development and provide a layer of permanent protection on the shorelands of all the lakes or ponds on which development is proposed.

Location: The conservation easements will apply on three Class 3 lakes (Long Pond, Brassua Lake, and Indian Pond), on Upper Wilson Pond (Class 4), and on Burnham and Prong Ponds (Class 7 lakes) and on Moosehead Lake (a Class 7 and potential Class 3 lake). Please refer to Map 2: Conservation Easements on Pristine Ponds, Moose River, and Developed Lakes and Ponds on page IV-13.

The conservation easements will extend upland 500 feet from the high water mark. The table below shows the extent of these conservation easements as well as the percentage of Plum Creek-owned shore protected. Overall, these measures will conserve 71 miles of shoreland and 4,300 acres. The percentage of Plum Creek's shorefront protected, per waterbody, ranges from 60% on Prong Pond, to 78% on Brassua (overall, 67% of Plum Creek's shorefront ownership on Moosehead Lake will be conserved).

Table 2: Summary of Conservation on Developed Ponds and Lakes

Lake/Pond	Total Lake Shorefront (miles)	Plum Creek Shorefront Ownership (miles)	Shorefront in Envelope (miles)	Permanently Conserved Shorefront (miles)
Brassua Lake	63.5	43.5	9.6	33.9
Burnham Pond	4.4	4.4	1.1	3.3
Indian Pond	39.3	5.2	1.8	3.3
Long Pond	21.9	12.6	4.5	8.1
Moosehead Lake West	93.8	15.6	5.2	10.4
Moosehead Lake East	117.0	3.8	1.2	2.6
Prong Pond	8.2	4.7	1.9	2.8
Upper Wilson Pond	8.5	8.3	2.0	6.3
Totals	357	98	27	71

Timing: The shorefront easements on developed lakes and ponds will be conditioned on approvals of shorefront residential lots on the same lake or pond. On large lakes, portions of the estimated conservation area are granted for an equivalent portion of the shorefront lots. On

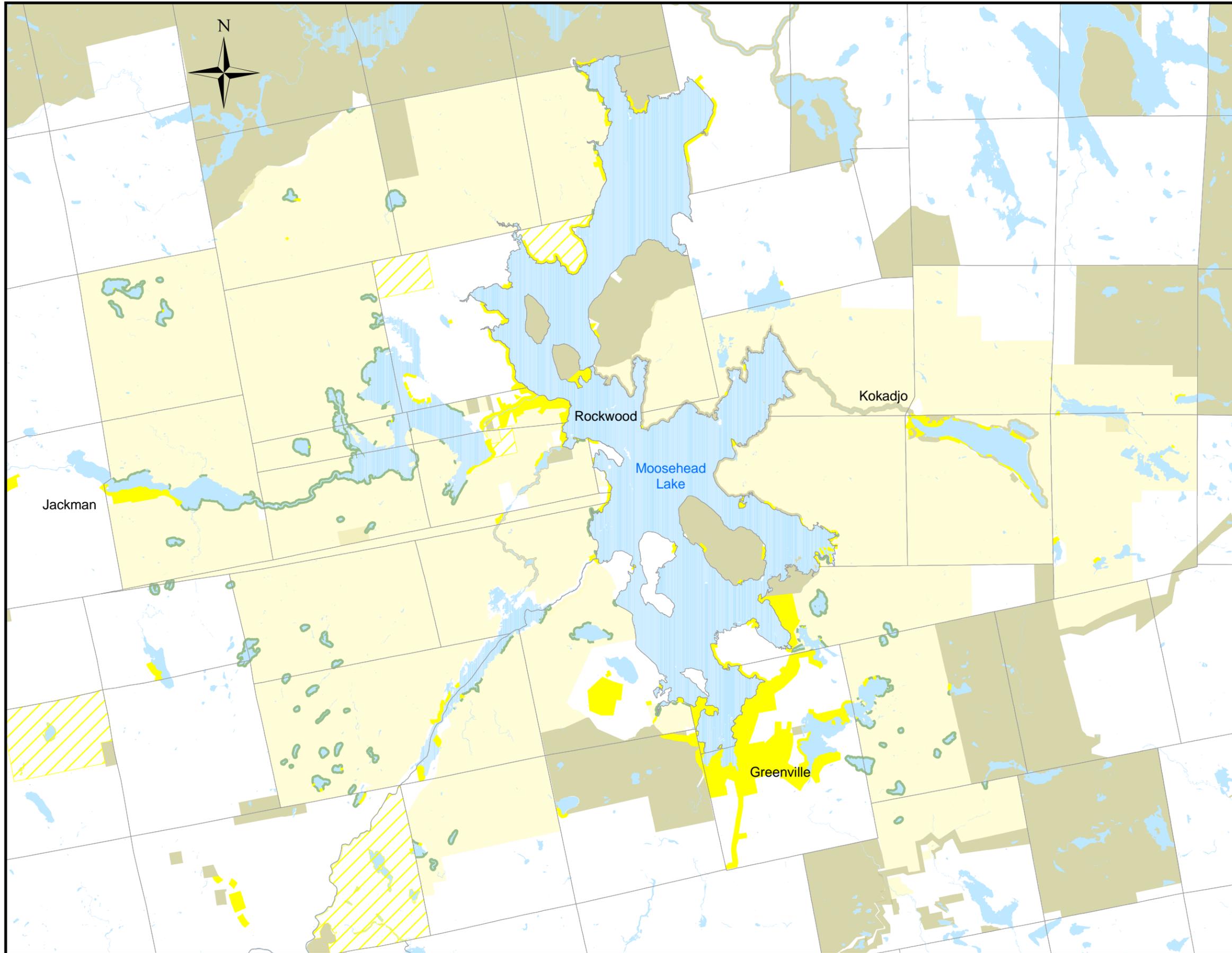
smaller ponds, it is assumed that all the shorefront lots will be approved at once, and so the conservation easements will be granted in total. The following table describes the phasing proposed for each of the seven waterbodies where shorefront development is proposed.

Table 3: Phasing of Easements on Developed Lakes and Ponds

<p>Brassua Lake 164 shorelots 33.9 miles conserved shore</p>	<p>For each 25% of the total shorefront lots (41 lots) approved for subdivision by LURC, 25% (8.5 miles) of shoreland outside the development envelopes will be placed under a permanent easement; thus, once 50% of the lots (82 lots) are approved, 17.0 miles of shoreland easement will be transferred to the holder. The shore area closest to the approved lots is to be conserved first.</p>
<p>Moosehead Lake 75 shorelots 13 miles conserved shore</p>	<p>When 50% of the total shorefront lots are approved for subdivision by LURC (38 lots), the 50% (6.5 miles) of shore outside the development envelopes and closest to the approved lots will be transferred to the holder. Upon approval of all shore lots, the remaining 6.5 miles of easement area will be transferred.</p>
<p>Long Pond 79 shorelots 8.1 miles conserved shore</p>	<p>When 50% of the total shorefront lots are approved for subdivision by LURC (40 lots), the 50% (4.1 miles) of shore outside the development envelopes and closest to the approved lots will be transferred to the holder. Upon approval of all shore lots, the remaining 4.0 miles of easement area will be transferred.</p>
<p>Prong Pond 35 shorelots 2.8 miles conserved shore</p>	<p>When all shorefront lots on any one of these four ponds are approved for subdivision by LURC, all the Plum Creek-owned shoreland for that pond will be placed under permanent protection and transferred to the holder.</p>
<p>Upper Wilson Pond 35 shorelots 6.3 miles conserved shore</p>	
<p>Indian Pond 34 shorelots 3.3 miles conserved shore</p>	
<p>Burnham Pond 21 shorelots 3.2 miles conserved shore</p>	

Terms: Under the terms of the proposed conservation easements:

- the conservation easement shall extend 500 feet upland from the high water mark;
- public foot access shall be permitted;
- all forest management activities will be in accordance with an approved multi-resource management plan;
- the conservation easements will be held by the Forest Society of Maine, a qualified 501(c)(3) organization, with the State being the third party holder.

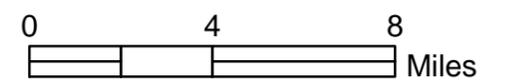


**Conservation Easements on
Pristine Ponds, Moose River, and
Developed Lakes and Ponds**

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Existing development or LURC Development Subdistrict
 - Existing 40 Acre subdivision
 - Plum Creek Ownership Subject to Concept Plan
 - Shoreland on Pristine Pond, River or Lake with permanent 500' deep, conservation easement (to balance development)

Pristine Ponds: 5,400 acres, 73 miles
 Developed Lakes: 4,300 acres, 71 miles
 Moose River: 630 acres, 10 miles



IV. C. 1. (a)(v) Trail Easements

Overview: Three trail systems within permanent easements are proposed. They are:

- the ITS (snowmobile trail): 74 miles;
- the Peak-to-Peak hiking trail (parts of which will be open to mountain bikers): 58 miles; and
- the northern part of the Moosehead-to-Mahoosucs cross-country skiing, biking, and hiking trail: 12 miles.

Please refer to the Permanent Trail Easements Map on page IV-18.

The trails are proposed because:

- users need reassurance that important trails such as these are permanent;
- the LURC Comprehensive Land Use Plan promotes outdoor recreation in remote areas of the jurisdiction;
- quality trails support tourism year-round, and tourism supports the local economy; and
- local and statewide clubs support, and have encouraged, Plum Creek's trail initiatives.

IV. C. 1. (a)(v)(i) The ITS (Snowmobile) Easement

Purpose: To provide snowmobilers with permanent use of the major, existing Interconnected Trail System (ITS) trails across Plum Creek's lands. This will, in turn, have significant, positive economic impacts on the towns of Jackman and Greenville, where catering to snowmobilers is an important part of the winter season economy.

Location: The easement applies to the core ITS route which covers about 74 miles within the Plan Area. Additional ITS and club snowmobile trails criss-cross the region and interconnect with this central ITS trail easement. These other trails continue to be subject to agreements between the clubs and multiple landowners. The ITS trail easement across Plum Creek's land, however, is permanent.

The route of the main ITS trail easement (which is 66 miles long) can be described generally as follows:

- beginning in the northwest corner of Thorndike Township, the trail heads southeast to cross the Demo Bridge on the Moose River;
- it then proceeds eastward to Rockwood (near Kineo) before tracking due south, following the west side of Route 6/15;
- after crossing the East Outlet Bridge, it swings west around Burnham Pond before running through Indian Stream Township, west Big Moose Township and Greenville, outside the Plan Area;
- after crossing Greenville, it reconnects with Plum Creek land in the Plan Area north of Wilson Pond and heads north on mountainous terrain to Kokadjo; and
- from Kokadjo it heads directly east (and north of the Roach Ponds) into State land in the Nahmakanta area.

A secondary segment of the proposed ITS trail easement crosses through Plum Creek's ownership in Squartown, from east to west. This segment is 7.6 miles long.

Timing: The Snowmobile Trail Easement will be donated to the Department of Conservation's Bureau of Parks and Lands upon approval of the Plan.

Terms: Key provisions of the trail easement include the following:

- the easement shall not interfere with forest management (the primary use of the land);
- the public shall have a perpetual right to use the trail for snowmobiling, trail maintenance, and trail grooming;
- the width of the trail easement is to be 20 feet and the maintenance thereof, including costs, shall be the responsibility of the holder or its designated agents;
- bridges, stream crossings, and culverts must be approved by the grantor in advance of installation;
- the grantor reserves the right to establish reasonable rules, regulations, and restrictions on use;
- buffer strips shall not be required;
- with 30-day's notice, the grantor shall be permitted to relocate trail segments, temporarily or permanently, at the grantor's expense to facilitate forest management activities; and
- the holder shall not impose a user fee for the use of the trails.

Subject to a final agreement, the State of Maine, Department of Conservation, Bureau of Parks and Lands, has provisionally agreed to be the holder of this trail easement.

Specifics: See the Appendix for the sample snowmobile trail easement language.

IV. C. 1. (a)(v)(ii) The Peak-to-Peak Hiking Trail Easement

Purpose: To create a permanent Peak-to-Peak trail system around the southern half of Moosehead Lake, with connections to:

- the Appalachian Trail (to form loop trails);
- the Lily Bay Road north of the State park;
- the Proposed Western Mountains Foundation (Moosehead-to-Mahoosucs) trail.

Location: The Peak-to-Peak trail route on Plum Creek land follows the height of land wherever appropriate. There are trailheads along the route to make the trail accessible and spur trails to link it to key features, such as the Appalachian Trail or the resorts. A brief description of the route, beginning at Rockwood, follows (please note that the exact route will be determined later, with input from user groups; thus, this description is approximate):

- From Rte. 6/15 in Rockwood, the trail heads south and west, along the Blue Ridge in Taunton & Raynham Township;
- it then turns southeast to cross the West Outlet at the railroad crossing at Somerset Junction. (The Moosehead-to-Mahoosucs trail intersects here.)
- From West Outlet, it follows the river to Round Pond, before tracking east to cross the East Outlet at Rte. 6/15.

- It then parallels the Kennebec East Outlet before turning due south, west of Burnham Pond, to travel to the summit of Big Moose Mountain, through the proposed resort area, which will serve as a trailhead.
- From the summit, the trail descends on Plum Creek land before crossing onto Public Reserve Land held by the State.
- The next segment of the trail is 9 miles long through Greenville, partly on Plum Creek land, but not in the Plan Area; the trail crosses Rte. 6/15 at Greenville's planned Natural Resource Center – an important trail head with parking, provisions and information center – and then heads north and east to Bowdoin College Grant West .
- North of Rum Pond and south of Upper Wilson Pond, the trail climbs the Blue Ridge (in Bowdoin College Grant West), descends to South Brook, and then climbs to the top of Elephant Mountain.
- It then crosses a short segment of Appalachian Mountain Club land near Baker Pond, and heads northeast to skirt the Lily Bay and Number Four Mountain summits, before continuing northeast to Bluff Mountain, and then down to the County Road on the south side of First Roach Pond; a trailhead is located there (note: the Roach Ponds segment of the Peak-to-Peak trail on Plum Creek land is 9.75 miles; the three spur trails, described later, connect to the summits of Lily Bay Mountain, Number Four Mountain., and Bluff Mountain).
- From the east arm of First Roach Pond, the trail climbs Shaw Mountain, Long Ridge and Trout Mountain.
- After crossing the Roach River between Second and Third Roach Ponds, the trail heads north, off Plum Creek land to publicly-owned land in the Nahmakanta region, where it could connect to the Appalachian Trail, provided permission is granted.

The three spur trails are:

- the trail from the Lily Bay Road to the top of Lily Bay Mountain (4 miles);
- a short trail to the top of Number Four Mountain which connects to an existing trail to First Roach Pond (1 mile); and
- the Bluff Mountain to White Cap trail which could link the Peak-to-Peak to the Appalachian Trail (6 miles).

Timing: Plum Creek proposes to donate the Peak-to-Peak trail easement to the State upon approval of the Plan. The intent is to donate the entire trail, including the entire trail in the Roach Pond area (whether the sale of the area goes through or not), and the three spur trails.

Terms: The planning, building and management of the trail will be undertaken by others. Plum Creek, however, will work with various local and statewide interest groups to help ensure the trail is well planned. Key provisions of the easement are summarized below:

- Portions of the trail may be relocated to accommodate ongoing forest management activities at the grantor's expense.
- The trail easement width is to be 20 feet; no buffers shall be required, and the trail itself will be within the 20-foot easement.
- Trails will be for non-motorized use only, including, where appropriate, bicycles.
- The grantor (Plum Creek) retains the right to establish reasonable rules, regulations and restrictions.

- Fees for trail use cannot be charged without the consent of the landowner.

The State of Maine, Department of Conservation, Bureau of Parks and Lands has provisionally agreed to be the holder of the easement, subject to a final agreement.

Specifics: See the Appendix for the sample easement for this trail.

IV. C. 1. (a)(v)(iii) Moosehead-to-Mahoosucs Trail Easement

Purpose: This trail easement will complete a planned trail and hut system for cross-country skiing, hiking, and biking, supported by the non-profit Western Mountains Foundation. The Foundation's intent is to create a unique, world-class hut-to-hut system.

Location: Beginning (or ending) in the Rangeley Lakes region, this trail follows the northwest side of the Kennebec Gorge and enters the Plan Area in Chase Stream Township south of the hydro-facility on Indian Pond. From there it parallels the northwest Indian Pond shore mainly on, but also off, Plum Creek property. At the north end of the Pond, the trail semi-circles to reach a planned hut on Central Maine Power property, near the inlet of the Kennebec West Outlet. Two trail routes may be used in this vicinity depending on water levels and logging practices (see the Trail map).

One route follows the shore of the Outlet while the other proceeds northward on an old rail bed, across the existing active railroad line. They both link up with the Peak-to-Peak trail at the railroad bridge, before it climbs onto high land that parallels Blue Ridge and descends into Rockwood village.

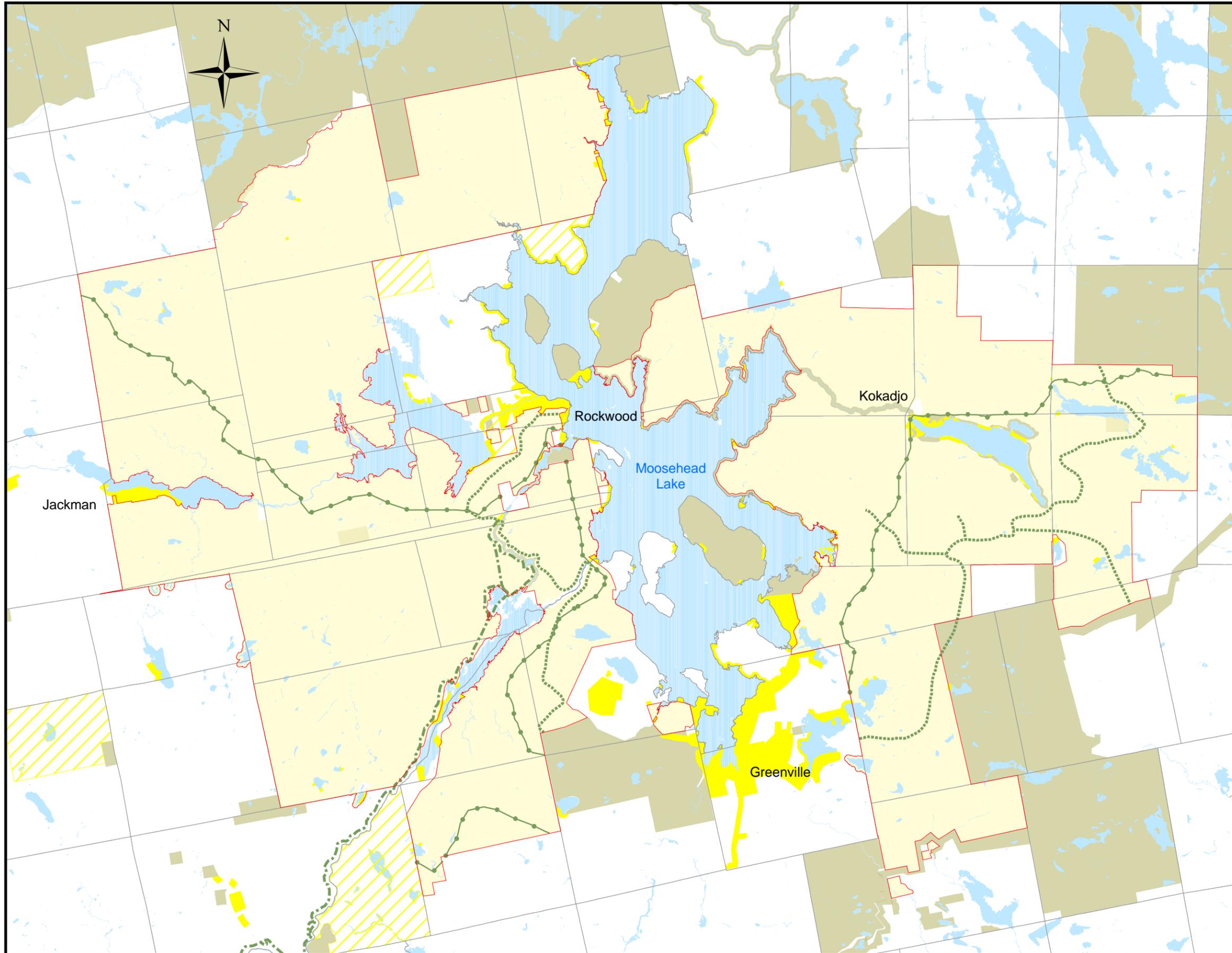
The length of trail on Plum Creek land between the south Chase Stream Township line and the junction with the Peak-to-Peak trail is about 12 miles. The easement width is 20 feet. The area devoted to trail covers 29 acres. The current plan is to have the Maine Conservation Corps construct the trail.

Timing: Upon approval of this Concept Plan, Plum Creek will grant the trail easement. Such easement will follow a route mapped by the Western Mountains Foundation and agreed to by Plum Creek.

Terms: The terms of this easement will be as follows:

- the 20-foot wide trail will be available to the public for non-motorized, year-round travel;
- an authorized non-profit may charge grooming fees to the public to pay for maintenance and upkeep of the cross-country ski trail;
- the easement is to be held by qualified 501(c)(3) organization; in this case, the Western Mountains Foundation.

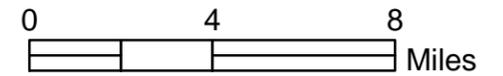
Any required permits for trail construction will be applied for through LURC's regular procedures.



Permanent Trail Easements

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Existing Development or LURC Development Subdistrict
 - Existing 40 Acre Subdivision
 - Plum Creek Ownership Subject to Concept Plan
 - Permanent ITS Snowmobile Trail - 74 miles
 - Proposed Peak-to-Peak Hiking / Bike Trail - 58 miles
 - Moosehead to Mahoosucs Trail - 12 miles (Cross-Country Ski / Hiking / Bike Trail)



IV. C. 1. (b) Conservation Framework

IV. C. 1. (b)(i) Sale of the Roach Ponds Area

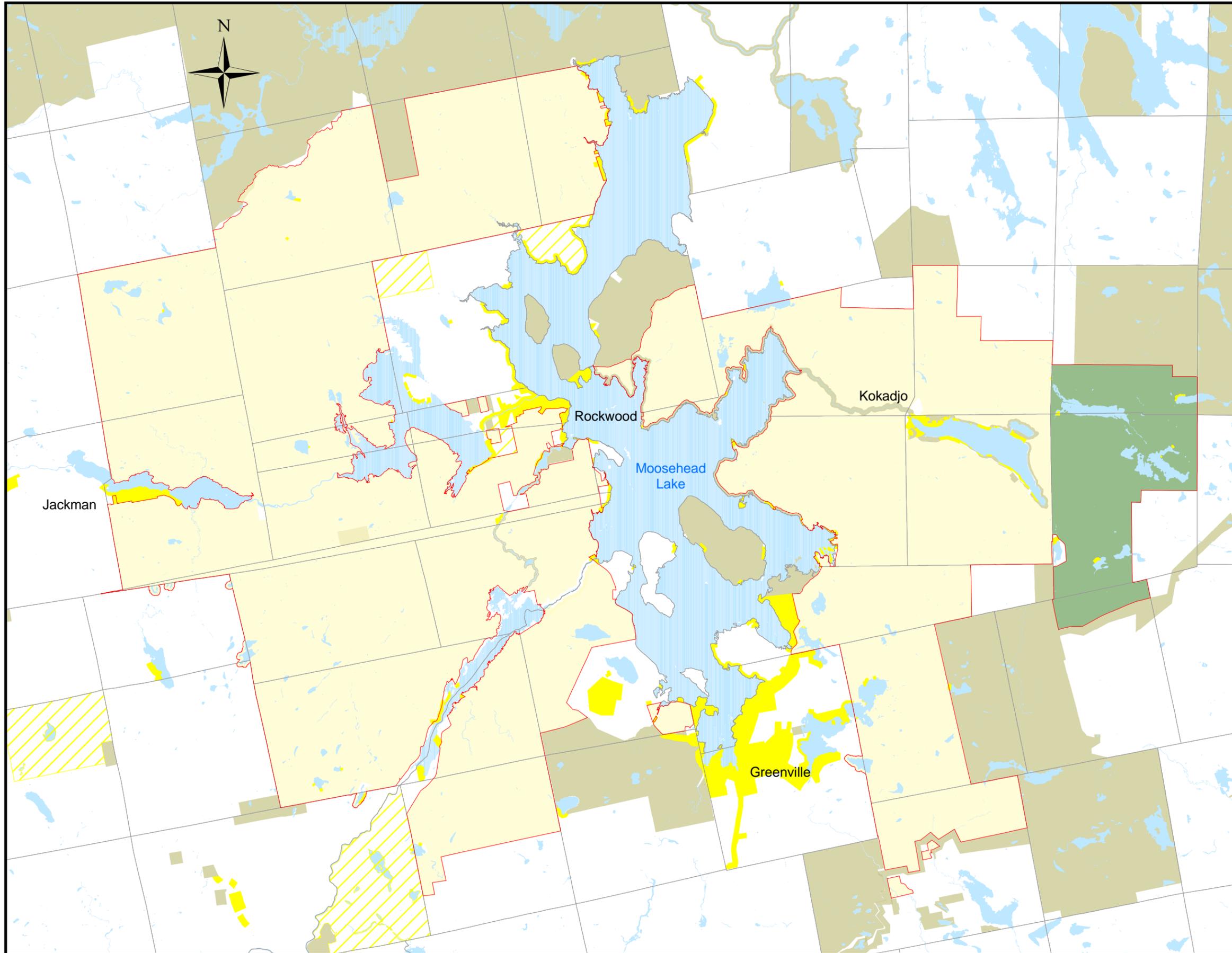
Purpose: Given the State’s strong interest in expanding and permanently securing the values associated with the 100-Mile Wilderness area, the Applicant plans to give the State or a qualified conservation interest a five-year option to purchase the Plum Creek-owned land area known as the Roach Ponds, contingent upon the Plan’s approval.

Location: The Roach Ponds Acquisition Area comprises approximately 27,000 acres on the easterly side of the Plan Area. This area includes part of T1 R12 WELS, about three-quarters of Shawtown and a small portion of Bowdoin College Grant East.

Both the snowmobile and hiking trail easements that traverse the area will be conveyed once this Plan is approved. The Roach Ponds northern border is the State-owned Nahmakanta region; the southern border is the Appalachian Trail; its southern extent adjoins land owned and conserved by the Appalachian Mountain Club, while most of the western border adjoins the Moosehead – Roach River Easement land.

The Roach Ponds area includes shorefrontage on all or part of ten high resource value ponds: Second Roach, Third Roach, Fourth Roach, Trout, First West Branch, Second West Branch, Third West Branch, Fourth West Branch, Beaver and Penobscot Ponds, and Long Bog. The area also encompasses Shaw Mountain and mountain peaks along the Appalachian Trail. Please refer to the Roach Ponds Acquisition map on page IV-20.

Terms and Timing: Contingent upon approval of this Plan, The Nature Conservancy will have a five-year option to purchase these lands. However, the Snowmobile and Peak-to-Peak Trail easements over these lands will be granted upon approval of the Plan.

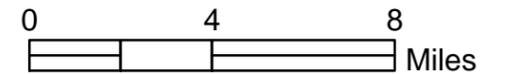


Roach Ponds Acquisition

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

- Private, State, Federal Land in Conservation
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Plum Creek Ownership Subject to Concept Plan
- Roach Ponds Acquisition - 27,000 acres (not part of development balance)

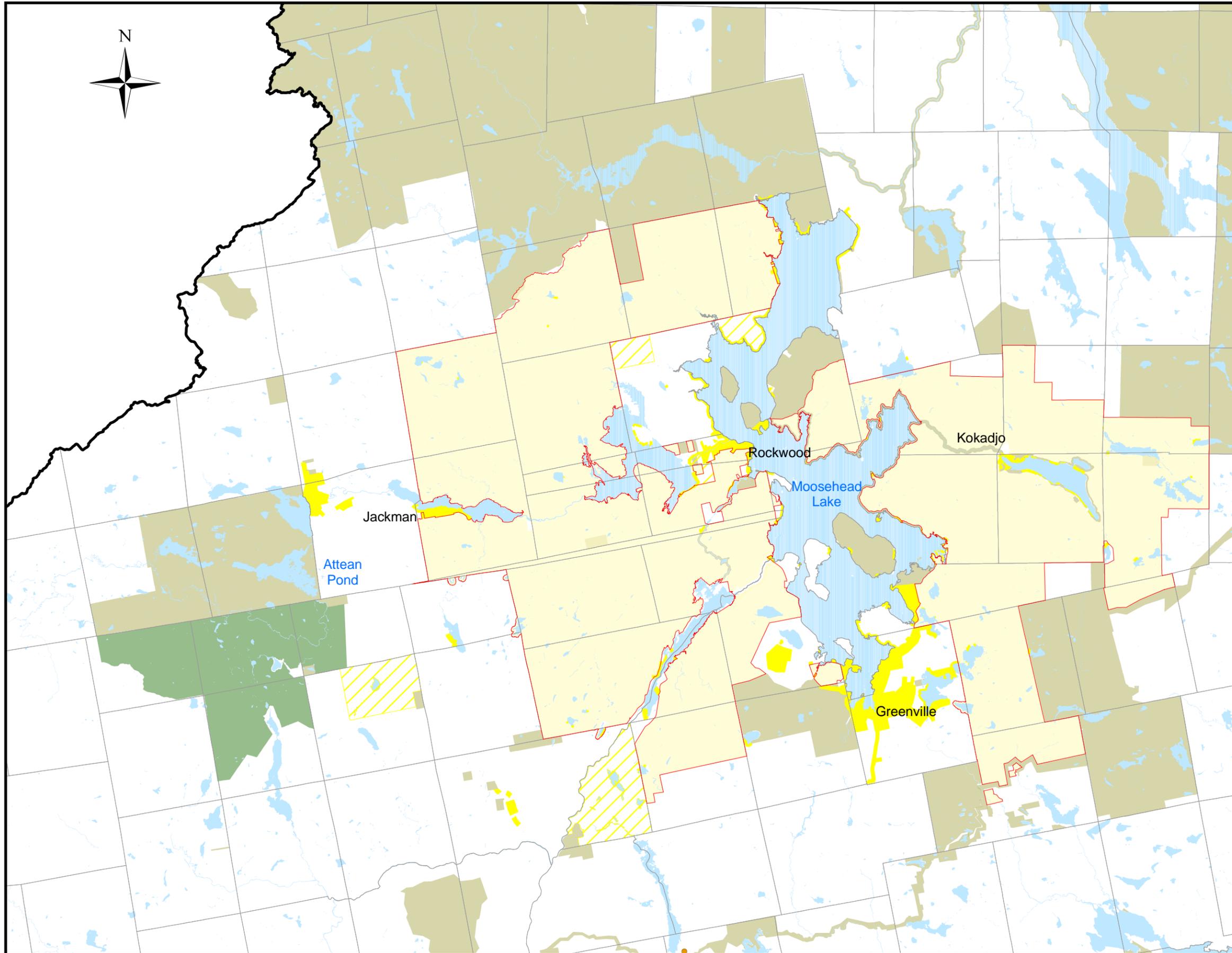


IV. C. 1. (b)(ii) Sale of Number Five Bog

Purpose: To secure the protection of one of the Northeast's outstanding peat bogs, a National Natural Landmark, and a substantial portion of the unconserved lands around the Moose River headwaters.

Location: The Number Five Bog lies south of Attean Township, in T5 R7 BKP WKR, adjacent to land that is currently under a conservation easement held by the Forest Society of Maine. The land in Attean Township encompasses 45,200 acres and includes the last section of the Moose River Bow Trip that is unprotected. The peat bog itself has been designated by the National Park Service as a National Natural Landmark, in recognition of its large size and the fact that it is the only intermontane peatland in the northern Appalachian Mountains. This area is not within the Plan Area, but the opportunity to purchase the land is contingent upon Plan approval. Please refer to the map on page IV-22 to see the location of Number Five Bog relative to the Plan Area.

Timing and Terms: Contingent upon approval of this Plan, The Nature Conservancy will have a five-year option to purchase the property.

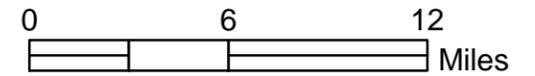


Number 5 Bog Acquisition

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

- Private, State, Federal Land in Conservation
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Plum Creek Ownership Subject to Concept Plan
- Number 5 Bog Acquisition - 45,160 acres (not part of development balance)



IV. C. 1. (b)(iii) Moosehead Legacy Easement

Purpose: The purpose of this easement is to offer permanent protection of:

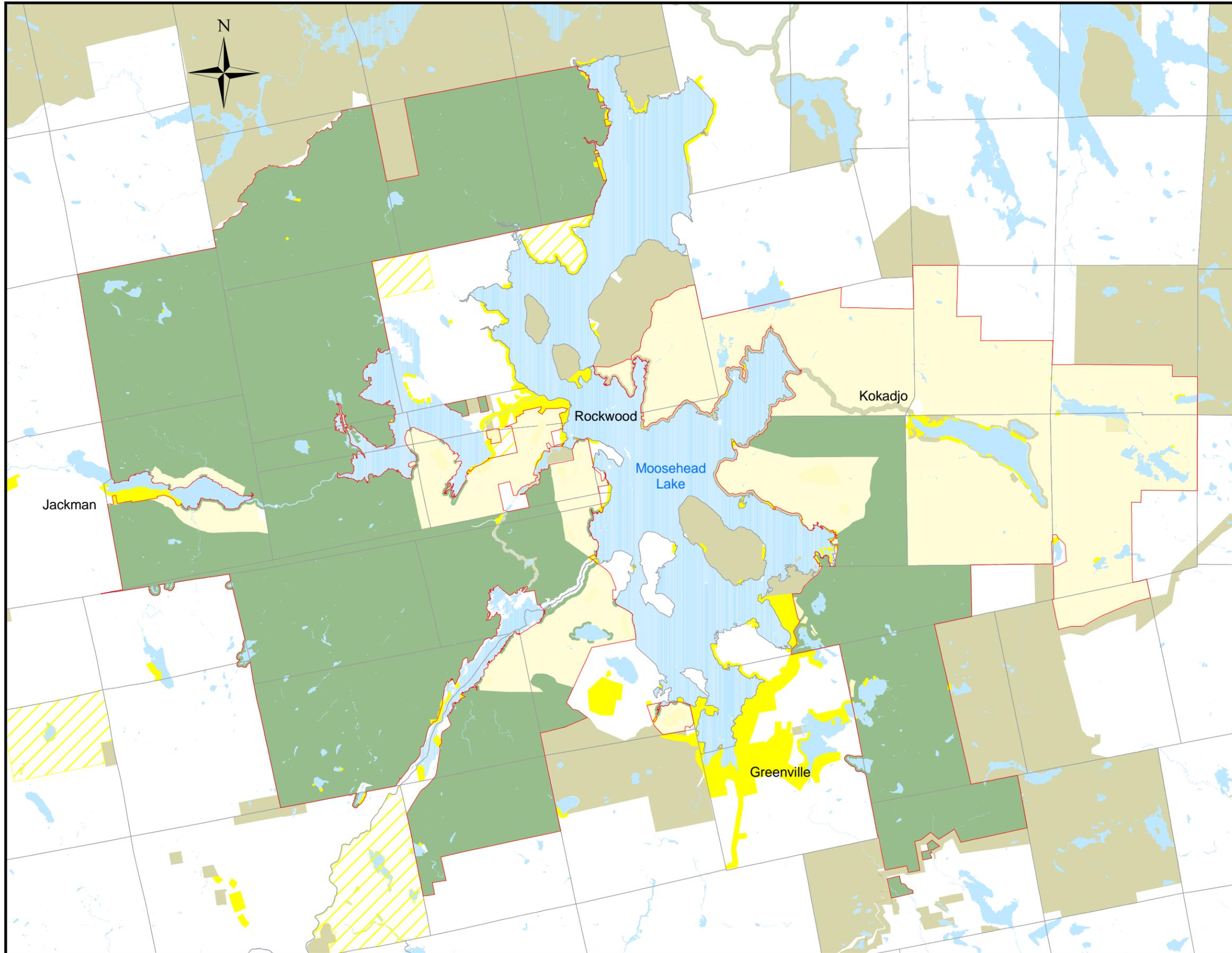
- thousands of acres of working forest;
- traditional public access to these lands; and
- the remote character of the region.

Location: The lands covered by this conservation easement (269,000 acres) include some or all of Plum Creek’s ownership in 20 out of the 29 townships in the Plan Area. They exclude the shoreland within 500 feet of the high water mark of all the pristine ponds in these townships because these areas will be protected by Plum Creek’s donated conservation easements. The table below lists the townships included, and Map 6: Moosehead Legacy Easement shows the areas covered by the easement.

Table 4: Townships within the Moosehead Legacy Easement Area

Township Name	Easement Area
<i>West Side of Moosehead Lake</i>	
Thorndike	Entire township
Soldiertown	Entire Plum Creek ownership
Middlesex Grant	Entire Plum Creek ownership
Big W	Most of Plum Creek ownership
Long Pond	About 75% of Plum Creek ownership
Brassua	About 90% of Plum Creek ownership
West Rockwood Strip	About 85% of Plum Creek ownership
East Rockwood Strip	About 40% of Plum Creek ownership
Sandwich Academy	About 95% of Plum Creek ownership
Misery Gore	About 85% of Plum Creek ownership
Misery	Entire township
Sapling	About 90% of Plum Creek ownership
Chase Stream	Entire Plum Creek ownership
Indian Stream	About 75% of Plum Creek ownership
Squaretown	Entire Plum Creek ownership
Big Moose	About 25% of Plum Creek ownership
<i>East Side of Moosehead Lake</i>	
Lily Bay	About 65% of Plum Creek ownership
Beaver Cove	About 90% of Plum Creek ownership
Bowdoin College Grant West	All but development areas
Elliotsville	Entire Plum Creek ownership

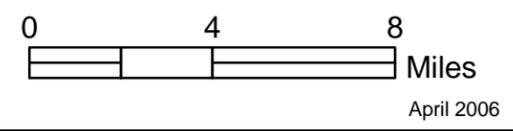
- **Timing and Terms:** Contingent upon approval of this Plan, Plum Creek will give The Nature Conservancy a five-year option to complete a purchase of this conservation easement.



**Moosehead Legacy
Conservation Easement**

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Private, State, Federal Land in Conservation
 - Existing development or LURC Development Subdistrict
 - Existing 40 Acre subdivision
 - Plum Creek Ownership Subject to Concept Plan
 - Moosehead Legacy Conservation Easement 269,000 acres (not part of development balance)



IV. C. 1. (c) Land Use Controls

Overview: The following measures achieve conservation *without* purchase options or conservation easements. They add publicly beneficial protections above and beyond current zoning regulations that further safeguard valued resources and direct development to appropriate locations.

IV. C. 1. (c)(i) 30-Year No Development Buffers

During the 30-year term of this Plan, residential development will not be allowed. This “no development” prohibition includes residential and commercial uses including campgrounds, sporting camps and remote cabins. Thus, these areas would function as buffers between developable areas and permanently protected areas. Some measure of conservation in these corridors will be achieved by:

- preventing all development for 30 years;
- keeping LURC’s existing “Protection” subdistricts in place; and
- continuing to manage this land as a working forest.

Location: The buffers are designated along corridors, where public road access and utilities are available. They also surround the proposed planning envelopes. Thus all residential, commercial/industrial, and resort development proposed in this Plan would occur within the planning envelopes or the existing D-CI zone.

IV. C. 1. (c)(ii) Protection Zones

LURC has established various “Protection” subdistricts, such as Fish and Wildlife (P-FW), Great Pond (P-GP), Mountain Area (P-MA), Recreation Protection (P-RR), and Shoreland (P-SL) subdistricts, that set out appropriate restrictions on land use within these mapped areas. The zoning regulations are intended to protect the resource from irresponsible development and inappropriate use (see Chapter 10, the Commission’s Land Use Districts and Standards).

This Plan has adopted LURC’s Protection subdistricts and standards as they currently apply throughout the entire Plan Area. LURC amendments to the Protection subdistrict standards will apply in all Plan areas except the areas designated for residential development or resort development which will be controlled by the provisions of Section VIII of the Plan, Land Use Standards.

In the Plan Area, all areas that LURC has zoned as a Protection subdistrict will remain in that subdistrict except that P-GP subdistricts in which development is proposed will change to allow the proposed development. The standards of the remaining P-GP subdistricts are more stringent than existing LURC standards as they prohibit residential development.

IV. C. 1. (c)(iii) Development “Caps”

The extent of development under this Plan is “capped” at 975 residential lots. The number of shoreland lots is capped at 480 and the number of shoreland lots on each lake is also capped. Further, the pace of lot approvals is limited to 125 lots per year (provided, however, that shortages in prior years can be made up in future years) and submittal of a development application for the Lily Bay resort will be deferred for seven years after Plan approval.

IV. C. 1. (c)(iv) Zoning

The permitted uses within the Plan Area effectively preclude development on 99.0% of the land in the Plan Area.

IV. C. 1. (c)(v) Subdivision Standards

Plum Creek will, in large part, follow LURC’s dimensional, subdivision, and cluster development provisions in designing all residential subdivisions. In so doing, significant conservation will be achieved within each subdivision, especially in those designed to meet “cluster” provisions. In the “clustered” subdivisions, open space will cover at least 50% of the shoreland in the subdivided area. Within the bounds of other shorefront subdivisions, the open space will cover at least 30% of the shoreland. Homeowner associations will be responsible for the maintenance and management of these conserved areas.

IV. C. 1. (c)(vi) Deed Restrictions

All lots will be sold subject to deed restrictions and covenants. Some of these restrictions conserve the natural landscape and vegetation, retain tree cover and, at a micro-scale, preserve habitat. Such restrictions include: building heights and setbacks; lot coverage limits; and vegetative clearing limitations.

IV. C. 1. (c)(vii) Shoreland Setbacks

LURC’s 100-foot shoreland setback requirement, coupled with the agency’s new (as of April 1, 2005) more restrictive, clearing standards, add a small but significant level of conservation. The standards increase the visual buffer between the water and residential construction while providing a wildlife corridor in these riparian areas.

IV. C. 1. (c)(viii) Envelopes

The Plan proposes envelopes within which the subdivisions are identified. The envelopes are larger than the proposed subdivision to provide flexibility to locate and design each

area to meet the standards and minimize environmental impacts. The envelope lands for residential subdivisions that are not used for the subdivision (including open space areas) will operate as if it were included within the 30-year, no-development buffer.

IV. C. 2. The Commercial Forest Land Base

The protection of the commercial forest land base for wood and fiber production is a major objective of the Plan. The forest products industry represents 34% of Maine's gross state product, 36% of all Maine manufacturing sales, and contributes \$1.6 billion to Maine's economy. Securing the commercial forest land base for future generations is critical to the well-being of Maine people. To that end, roughly 91% of the land base in the Plan Area will see continued sustainable forestry.³

IV. C. 3. The Community Fund

Purpose

Plum Creek proposes to establish a regional "Community Fund" to help residents address two ongoing needs. First, with a shrinking population base, the schools and other education institutions in the area (from Greenville to Jackman) need support. Second, financial support is needed to improve regional recreation amenities. It will take effort by local residents and others to sustain the education programs, build and maintain recreation trails, and broaden outdoor recreation opportunities.

The proposed Community Fund is intended to help spark community betterment through:

- donations to schools; and
- funding for recreational amenities (such as trails, trailhead development, trail planning and construction, bicycle tracks, boat launches, community piers, educational initiatives, signage, etc.).

Establishment

The Community Fund will be formally established within a year of approval of this Plan. At that time Plum Creek will:

- ask the Maine Community Foundation (or other responsible nonprofit) to administer and manage the Fund;
- be managed by an independent Board of Directors that will be responsible for:
 - o establishing grant eligibility criteria;
 - o soliciting requests for funds;
 - o evaluating proposals; and
 - o making awards.

The Fund will be completely independent of Plum Creek.

³ This includes all areas zoned under the Plan for uses other than development, including over 60,000 acres in Protection Areas where harvest restrictions may apply.

Source of Funds

The Community Fund is to be funded by the sale of the 975 residential lots within Plum Creek’s Plan. It will become operational and ready to make financial awards with the first lot sale. Awards will be made on an annual basis, by the appointed Board of Directors.

The amount of money placed into the fund will be the greater of: \$1,000 per lot or 1% of the lot sale price. Grant funds may only be distributed to the school systems, towns, and nonprofit organizations. The funds are intended to be applied to projects in the 29 townships within the Plan region, as well as those in Greenville and Jackman. Trail work outside these areas, but essential to trail continuity within the Plan Area, is also eligible. In making awards, the Community Fund Board can consider seeking matching grants and funds.

IV. C. 4. Development Components

One of this Plan’s broad objectives is to “grow” the regional economy by creating a “critical mass” of facilities and people that will sustain a nature-based tourism industry, while protecting the existing character, traditions, and working forest. To further this objective, the Concept Plan proposes some development. The development components of the Plan are described below.

IV. C. 4. (a) Residential Development Areas

Purpose: Responsibly planned and designed development can help the Moosehead region grow by providing the “critical mass” of people and necessary infrastructure in order to develop and sustain the communities and tourism industry. The creation of nature-based tourism jobs is anticipated to increase the population which will benefit the region’s schools and medical facilities. The Plan proposes no more than 975 residential lots in order to achieve this objective.

Location: The table below shows the general location of lots. A maximum of 975 lots is proposed, with 480 shorefront lots and 495 backlots. These lots must be located within the designated planning envelopes.

Table 5: Distribution of Residential Development Lots

General Location	Number of Shorelots	Number of Backlots	Total
Brassua Lake	164	50	214
West Moosehead Lake	96	95	191
Corridor Backlots	0	125	125
Burnham Pond	21	5	26
Indian Pond	34	10	44
East Moosehead Lake	16	0	16
Lily Bay Township	0	148	148
Beaver Cove	0	31	31
Prong Pond	35	16	51

General Location	Number of Shorelots	Number of Backlots	Total
Upper Wilson Pond	35	15	50
Long Pond	79	0	79
Total	480	495	975

The number of shorelots for any one of these waterbodies cannot be exceeded and may not be transferred to shorefront on another waterbody. Shorefront lots can, however, become backlots in the same general location or elsewhere. For the purposes of calculating the approximate area devoted to shorefront subdivisions, shorelots are assumed to be an average of 3 acres in size. Likewise, backlots are assumed to average 5 acres. The actual sizes of the lots and subdivisions may vary, based on site conditions and other design considerations.

Timing: Residential lot development will be phased-in over an approximately 8- to 15-year period, depending on market conditions. The Plan sets a cap of 125 lot approvals per year. If the cap is not reached in any one year, Plum Creek reserves the right to carry over the unused lot approvals to subsequent years. As shoreland and backland subdivision applications are approved, shoreland easements will be granted.

Residential Envelopes: Residential lot areas can only be located within shorefront and/or backlot “envelopes.” The envelopes are shown on the Detail Maps (1-14) that follow, in Part VII, Development Details. In the case of some backlot areas, the envelopes are purposefully larger than needed. This is to allow siting flexibility within broad locational and environmental constraints. The actual final subdivision locations will be established upon subdivision approval by LURC.

Specifics: For more details, see both Parts VII and VIII.

IV. C. 4. (b) Resort/Tourism Areas

Purpose: It has been a long-term goal of the State and the Moosehead Lake region to increase sustainable, nature-based tourism. Further, many people in Greenville and at the LURC scoping sessions urged Plum Creek to locate a large recreational resort site on Big Moose Mountain and to work to ensure that Greenville itself would gain from its proximity to such a facility. The proposed resort adjacent to Big Moose Mountain is intended, in part, to supplement the Alpine ski area for the benefit of both year-round and seasonal residents.

Plum Creek also believes that, in time, there is potential for a second world class resort in the region in Lily Bay Township. The potential for two resorts reflects the region’s historical significance as a tourism destination during the early 1900s, when multiple lodges graced Moosehead’s shores.

The Plan also seeks to conserve vast tracts of woodland and shoreland, as well as introduce new trails which will complement tourism. The Plan further requires the resort development to be consistent with sustainable tourism guidelines.

Location and Size: The Big Moose Mountain Resort/Recreation Center area is located below the 1,700-foot elevation on the north side of the mountain, just west of the Big Squaw downhill ski slopes. Although the resort area planning envelope is 2,600 acres, the accommodations building footprint coverage will be much smaller and are intended to be in compact, walkable, village-like areas. Sufficient resort accommodations to make the resort economically feasible (currently estimated to be 500) are proposed, along with Nordic ski trails, bike trails, a golf course, and natural areas. Strict design controls will be imposed to ensure that all facilities fit into the natural setting.

The Lily Bay Resort is to be located near, but separate from, existing development, off the Lily Bay Road, within a third of a mile from the lake. A 500-acre planning envelope area is proposed, with the understanding that no application for development will be submitted for at least 7 years after Concept Plan approval. A maximum of 250 resort accommodations are proposed. Strict design controls will be imposed to ensure buildings fit into the natural setting. A golf course will be permitted, and a small-craft dock is proposed rather than a marina.

Permitting: Submittal of a development application for the Lily Bay resort will be deferred for 7 years following Plan approval. Any proposal for development would require in-depth LURC review subject to site plan review procedures, including but not limited to: a pre-application conference; submission of a conceptual site plan; and submission of a final site plan for each phase of the proposed development. The resort designs would also be subject to “sustainable development” guidelines, as described in Part VIII.

IV. C. 4. (c) The Existing Commercial/Industrial Development Area

This is an existing 90-acre, LURC-approved subdistrict that falls within the Plan Area. It is located to the west of Route 6/15 in Sapling Township and to the east of the rail line. Because of its potential as a sawmill or other wood processing site, and because of its access to a public road, rail and 3-phase power, the Commercial/Industrial designation for this site is retained under this Plan.

IV. C. 5. 30-Year No-Development Buffers

Purpose: The development envelopes are generally surrounded by “no development buffers.” The buffer areas are primarily transitional, forested areas which will continue to be managed as commercial forestland during the life of the Plan. No development will be allowed in these areas for the life of the Plan. These areas are located adjacent to existing communities and along the Lily Bay Road and Route 6/15 corridors.

Location: Three buffer areas are proposed: in the Jackman to Long Pond corridor along Route 6/15; between Greenville and Rockwood along Route 6/15; and between Greenville and Lily Bay Township along the Lily Bay Road.

- A. **The Jackman/Long Pond Corridor:** This corridor lies between the north shore of the Pond and the height of adjacent land, a distance of about 2,000 feet. It extends almost the full length of the pond. On the south, it incorporates land between the Pond shore and a line 2,000 feet south of Route 6/15. From west to east, it extends from the existing Long Pond D-RS subdistrict almost to the east township line. (Note: Long Pond is a township identified by LURC as being suitable for “Level 2” subdivisions.) The pond itself is a class 3 lake, “potentially suitable for development” according to LURC’s Wildlands Lakes Assessment.

- B. **The Greenville/Rockwood Corridor:** Beginning in the south near Greenville, the corridor includes: land between Route 6/15 and Harfords Point; land between Indian Pond, the Big Moose Resort, the East Outlet, and Moosehead Lake; land between the East and West Outlets for a distance of about 4,000 feet on each side of Route 6/15; land between the West Outlet, the southern boundary of Taunton & Raynham, and the Moose River in Rockwood; and the Southern Peninsula on Brassua Lake. (Note: LURC has designated Rockwood Strip East and Harfords Point as townships that are suitable for “Level 2” subdivisions. The agency has also designated Brassua Lake and Indian Pond as being “potentially suitable for development.”)

- C. **The Greenville/Lily Bay Corridor:** The corridor includes two areas. In Beaver Cove, the area is defined by the northern Greenville town line, Lily Bay Road, and the eastern Greenville town line extended due north to an east/west line south of Mud Pond; and in Lily Bay, by the area encompassed by the shore of Moosehead Lake, the Lily Bay Road, and an east/west line approximately parallel to the township’s northern border, but lying 9,000 feet to the south and traversing the height of land. (Note: Both Lily Bay and Beaver Cove are townships identified by LURC as being suitable for “Level 2” subdivisions.)

Permitted Uses within the Buffer: Uses allowed are the same as those permitted in LURC’s existing M-GN subdistrict, with the exception that residential, commercial, and industrial development, including campgrounds and sporting camps, are not permitted.

IV. C. 6. Donations of Land for Community Development

Plum Creek’s land in the Plan Area surrounds and connects a number of existing communities. In preparing this Plan, Plum Creek has conferred with these communities to determine how the Plan can contribute to their own land use needs and goals.

Plum Creek has paid particular attention to the Town of Greenville because, despite being a service center community for approximately 1,600 year-round residents, the Town has suffered an economic decline in recent decades. The Plan offers the opportunity for a

stronger economy, more residents, more students in its schools, and more workforce housing.

Plum Creek has also met with Jackman residents and officials to determine what they would like included in this Plan that could help them address their concerns.

IV. C. 6. (a) Affordable Housing

Greenville and Jackman residents have suggested that Plum Creek facilitate the creation of affordable housing areas in the Plan Area in or near Greenville, or possibly near Jackman and/or Rockwood. Plum Creek intends to donate land to the Town(s) or to a housing authority or other non-profit entity in order to make this possible.

Given the current shortage of workforce housing and the job creation predicted to occur as a result of Plum Creek's initiatives in the region, the Plan provides a tool to address both existing and projected housing needs.

Workforce housing will be located within the backland residential development envelopes located in the corridor between Greenville and Rockwood. Plum Creek will donate up to 100 acres of land for this housing, most likely in several locations, if that is the desired solution. At the urging of Greenville officials, Plum Creek is also seriously considering sites in Town.

The precise number, density, type, and location of units has yet to be determined; however, Plum Creek is actively working to address these issues and to find an appropriate development entity with whom to work. The affordable housing is in addition to the 975 lots requested.

IV. C. 6. (b) Beaver Cove Town Office

The Town of Beaver Cove has asked Plum Creek to make land off the Lily Bay Road, adjacent to the town office, available for public use. Under this Plan, Plum Creek will set aside up to 5 acres for possible sale to the Town.

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V. Development Guidelines

V. A. Overview

This section of the Plan addresses issues related to the interpretation and understanding of the residential envelopes, subdivision design, and lot standards. Clear and unambiguous guidelines are essential so that there is agreement when interpreting this Plan document.

These guiding statements are written to build-in reasonable flexibility while also spelling out hard and fast rules that must be followed. This balanced approach is important.

Given the size and scope of this proposal and the fact that it is a “Concept Plan,” Plum Creek needs to be able, for example, to have flexibility in determining the location of subdivision boundaries and/or to shift lots in response to new and more detailed site information, *after* the Plan is approved, but before subdivision approval. At the same time, such adjustments must be reasonable and must fit within strict parameters that, for example, set absolute limits on the number and size of lots permitted in a certain area.

This section addresses the following:

1. Sustainable Tourism Guidelines
2. Residential Planning Envelopes
3. Subdivision Design Approaches
4. Number of Lots and Lot Sizes
5. General Residential Design Standards
6. Minimizing Visual Impact

More detailed information is provided in Part V.

V. B. Sustainable Tourism Guidelines

This Plan proposes the following “sustainable tourism” guidelines. Tourism facility operators and owners in the Plan Area will be required to follow these guidelines when preparing applications to LURC.

V. B. 1. (a) Definition

The term “sustainable tourism” is defined by the *World Tourism Organization* as a balance between the economic benefits of development and the management of resources in such a way that economic, social, and aesthetic needs can be fulfilled while maintaining cultural integrity, essential ecological processes, and biological diversity.

The goal is to ensure that the tourists’ authentic experience of the area’s “sense of place” is “sustained” into the future. It also ensures that development and activities:

- provide for the ability of air, land and water systems to sustain themselves;
- foster equitable economic opportunities and development; and
- allow communities to nurture and encourage local businesses.

V. B. 1. (b) Guidelines

Tourism facilities and operations in the Plan Area should be consistent with the following sustainable tourism guidelines:

Regional Context

- Participate, as appropriate, in community planning to provide tourism services, including: gateway, interpretative, and directional signage; public information and education services; and visitor management plans.
- Help support the character of the North Woods with landscape-scale conserved areas supporting nature based tourism.
- Ensure the tourist facilities fit the character of the region.
- Coordinate with traditional uses, including timber harvesting, non-intensive public recreation, and sporting camp operations.
- Study applicable, successful models in other areas.

Scope/Diversity of Tourism Development and Activities

- Provide “destination driver” facilities that create recognition for the area and offer opportunities for the region.
- Provide quality experiences that have special appeal to visitors in the growing general tourism and outdoor recreation market segments.
- Provide quality lodging combining nature, culture, events, food, and retail opportunities.
- Strive to create ‘quality hospitality’ for visitors, and an ‘entrepreneur friendly’ climate for the small businesses in the towns that serve the recreation economy.
- Provide beautiful views that offer a sense of character and place. Connect amenities to conserved lands.

Facility Design and Construction (for more detail see the Big Moose Resort description)

- Design with reference to natural, cultural, and historical character, and to recreational activities.
- Design to fit into the natural landscape, with environmentally high standards of operation.
- Design to be consistent with the nature-based tourism experience, with regard to scale, authenticity, and a close connection to natural resources.
- Include, where practicable, “green construction,” including use of materials, water, sewage and power supplies that encourage conservation (including, where applicable, in trail, golf course, and other recreation amenity designs).
- Use local goods and materials where practicable.
- Reflect local architectural styles.

Local Economy/Residents

- Design tourism services in conjunction with existing services such as retail shops, gas stations, restaurants and inns.

- Collaborate with Maine guides and other local knowledgeable experts who can provide customized guided trips and tours to tourists.
- Use local capital, goods, services, labor and expertise as practicable.
- Ensure local residents have convenient access to facilities, and services.
- Engage and support, where appropriate and practicable, local artists, artisans, and writers.
- Support involvement of residents in tourism management and benefits.

Natural Environment

- Minimize impacts on wildlife.
- Provide connectivity and coordination of nature-based uses, such as connectivity of trails and existing conserved areas.
- Maintain ecosystem health.
- Provide for large connected and conserved landscapes (and trail systems) which sustain and allow for a nature-based economy to thrive.
- Protect significant resources.

Tourism Activities

- Provide opportunities for visitors to experience remoteness.
- Connect with the authentic history of tourism in the area.
- Provide for multi-sport outdoor activities such as hiking, bird and wildlife watching, fishing, biking, whitewater rafting, kayaking, fall foliage viewing, cross-country skiing and snowmobiling.
- Continue to provide opportunities for traditional tourism activities, such as hiking, hunting, fishing, camping, canoeing, snowmobiling, and winter backcountry uses such as skiing, dog sledding, snowshoeing and other primitive recreation experiences.
- Support low impact tours and tour guide services.
- Provide tourists a high level of service and amenities, particularly with high end accommodations and dining opportunities, and provide “soft adventures” such as guided canoeing and kayaking trips, day hiking, cross country skiing, and watchable wildlife excursions, including bird watching and moose viewing.
- Support “Share Your Heritage” itineraries, including tours of local arts and crafts, micro manufacturing, farming and value added food products, wood harvesting, and wood products.
- Support heritage tourism themed itineraries using community celebrations; museum and studio visits; treks on foot, bike, horse, snowmobile or canoe; meals featuring local food; shopping for local crafts and art; and learning new skills such as fly fishing or maple syruping.

V. C. Residential Planning Envelopes

This Concept Plan distinguishes between residential development *envelopes*, as shown on the Detail Maps and Land Use Guidance Maps, and final platted and recorded *subdivisions* as approved by LURC, subsequent to approval of this Plan. The envelopes,

particularly those in backland areas, allow for needed flexibility, so that the precise location of subdivisions can be fixed after more detailed analyses.

Envelopes: The 14 Detail Maps in Part VI depict two types of “envelopes” appropriate for residential development: shorefront residential envelopes and backland residential envelopes. In some cases, these envelopes are adjacent to one another so that the subdivisions within them may appear, on the ground and on the survey drawings, as one contiguous development. However, some standards that apply to shorefront envelopes differ from those for backland envelopes; thus, they are often described and shown on the maps as separate entities.

Shorefront envelopes are defined by the length of shorefront they occupy and a nominal 500- or 1,000-foot depth. The backland envelopes are defined by the envelopes shown on the Detail Maps. These areas (shown as a dashed line) are usually larger than the subdivisions that will be sited within them. (The solid-colored area within the backland envelopes is representative of the estimated *size* of the subdivision(s) within the envelope; the actual *location* of the subdivision within the envelope may or may not be represented by the location of the solid-colored area.)

Subdivision Size: The final size of the surveyed and platted residential subdivisions will be determined by the number of lots in each subdivision (see the Plan Development Table in Part VI), the type of subdivision, lot sizes (see V. D below), open space, rights-of-way, and actual site conditions. The final size of any subdivision is limited because the size of the lots is limited under this Plan. The envelopes shown on the Concept Plan maps are based on the best site, soils, and wildlife habitat information currently available.

Shorefront Envelope Dimensions: The shorefront residential envelopes depicted on the Detail Maps and listed in the Plan Development Table have a measurable amount of frontage on the waterfront (the table lists these in feet.) The depth of the envelope is 500 for most areas, but is 1,000 feet in four specified areas. (Note: The length, depth, and location of shorefrontage may need to be adjusted *slightly* once more detailed soil and wetland mapping is completed for each subdivision application.)

Envelope Boundaries. Adjustments to the length of shore in a residential shoreland envelope and/or in the location of the envelope itself may be made for good cause (i.e., new soils information or more precise mapping). Any such shoreland adjustments are permissible under this Concept Plan, provided:

- The total, overall length of shore within all the shoreland envelopes for that pond or lake is not exceeded;
- Envelopes are not moved more than 15% away from their mapped location, as shown on the Land Use Guidance maps;
- The length of the permanent conservation easements for the pond or lake is not altered; and
- The increase in shoreland length in any one shoreland envelope does not exceed 15% of its length, as given in the Plan Development Table.

Adjustments to backland envelope bounds, based on better information, are permissible under this Concept Plan, provided:

- the overall size of the envelope is not increased;
- 1,500-foot deep scenic buffers (measured from the high water mark) are maintained along the East and West Outlets; and
- adequate forested buffers, to minimize dwellings being seen, shall be maintained along public roads.

Subdivision Boundary. The final, approved subdivision boundary in any envelope will include all lots, associated subdivision roads, and any and all open space. In all but a few cases (where little or no road or open space is involved) a homeowners association will be required to manage the subdivision.

V. D. Number of Lots, Lot Sizes, Dimensions, and Open Space

Overall Lot Counts: The total number of lots that may be created under this Plan is capped for the life of the Plan at 975 lots. This excludes any lots created within the Plan Area for affordable housing and resort accommodations. The total number of shorefront lots (defined here as lots with shorefrontage) is capped for the life of the Plan at 480 lots. The total number of backlots is *not* capped because shorefront lots may be shifted back and made into “second tier” lots or they may be transferred to backland envelopes. Backlots, however, cannot be transferred to a shorefront envelope.

Shorefront Lot Counts: The number of shorefront lots on any given lake or pond may not be increased; thus shorefront lots may not be transferred from one waterbody to another. Shorefront lots within residential envelopes on the same lake or pond may, however, be transferred to other shorefront envelopes, provided the total allocated to the entire waterbody is not exceeded. Shorefront lots may also be moved to locations away from the water, but within the shorefront envelope.

Backlot Lot Transfers: Lots within backlot envelopes may be transferred to other backlot envelopes prior to subdivision approval, provided:

- the new site is within a designated and mapped envelope;
- the new site has the capacity and suitable soils to absorb additional development;
- all other subdivision criteria are met;
- no lots are transferred to envelopes in the Greenville/Lily Bay corridor from the envelopes in the Greenville/Rockwood corridor or Jackman/Long Pond corridor; the reverse is permissible.

Lot Sizes: As a general rule, for the purpose of estimating residential subdivision sizes, this Plan uses conservative numbers:

- for shorefront lots, an average lot size of 3 acres is estimated; the maximum lot size is 5 acres; and
- for backland lots, an average lot size of 5 acres is estimated; the maximum lot size is 7 acres.

These lot sizes are probably larger than needed in most cases, but enable Plum Creek to establish reasonable limits on the number of lots per waterbody. Again, flexibility is essential in order to be able to design and site lots appropriately.

Shorefront Lot Dimensions: This Plan follows LURC’s standard dimensional requirements regarding setbacks and minimum lot size with the understanding that:

- in cluster subdivisions that follow the 50% shorefront open space rule, shorefront lot dimensions can be reduced to 100 feet; and
- in other shorefront subdivisions, the shorefront lot dimensions can be reduced to 150 feet, provided at least 30% of the shorefront is kept as open space.

Shorefront Open Space: In order to allow for more design flexibility and creativity, to encourage more variety in open space design, and to make provision for generous open space within shorefront subdivisions, the Plan:

- requires the creation of “cluster” subdivisions on Upper Wilson Pond (a Class 4 lake) where 50% or more of the “developable” shore is kept as common open space;
- requires that at least 30% of the shore in a residential shorefront envelope be kept as common open space, and allows for the open space to be distributed on the shore as good design dictates, provided an overall 30:70 (open space-to-developed lot) ratio is maintained within the subdivision or one or more adjacent subdivisions.

V. E. Subdivision Design Approaches

Shoreland Subdivision Options: A variety of design approaches is necessary, given that the number of shorefront lots in any one general area may range from 1 or 2 to 60 or more, and due to the need to accommodate different site locations, site conditions, subdivision sizes, and market preferences. Furthermore, because this Plan forecloses all development on many miles of shoreland through permanent conservation easements, considerable design flexibility is needed. Both clustered and linear development designs will be employed; some sites may accommodate a tiered approach, others will not. In other cases, designs may focus on community spaces and/or allow for a more village-like design. The final design of each subdivision will depend on site-specific conditions.

Thus, the subdivision designs may include:

- the creative use of a linear subdivision approach where at least 30% of the shorefront within the subdivision will be in open space and the open space distribution may be adjusted to create more useable areas, more variety, and/or different densities (it is important to recognize that the shorefront conserved on each developed waterbody substantially exceeds 30% and ranges between 73% and 85%);
- using the 50% open space concept which permits smaller lot dimensions;
- placing backlots in a second (or third) tier, behind shore lots, to create a neighborhood-like community with shared access to the water; and
- varying lot sizes (from 1 to 5 or more acres).

(See the Illustrative Designs in Part 4 for some examples, and the General Residential Development Guidelines below.)

The number of shoreland lots in any of the shoreland envelopes listed in the Residential Development Table was determined based on the assumption that an average of 500 feet of open space separates groups of up to 6 lots, with a minimum shorefrontage of 200 feet for each lot. However, this Plan incorporates shorefront open space measures (such as those mentioned in V. D above) that allow for more creativity and more shoreland open space.

Backland Subdivision Options: A range of backland subdivision design approaches is envisioned to accommodate different site locations, site conditions, subdivision sizes, and market preferences. The general themes are:

- Provide for small groups or clusters of lots (say 5 to 10) served by an internal road;
- Group two, three, or four clusters of small lots together, to form a “village” with common open space; or to form small “neighborhoods” separated by commonly owned open space and/or wood lots;
- Make provision for buyers who desire to have a larger lot (up to 7 acres) within a subdivision of about 5 to 10 lots; additional open space may or may not be associated with these lots;
- In all cases, backland subdivisions should be designed to:
 - o fit with the landscape;
 - o avoid siting building envelopes on ridge lines;
 - o avoid being seen from a public road (where possible);
 - o take advantage of special site features;
 - o take advantage of views (while maintaining visual buffers); and
 - o link up with trails (if nearby).

General Residential Development Guidelines: The following guidelines set a framework for subdivision design.

- Hire competent professionals with experience in engineering, surveying, soils and wetland analysis, landscape and site design.
- Develop an overall master plan for large parcels that have more than 60 lots and are to be developed in phases, as a guide.
- Incorporate trail links in the lot layout, for hiking, biking, and/or snowmobiling, where feasible.
- Vary lot sizes to fit with the terrain and natural features.
- Layout lots based on the preferred building sites as determined on-site.
- Set development back from public roads and major haul roads wherever possible so that development is buffered from view.
- Provide buffers between lots close to stream drainages, wetlands, and wildlife corridors and near steep slopes.
- Cluster lots together with generous open space between clusters, where appropriate.
- Ensure common open space associated with the lots (and held by the homeowners association) conserves special features, is available for limited firewood harvesting, protects wetlands, and incorporates nature trails, where appropriate.

- Where appropriate, provide community space and/or facilities for lot owners to share, such as a common boat storage space, common dock and the like.
- Create sample covenants that encourage:
 - o natural landscaping using native plants
 - o shared driveways
 - o native groundcovers instead of lawns.
- Keep subdivision roads unpaved to discourage speeding and promote safety.
- Where needed, lay out and build subdivision access roads (i.e., land management roads beyond the bounds of the subdivision) according to Best Management Practices for forestry roads, to minimize erosion and limit and control runoff.
- Avoid road alignments that line up with views from prominent public vantage points.
- Lay out roads to minimize cut and fill, and follow contours where feasible.
- Utilize existing woods management roads where practical, providing they conform to Best Management Practices.
- Adhere to the visual impact principles outlined in V. G below.

V. F. General Residential Design Standards

This Plan incorporates nearly all of LURC's current applicable development standards and dimensional requirements, drawn from language in Chapter 10. Key standards that have particular applicability are the:

- subdivision road standards;
- scenic character;
- noise and lighting;
- soil suitability (see the Soils Report in the Appendix)
- solid waste disposal;
- phosphorous control (see the Phosphorous Report in the Appendix)
- dimensional requirement standards (except as noted in V. D above);
- vegetation clearing; and
- driveways.

Practically all house lots proposed will be within subdivisions. Homeowners in these subdivisions will be required to join a homeowners association that will be responsible for road maintenance, common open space, and the upkeep and management of common facilities, as appropriate. In addition, all lot owners will be bound by restrictive covenant provisions. (Please refer to the sample Homeowners Association Declaration and Covenants language in the Appendix.) Owners of lots in groups of 2, 3 or 4 lots on the shore, treated as infill lots and served by driveways off existing public or private roads, will not be required to join a homeowners association.

V. G. Minimizing Visual Impact

New development is of concern to the public when it can be clearly seen from public ways (Lily Bay Road and Route 6/15, between Greenville and Jackman) and public

waters (the seven lakes and ponds on which development is proposed). However, development can be located where it cannot be seen, or is very well screened from public view. Visual impacts can vary by season and time of day. Development in deciduous forest is less well screened in winter when the trees have lost their leaves; bright exterior or interior lights can be an unwelcome presence at night, yet innocuous by day. Under this Plan, all such negative visual impacts will be minimized by adoption of the following guidelines:

Location and Siting (Site Organization)

- Select building sites so that existing vegetation reduces visual impacts from waterways and public roadways.
- Set building height limits that are well below the average height of surrounding trees.
- Require that clearing associated with new structures does not visually break the natural line of the horizon when viewed from any waterway or roadway.
- Require vegetative buffers between structures on adjacent properties.

Building Height

- Limit all residential structures to 35 feet in height as measured from the highest natural grade at the uphill side of the structure to the peak of the roof.

Architectural Design

- Building form and siting should respond to the site's topography and meld with significant landforms. Buildings should not compete with or overshadow the natural features of a site.
- To the degree practicable, rooflines should reflect the natural slope of the terrain. Flat-roofed and A-frame residential structures should be avoided.

(a) *Colors and Exterior Finishes*

- Colors shall be muted and should match dark earth tones representative of those found in the surrounding natural environment. Prohibit colors not normally found in the nature (e.g. fluorescent colors, oranges, teals, yellows, blues, purples, pinks, etc.).
- No reflective finishes (e.g., unpainted or shiny metallic surfaces) shall be used on exterior surfaces, including but not limited to roofs, projections above roofs, retaining walls, doors, fences, pipes or outside equipment.
- Restrict siding types to painted, stained or natural wood, timber, log, stone masonry, stucco, or non-reflective and unpainted vinyl. Recommend the use of natural materials and native plantings to shield foundations from view.

(b) *Windows*

- Windows should be non-mirrored, low-reflectivity glass.

(c) Lighting

- All exterior lighting must subtly illuminate functional areas only.
- The maximum allowable total exterior lumens should be 80,000 for any residential lot.
- All lighting fixtures must be hooded and angled at 45 degrees towards the ground. No light may escape from above the horizontal plane, and the light source (i.e., bulb) shall not be visible. Flood lights shall be hooded, have motion detectors and illuminate functional areas only, such as garage doors, storage areas, walks and drives. No floodlights may be placed on the downhill (lake or pond) side of a lot.
- Fixtures on buildings shall not be located above the eave line or above the top of any parapet wall. No fixtures shall be elevated more than 21 feet above the ground.
- Only 75-watt bulbs (or less) shall be used outside; warmer color bulbs are preferred.
- No landscaping lighting, continuously illuminated floodlights, continuously illuminated light bulbs over 75 watts, or exposed bulbs shall be used.

Vegetative Screening

Visitors, residents, and future homeowners all wish to enjoy the natural beauty of the region's waterways and mountains. Balancing homeowner's desires for scenic lake and mountain views with the need to screen structures from public view is an important objective of this Plan. Indeed, preserving the natural beauty and special character of this landscape is fundamental. It is in everyone's interest to conserve the scenic value of the Moosehead region.

(d) Screening Development from Public View on Ponds and Lakes

This Plan provides that permanent conservation easements will be granted on about 71 miles of shoreline along the developed lakes and ponds in the Plan Area. These conservation easements protect about 4,290 acres of high value land. Another 5400 acres of shoreland on numerous pristine ponds will also be protected with conservation easements. These measures prevent future shoreline development and preserve the natural character of the waterbodies and woodland resources that characterize the Moosehead Lake region.

The Plan proposes residential development along about 28% of the shoreline of just seven of the numerous lakes and ponds within the Plan Area. Of these, Moosehead Lake, Prong Pond, Upper Wilson Pond and Long Pond are classified as having "outstanding" scenic value under LURC's "Wildlands Lake Assessment Findings." Indian Pond, Burnham Pond and Brassua Lake have neither "outstanding" nor "significant" scenic value under these LURC definitions.

To minimize visibility of proposed development on or near these lakes and ponds, this Plan incorporates LURC's April 2005 shoreland clearing standards for areas up to 250 feet from the water. The effectiveness of shoreland buffers increases rapidly with the viewer's distance from the shore. Even 200 or 300 feet from the shore, structures are

difficult to see, especially in summer, although docks and boats on the shore will be visible. At a quarter mile or more, shore structures, correctly screened and built according to the Plan design guidelines, will be substantially unseen. The impact across lakes and ponds where the shore-to-shore distance is usually a half mile or more is minimal.

In 2005, LURC strengthened its vegetative shoreline clearing standards to increase screening effectiveness. The new vegetative clearing standards are most restrictive within 100 feet of the normal high water mark of any water body greater than ten acres in size. Within this buffer, the rules require the following:

- No canopy opening greater than 250 square feet is permitted; a curved footpath to the shore of no more than six feet wide is permitted.
- Selective clearing within the buffer must maintain a “well distributed stand of trees.” The standards define a “well distributed stand of trees” using a system that assigns point values to trees based on diameter. Within the 100-foot deep buffer zone, each successive 25-foot by 50-foot plot must meet reach a threshold point value of 24.
- No more than 40 percent of the total basal area of trees four inches or more in diameter within the 100-foot wide buffer zone may be removed within any ten-year period.
- Pruning of live branches may only occur on the bottom of the tree.
- Retention of ground covers and growth under 3 feet, as well as 5 saplings for every 25-foot by 50-foot area.

The LURC standards also require that, between 100 and 250 feet of the normal high water mark, no more than 40 percent of the basal area of trees four inches or more in diameter may be removed within any ten-year period. And, in no instance shall canopy openings exceed a total of 10,000 square feet.

Where existing vegetation is not dense enough to achieve the minimum point threshold, owners will be required to let nature recreate a “well distributed stand of trees” that meets LURC regulations.

For parcels along the existing railroad tracks on the west shore of Moosehead Lake, the minimum 100 foot-wide buffer zone should exclude the width of the cleared railroad right-of-way. Vegetation within the cumulative 100 foot-wide buffer zone is to be maintained as described above.

(e) Screening Views of Development from Public Roads

Public roads are few and far between in the Moosehead Lake region, yet for many visitors, the scenic value of the drive is an important part of their trip. However, most visitors cannot see beyond the immediate highway corridor, which is lined by dense deciduous and evergreen vegetation. Roadside development is only notable near Greenville, Rockwood, and Long Pond. Occasionally, visitors can catch glimpses of

rivers, lakes and distant mountains that accent and make memorable their visual experience.

Nearly all visitors to the region travel on State Route 6/15. Within the Plan Area, this route roughly parallels the west shore of Moosehead Lake between Greenville and Rockwood before turning west, along the southern shore of Brassua Lake and Long Pond to Jackman (47 miles northwest of Greenville). The Lily Bay Road roughly parallels the east shore of Moosehead Lake northward from Greenville to Kokadjo and ultimately to Baxter State Park (approximately 50 miles northeast of Greenville).

Approximately 49.5 miles of State Route 6/15 and Lily Bay Road pass through or next to the 421,000-acre Plan Area. The Plan proposes vegetative buffers to screen residential development that may be visible from these roads. The road frontage should continue to provide visitors and residents with a sense of remoteness.

In areas developed under the Plan within 1/4 mile of the roadways, the following provisions will ensure that the rural experience is preserved.

- Require at least a 100-foot setback of undisturbed vegetation between lot lines and public roads whenever possible.
- Allow a screen of native plants to revegetate the setback areas where there is insufficient screening now.
- Site structures, whenever practicable, where they can be screened effectively by vegetation and/or topographic features.
- Eliminate single driveways from entering public roads, to reduce disruption of the continuous forested roadside. (There may be a few locations where this is not possible.) Collector roads, following existing logging roads, will serve most new development.

(f) Screening Development on Hillsides and near Ridgelines

Scenic vistas from lakes, ponds and roads often include views towards more distant hillsides and ridgelines. These natural features form the background landscape that visually defines the remoteness and solitude of the Moosehead experience. Ensuring that ridge tree lines remain uninterrupted and that ridgelines stay free from structures will prevent the degradation of the region's natural rural character and scenic beauty.

The planning envelopes in the Plan are located in both shoreland and in upland areas. In all upland areas beyond 250 feet from the shore, the Plan proposes the following mitigation measures to screen structures (these are in addition to the architectural design measures cited earlier).

- Structures will not break the line of the horizon formed by ridgelines as viewed from any lake, pond, or public roadway.
- Building envelopes are not to be located on ridgelines and no more than 20% of the trees within 100 feet of the ridgeline shall be removed.

- Vegetative clearing is permitted on the lot provided a sufficient number of mature trees are retained to break up direct views toward any structures from any lake, pond or public road. Moreover, such clearing shall, in no case, render more than 1/4 acre of ground area visible from any lake, pond, public roadway, or other public facility or area.

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VI. Illustrative Subdivision Designs

VI. A. Background

To illustrate how Plum Creek may apply the general Plan subdivision guidelines, and to show how the Plan’s standards for subdivisions, lot creation, cluster, and other design approaches may be applied to typical sites in the Plan Area, this section contains illustrations and descriptions of design approaches that may be taken under the Plan.

Six illustrative designs representing a range of possible site conditions, lot sizes, markets, and subdivision concepts are illustrated. The intent is to show how, given a particular type of development location and lot specifications, Plum Creek may respond when individual subdivision applications are made to LURC. Although the terms “illustration” and “illustrative subdivision designs” are used here to show different subdivision design approaches, these illustrations are not guidelines, and are not intended to limit in any way the subdivision designs that will ultimately be proposed in subdivision applications. The subdivision applications may use any one, or none, of the concepts illustrated.

The designs incorporate good planning principles relating to buffers, setbacks, lot configuration, clustering, “community” development, open space, common facilities, etc., for small and large subdivisions, and show how these principles can be applied, creatively.

The drawings and text that follow describe:

1. A Shorefront Design
2. A Clustered Shorefront Design
3. A Backlot Design
4. A Clustered Backlot Design
5. A Shoreland Approach to Neighborhood Design¹
6. A Backlot Neighborhood Design

¹ This particular design shows how shoreland and backland envelopes can be combined to create a neighborhood or village subdivision.

VI. Illustrative Subdivision Designs

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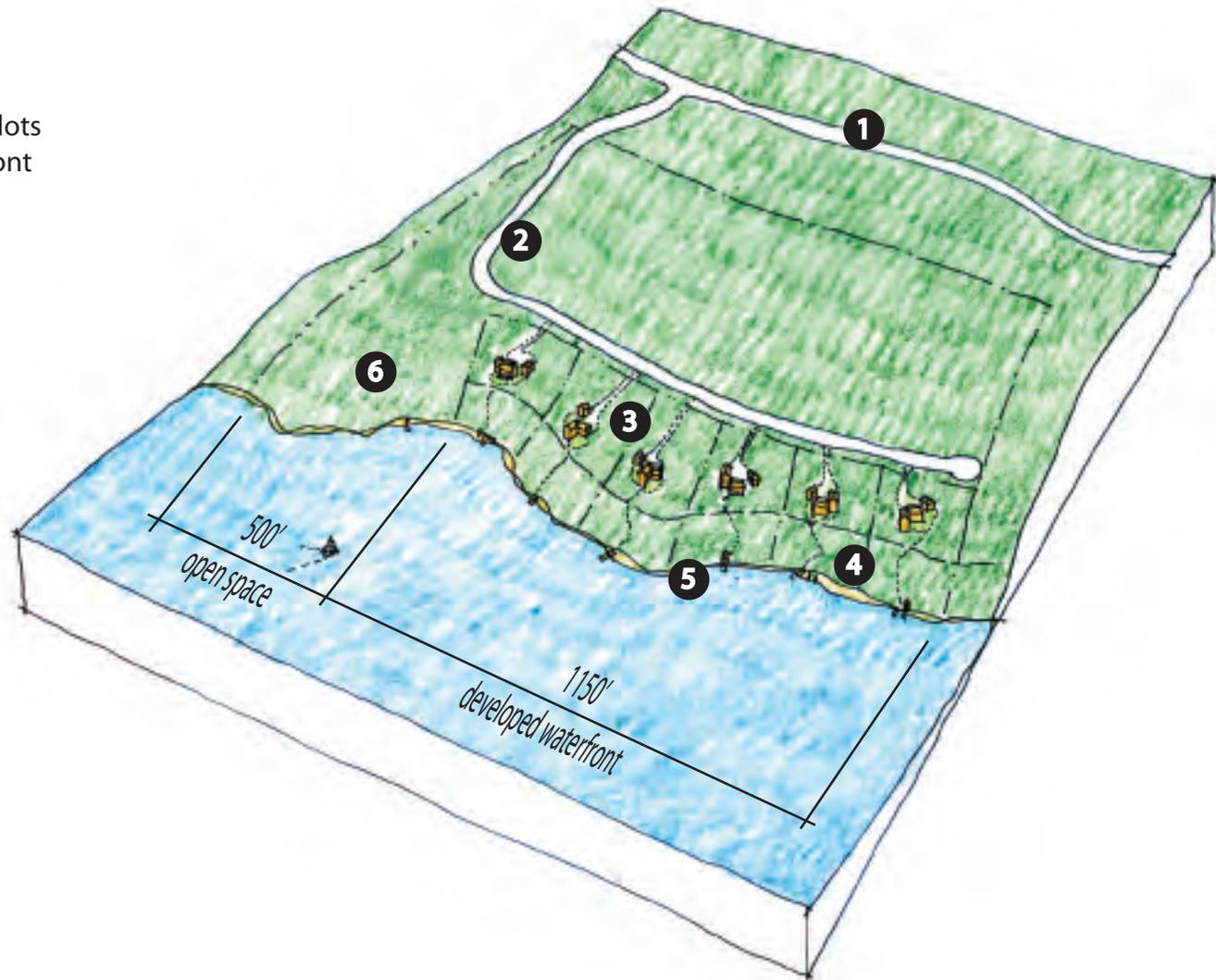
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- 1 Main access road/woods haul road
- 2 Private access road
- 3 Typical 1-2 acre waterfront lots with 150' to 200' of shorefront
- 4 No development shorefront setback (100' deep)
- 5 Individual shorefront access and improvements
- 6 Required (30%) open space shoreline

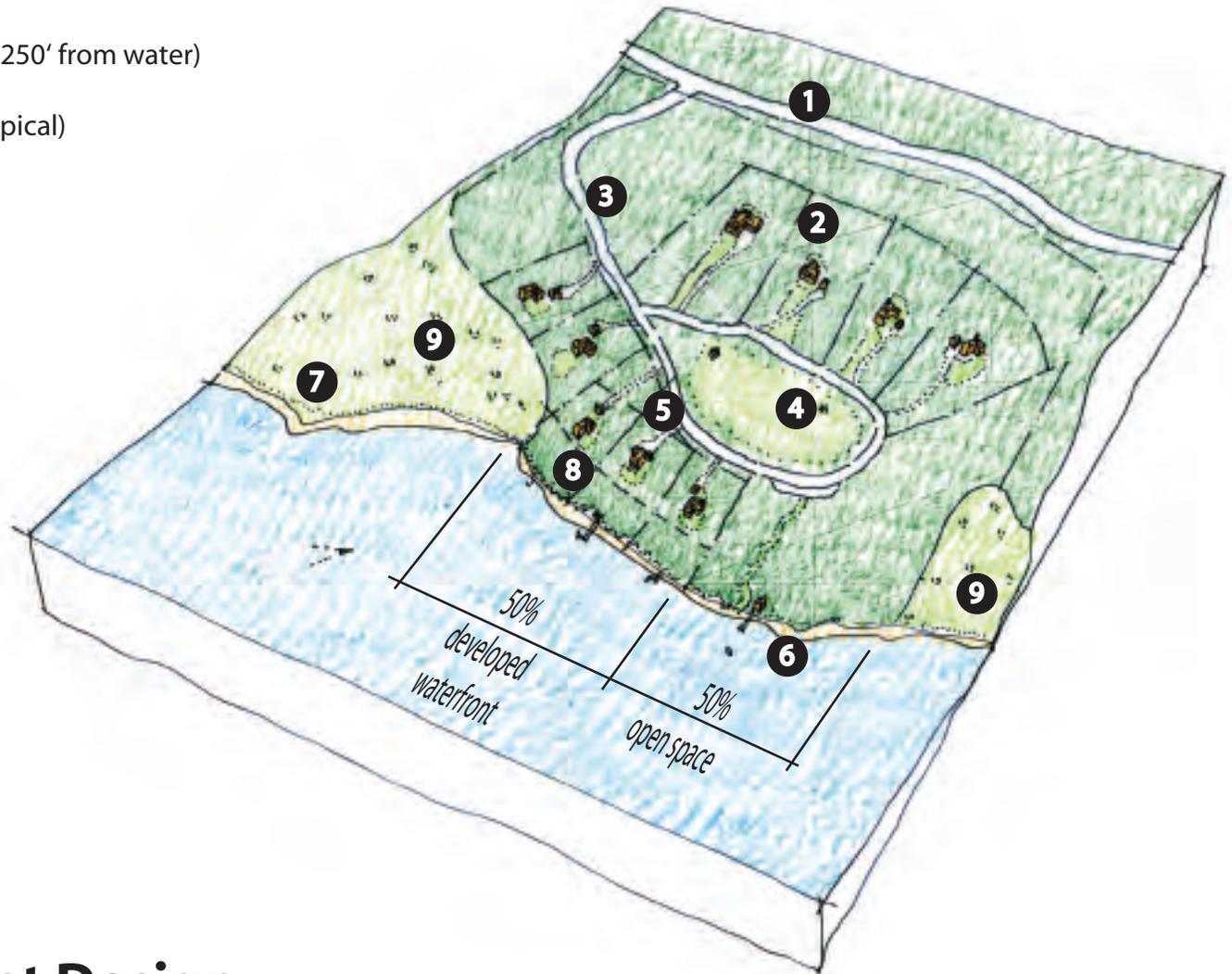


Shorefront Design Linear Development with 30% Shorefront Open Space

Design Illustration

Note most sites are tree covered; trees are not shown for illustrative purposes only. Some limited tree removal or pruning will be permitted to provide views.

- 1 Main access road/woods haul road
- 2 1-2 acre backland lots
- 3 Private shared loop road
- 4 Shared green or wood lot (at least 250' from water)
- 5 1 acre waterfront lots (175'x250' typical)
- 6 Shared shore access
- 7 Possible shared shoreline trails
- 8 No development shorefront setback (100' deep)
- 9 Wetlands or dedicated permanent open space



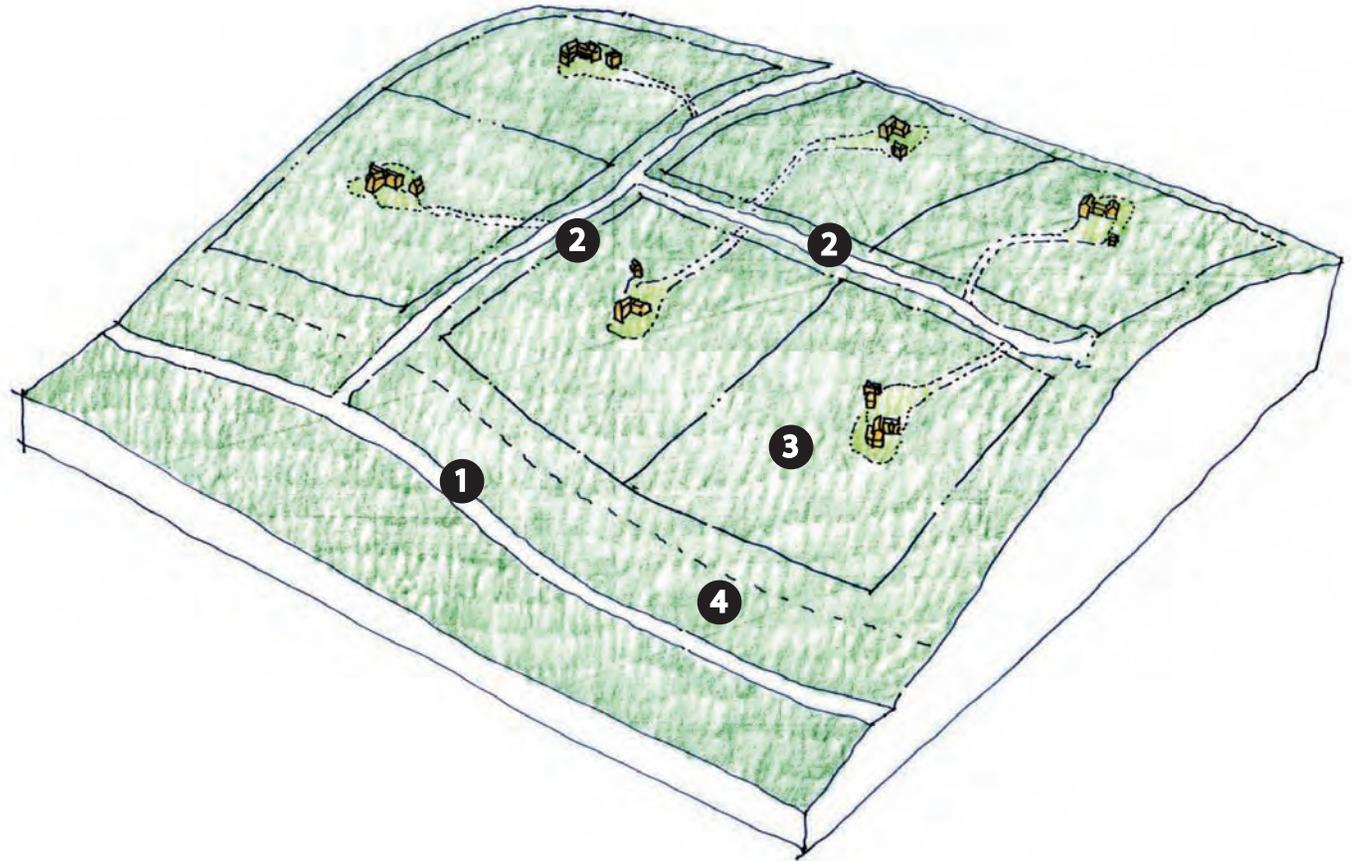
Clustered Shorefront Design

Homes with shared shore access and green

Design Illustration

Note most sites are tree covered; trees are not shown for illustrative purposes only. Some limited tree removal or pruning will be permitted to provide views.

- 1 Main access road/woods haul road
- 2 Private access roads
- 3 Typical 3 to 5 acre lots
- 4 Vegetated buffer along haul road (100')



Backlot Design Homesites on 3 to 5 acre backland parcels

Design Illustration

Note most sites are tree covered; trees are not shown for illustrative purposes only. Some tree removal will be permitted to provide views.

- 1 Main access road/woods haul road
- 2 Private shared loop road
- 3 1-2 acre backland lots
- 4 Shared clearing or green
- 5 No development within stream protections zone (75' deep)
- 6 Protected feature such as hill or rock outcropping
- 7 Vegetated buffer along haul road (100')



Clustered Backlot Design Homes with shared green

Design Illustration

Note most sites are tree covered; trees are not shown for illustrative purposes only. Some tree removal or pruning will be permitted to provide views.

1 Main access road/woods haul road

2 Private access roads

3 Typical 1 to 2 acre waterfront lots with 150 to 200 feet of shorefront

4 Typical 2 to 5 acre non-shorefront lots

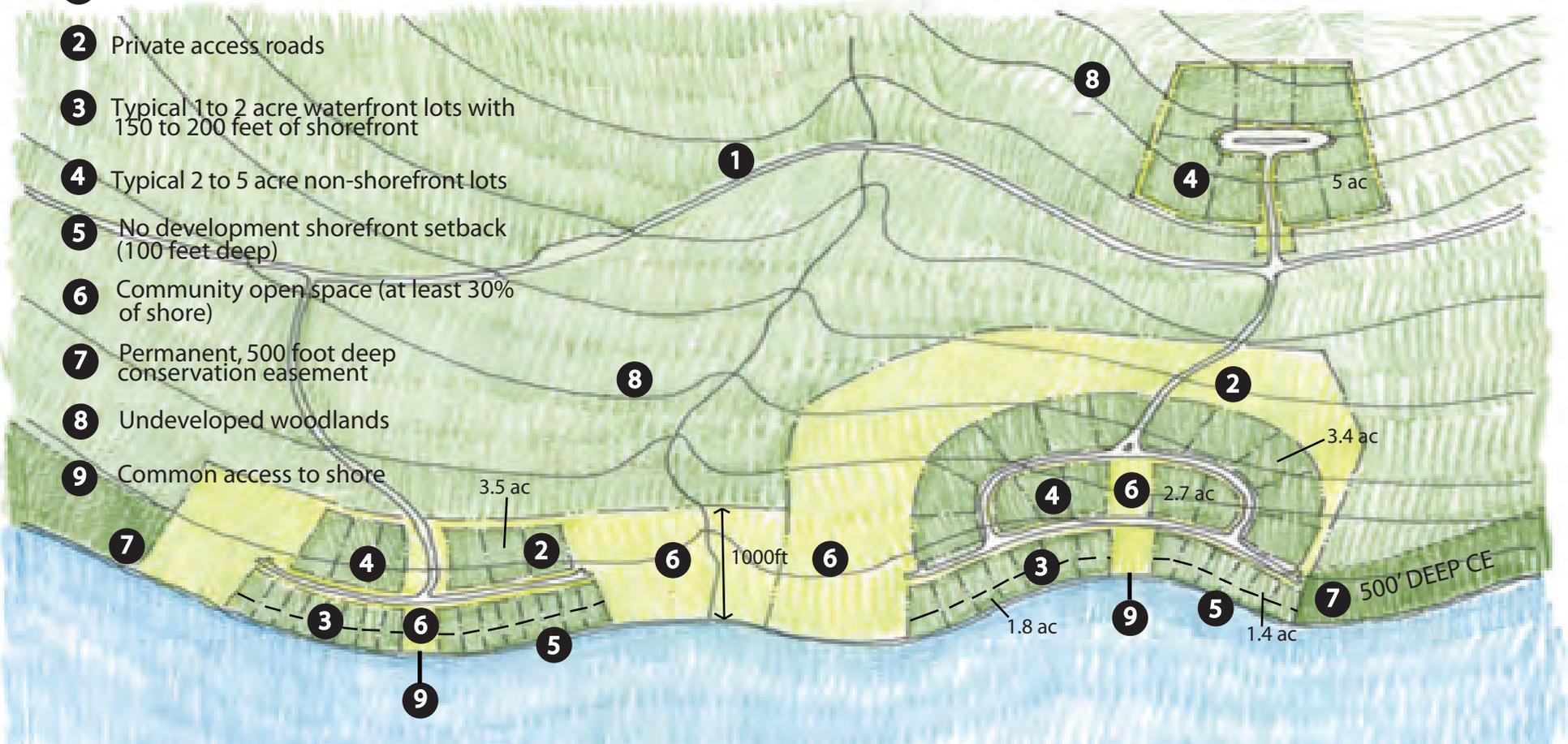
5 No development shorefront setback (100 feet deep)

6 Community open space (at least 30% of shore)

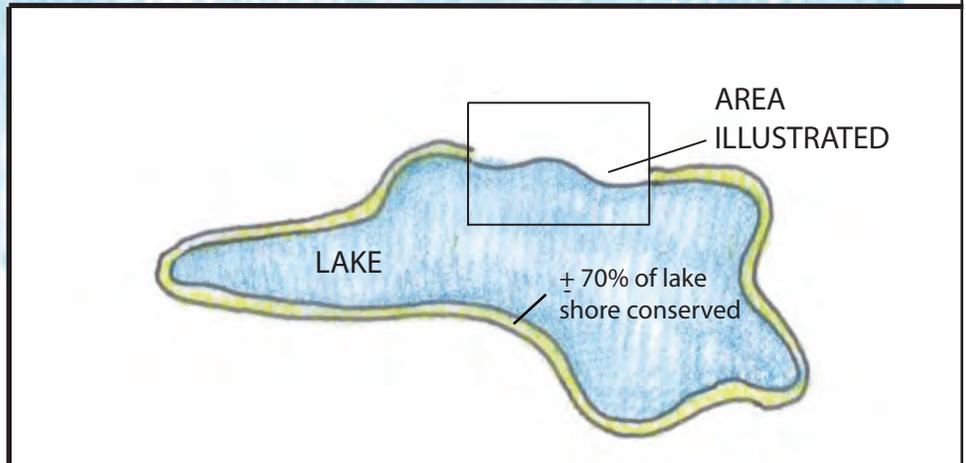
7 Permanent, 500 foot deep conservation easement

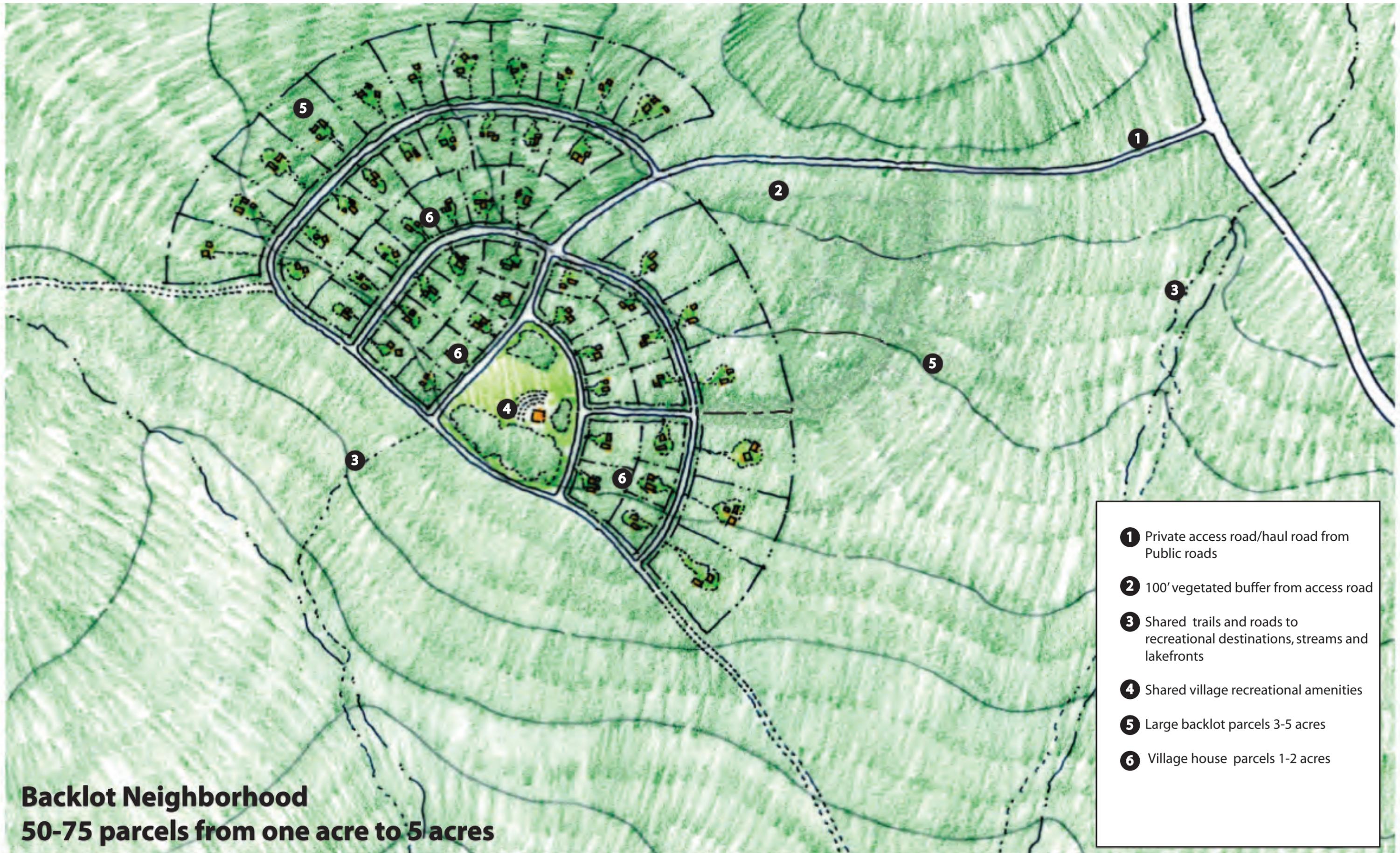
8 Undeveloped woodlands

9 Common access to shore



Shorefront Approach to Neighborhood Design Homesites on 1 to 5 acre parcels





Backlot Neighborhood
50-75 parcels from one acre to 5 acres

- 1** Private access road/haul road from Public roads
- 2** 100' vegetated buffer from access road
- 3** Shared trails and roads to recreational destinations, streams and lakefronts
- 4** Shared village recreational amenities
- 5** Large backlot parcels 3-5 acres
- 6** Village house parcels 1-2 acres

Design Illustration

Note most sites are tree covered; trees are not shown for illustrative purposes only. Some limited tree removal or pruning will be permitted to provide views.

VI. B. Applications

Note: Although none of the six sketches show trees, in reality, all lots have extensive tree cover, which will be retained in accordance with LURC's clearing standards.

The following paragraphs describe where and when the above-mentioned sketches might apply.

VI. B. 1. Shorefront Design

- **Application:** This illustration could apply in many shoreland situations. It anticipates shoreland conditions where, for geographic and/or market reasons, it is impractical to place two or more tiers of lots behind shorefront lots.
- **Concept:** This sketch shows a group, or cluster, of ± 2 -acre lots (with between 150 and 200 feet of shorefrontage) served by a private subdivision road. The private road links to a Plum Creek-owned woods or haul road in a no-development corridor, or in a management zone. At least 500 linear feet of undeveloped shore land lies to one side of the lots. The shoreland open space in this example (which comprises 30% of the subdivision shoreland) and a swath of woodland open space behind the lots, along with the subdivision road, would be held and maintained by the homeowners association. As required by law, any and all shoreland structures would be set back at least 100 feet from the shore. LURC's vegetative clearing standards would apply.
- **Variations:** Where suitable shorefront is limited, this design could comprise just 2, 3, or 4 lots bordered by permanent shoreland conservation easements, or a combination of open space types. In some situations it may be appropriate to have a series of these shoreland subdivision designs placed along part of the shore, with or without a second tier of lots behind. This shoreland subdivision is "balanced" by conservation easements along the shoreline of these "developed" lakes. At least 30% of the "developed" shoreland envelope would be open space, provided five or more lots are within the subdivision.

VI. B. 2. Clustered Shorefront Design

- **Application:** This illustration, and variations thereon, could apply in shorefront locations, as a single cluster or as one of a series of similar clusters separated by open space, and/or wetlands, and/or conservation easements, creating a village-type design. On Upper Wilson Pond a cluster approach is mandatory.
- **Concept:** This sketch illustrates and interprets LURC's "Cluster Development" standards in that it:
 - provides 50% open space on the shore, and the open space has "developable" soils;
 - reduces the lot shorefrontage to between 150 to 175 feet;
 - creates some backlots as part of the cluster;

- creates “village centers” in the form of a green or common and/or a shared, seasonal, dock or open space land, or other such amenity; and
- has an internal private subdivision “camp” road serving the lots and connected to a Plum Creek-owned woods or haul road.

All common open space, as well as the internal subdivision road, would be held and managed by a homeowners association. All structures would be required to be set back at least 100 feet from the shore, and LURC’s shoreland vegetative clearing standards would apply.

- **Variations:** Where suitable shorefrontage is limited, this design approach could be reduced to three or four shorefront lots with 50% open space and no backlots or common “green;” another option might be to omit the backlots but retain the “green” (which is *not* intended as a completely clear-cut area but as thinned woodland). Yet another option might be to reduce the shorefrontage of some lots to 100 feet, the minimum allowed. In this particular sketch, the backlots share common access to the shore and all lot owners share the common open space.

VI. B. 3. Backlot Design

- **Application:** This is one of the three design approaches shown that could apply to upland sites (when backlot envelopes are not combined with shorelot envelopes). The other approaches are described in #4 and 6 below. In this illustration the lots are in the 3- to 5-acre range. This example is designed to appeal to those who want a slightly larger lot surrounded by open space. Thus, if two or more similar clusters were desirable, generous open space could be provided between the clusters.
- **Concept:** The central concept is to keep these clusters small, provide larger lots and provide purchasers with more privacy, while fitting the lots around site features. Home sites (building envelopes) would not be located on ridges.
- **Variations:** Many variations on this theme are possible and, in subdivisions where particular views are desirable, could result in some linear configurations. The basic concept, however, is to create small clusters where roads and (if applicable) open space is maintained by homeowners associations. These clusters can be stand alone, as here, or can be grouped to form a neighborhood of clusters with 25 or more lots.

VI. B. 4. Clustered Backlot Design

- **Application:** This design could apply to backlot envelopes with strong physical features, such as a low hill, a fairly level “bench” or a sloped, wooded hillside with views. The goal would be to work with the form of the land in laying out the lots. Sites set far from the water, with no direct (walking distance) access to the shore, may gain most with this approach.

- **Concept:** A site feature and/or a created feature, such as a loop road around a common, could form a central feature and setting for the lot cluster. The cluster could, in turn, be linked to other nearby clusters and/or trail systems to form a small neighborhood. A short, private, homeowner-owned and maintained road would serve the lots and link to, in most cases, a Plum Creek-owned haul road. The common open space, a wood lot, internal trails, and the like would also be the responsibility of the homeowners association.
- **Variations:** The layout, density, and features within any one of these clusters could vary, but the concept of small (± 1 - to 3-acre lots) organized around one or more features, would not change. It is also possible to envision groups of 6- to 10-lot clusters laid out close to each other, with common trails and open space, all within one large 20- to 30-lot subdivision, under a common homeowners association.

VI. B. 5. Shoreland Approach to Neighborhood Design

- **Application:** This sketch design might find application on fairly long stretches of shoreline where (a) the shoreland envelope is 1,000-feet deep (as in the left-hand side of the sketch) and/or (b) where the shoreland and backland envelopes merge to create a larger development area (as on the right-hand side). In this latter case the shoreland envelope is 500 feet deep. The thumbnail sketch plan at the lower right shows that the illustration represents just a piece of the shore of a hypothetical, Plum Creek-owned, lake; thus about 70% of the lakeshore is permanently conserved.
- **Concept:** The principal concepts conveyed by this illustrative design are:
 - Significant open space can be gained within these subdivisions, especially as shorefront lot widths can be less than 200 feet (under the standard set by this Plan).
 - Under the “at least 30% shoreland “open space” Plan rule (that applies in shoreland envelopes on all developed lakes but Upper Wilson) the distribution of shore open space can be adjusted to increase or decrease development density, to achieve a sense of community and/or create larger stretches of open space.
 - When common open space within a shoreland subdivision is tied to permanently conserved shoreland next door, the effectiveness of the open space on the lake and within the subdivision is enhanced.
 - Backland lots can be closely associated with shorefront development, within a shorefront envelope, to achieve a community effect, when desired, or can be set back further from the water, to take advantage of a particular site.
 - Relatively small amounts of shore open space, centrally located within a subdivision, can provide common access to the shore for backlot owners, while also providing communal space for picnic tables, a common boat dock, and/or similar, shared facilities.
- **Variations:** Actual designs for long stretches of shoreland will vary and will be shaped by the envelope size, the permitted shore lots, site and soils conditions, and

the Plan subdivision design guidelines and standards. The left-hand shore subdivision, for example, could be all shorefront lots, provided the 30% open space rule is followed. Further, there may be situations, other than on Upper Wilson Pond where it is required, where a cluster approach with 50% of the shore is kept in, is preferable.

VI. B. 6. Backlot Neighborhood Design

- **Application:** There are a number of areas within the Plan Area where the site's location and the number of lots proposed, suggests that a more village-like design approach could be used. This illustration shows one such approach. It could be used, for example, in a Lily Bay, Moose Bay, or Rockwood-Kineo development area.
- **Concept:** Provide a range of lots sizes for homes that are all within walking distance of each other and share common recreational amenities – such as trails, common “green” or informal play space, and a lakeshore boat dock. Emphasis is placed on a master plan approach that gives the village a distinctive neighborhood feel or character and that allows for phased development. All roads, amenities, and open space would be held and managed by a homeowners association to which everyone belongs.
- **Variations:** This village concept, with its emphasis on a variety of lot size options and on community amenities, may vary markedly when applied to different sites; in some cases views and landform will be predominant in shaping the layout, in other cases, other factors (such as proximity to the lakeshore) will shape the master plan design.

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VII. Development Details

This part of the Plan describes all of the planned development in greater detail. The purpose is to describe each development or envelope area by type and geographic area so that the parameters of development established by the adoption of this Plan are fully understood. The text and detailed maps explain all of the development and conservation proposed on waterbodies, as well as other proposed development areas. This information will be used to guide subdivision design and LURC review. The majority of this section refers to residential subdivision. The last part provides details about the resorts.

This part also provides more information about the quality controls, standards, planned land uses, and easement language proposed under this Plan. Larger-scale maps that show the locations of all proposed envelopes and subdivisions are also included here, as are references to supporting studies in the Appendix. Much of this material will be expanded upon once the Plan is approved and separate subdivision or site plan development applications are submitted to LURC, in accordance with the requirements of the Plan's Land Use Standards in Part VIII.

VII. A. General Information on Area Descriptions

The following notes provide general information relevant to all the residential development areas. This includes:

- a report on the Phosphorus Studies undertaken to verify that the proposed development meets state standards;
- reference to Soils Suitability Studies undertaken to ensure development sites have soils suitable for septic disposal systems;
- a report on the applicant's proposals to address waste disposal issues;
- a report on issues relating to emergency services;
- an explanation of how open space associated with residential development is addressed;
- a summary that shows the proposed extent of shoreland conservation on developed lakes and ponds;
- a summary of standard restrictive covenant provisions associated with all residential development; and
- an explanation of how access roads within the Plan Area are addressed, including an estimate of the extent of new subdivision roads.

VII. A. 1. Phosphorous Studies

Plum Creek has undertaken phosphorous impact analyses, based on the proposed development and the impact of any future forest management roads in the relevant watersheds. The methodology used is that developed by the Department of Environmental Protections Lakes Division. The analysis was done for the following waterbodies: Burnham Pond, Long Pond, Brassua Lake, Prong Pond, Upper Wilson Pond, and Indian Pond. The results of this work are reported in the Appendix. Overall, the study found that, provided standard best management erosion control measures are put in place, the post-development phosphorous levels on these waterbodies will meet State requirements. The standard erosion and phosphorus control

measures include infiltration basins, filtration basins, wet ponds, and vegetative buffers. A separate report outlining Plum Creek's approach to erosion control is also included in the Appendix.

VII. A. 2. Soils Suitability Studies

Plum Creek has undertaken soils mapping and soils surveys for all areas proposed for development. A soils study that documents the licensed soil scientist's mapping investigations, soils pit results, and observations is in the Appendix. A soils map of the Plan Area is also provided and, where that map shows any low development potential, where development is proposed, the results of on-the-ground soils suitability studies is documented. Development is only proposed in areas shown to have suitable soils within the mapped planning envelopes.

VII. A. 3. Waste Disposal

Responsibility for solid waste and septic waste disposal will rest with individual homeowners, homeowners associations, waste contractors, businesses associated with the resorts, and the resorts' owners themselves.

If projections show that the use of the present Greenville landfill may be exceeded, Plum Creek is willing to make land available (at no cost) for a new facility (estimated size: 25 acres).

If, due to the proposed facilities under this Plan, there is a need for a new transfer station and/or new septage waste land-spreading facilities, Plum Creek is willing to make land available (at no cost) for such facilities (estimated size: 25 acres).

Finally, Plum Creek will include provisions that ensure that adequate solid waste receptacles are provided for at each new residence or business.

VII. A. 4. Emergency Services

The following provisions regarding emergency services are made part of this Plan:

- First, all lot sale documents shall include a requirement that owners utilize county Enhanced 911 Street and Address Numbering Systems, so that emergency workers can respond in a timely fashion.
- Second, the Plan requires any and all resort site plan applicants to include language in the resort site plan application committing the resort to ensure that payments are made to service providers (such as fire, police, ambulance) to cover costs associated with such services (which obligation can be fulfilled through payment mechanisms such as tax increment financing, impact fees, or annual or per use service fees).
- Third, Plum Creek supports and will work with the Town of Greenville, at its discretion, to help bring power to the emergency radio repeater station on Big Moose Mountain. (Such a facility could possibly be powered by a photovoltaic/solar system.)

- Fourth, Plum Creek will cooperate in providing sites for up to four helicopter landing zones for emergency situations at trailhead/parking areas.

VII. A. 5. Open Space Associated with Residential Development

Open space directly associated with each residential subdivision will be held in common by members of the homeowners association for that subdivision. They will be responsible for maintenance fees, taxes, and enforcement of open space terms and covenants. Some small subdivisions may have no associated open space; most will. The acreage and bounds of the commonly held open space (together with rules as to permitted uses and vegetative clearing thereon) will be defined in each subdivision application.

In the case of “cluster” subdivisions designed to conform to the Plan’s “cluster” provisions, the subdivisions’ open space areas will be defined in the application to comply with the 50% shoreland open space requirement. In all other shoreland subdivision cases, where five or more lots are proposed in an envelope, at least 30% of the shorefront will be devoted to open space.

Open space surrounding and outside the bounds of an approved subdivision may be managed for timber production, may contain permanent trails, and/or may be subject to a permanent conservation easement, as the specific case may be.

See the Appendix for the sample Homeowners Association Bylaws and Declaration of Covenants.

VII. A. 6. Shoreland Conservation on Developed Lakes and Ponds

Open space on the shores of Long Pond, Brassua Lake, Indian Pond, Burnham Pond, Prong Pond, Upper Wilson Pond, and Moosehead Lake will be conserved in two ways. All stretches of undeveloped shoreland between shoreland development envelopes will be placed under permanent conservation easements, 500 feet deep, held by the Forest Society of Maine. The easements will be transferred, over time, according to a schedule described in Part IV of this Plan. The exact length of these permanently conserved shorefront areas will be determined when the subdivision applications are approved. Further, at least 30% of the shorefront in shoreland envelopes will be open space. In subdivisions defined as “cluster” subdivisions, 50% or more of the shoreland will be open space.

The “shorefront conserved” numbers listed in Table 2 below show feet, miles, and acres of permanently protected shorefront *outside of* the subdivision envelopes. The numbers do not include additional open space that is conserved *within* each subdivision. In other words, the listed numbers under-represent the total conservation achieved on any one waterbody.

Table 1: Plum Creek Ownership on Seven Developed Lakes

Lake/Pond	Total Lake Shorefront Feet	Total Lake Shorefront Miles	PC Total Shorefront (ft)	PC Total Shorefront (miles)	% of Lake in PC Ownership
Brassua Lake	335,173	63.5	229,680	43.5	69%
Burnham Pond	23,304	4.4	23,304	4.4	100%
Indian Pond	207,300	39.3	27,300	5.2	13%
Long Pond	115,759	21.9	66,359	12.6	57%
Moosehead Lake East	617,565	117.0	39,427	7.5	6%
Moosehead Lake West	495,002	93.8	63,766	12.1	13%
Prong Pond	43,528	8.2	25,001	4.7	57%
Upper Wilson Pond	44,700	8.5	43,877	8.3	98%
Totals	1,882,331	356.5	518,714	98.2	28%

Table 2: Conservation and Development on Seven Lakes

Lake/Pond	Shorefront in Envelope (ft)	Shorefront in Envelope (miles)	% of Ownership in Planning Envelope	Permanently Conserved Shorefront (ft)	Permanently Conserved Miles	Permanently Conserved Acres	% of Plum Creek Shore Conserved
Brassua Lake	50,600	9.6	22%	179,080	33.9	2,056	78%
Burnham Pond	6,000	1.1	26%	17,304	3.3	199	74%
Indian Pond	9,700	1.8	36%	17,600	3.3	202	64%
Long Pond	23,500	4.5	35%	42,859	8.1	492	65%
Moosehead Lake East	6,500	1.2	16%	32,927	6.2	378	84%
Moosehead Lake West	27,600	5.2	43%	36,166	6.8	415	57%
Prong Pond	10,100	1.9	40%	14,901	2.8	171	60%
Upper Wilson Pond	10,600	2.0	24%	33,277	6.3	382	76%
Totals	144,600	27.4	28%	374,114	70.9	4,294	72%

* Conserved land is that protected by easement. An additional 30-50% of the shorefront within the subdivision boundaries will be open space.

VII. A. 7. Summary of Standard Restrictive Covenants

All lots will be subject to deed restrictions. The following is a summary of the standard restrictions. The Appendix contains the sample language. Where special circumstances warrant, additional restrictions may apply. These additional restrictions are noted in the specific Area Descriptions that follow. Unless otherwise noted, the standard restrictions apply in every area and are *not* repeated under each Area Description in the next section.

Summary of Standard Restrictive Covenants

- Single family residential dwellings only are permitted.
- No mobile homes are allowed.
- Lots cannot be subdivided.
- No open space may be subdivided.
- Homeowner Association membership is required (if four or more lots share common facilities).
- Building materials and color restrictions apply.
- Building height is restricted to 35 feet.
- LURC's current clearing standards apply.
- Exterior lighting that could be visible from the lake side of structure is not permitted; other exterior lights must be limited to avoid glare.
- Generator noise is restricted to National Park Service limits.
- Shared driveways are encouraged when practical.
- No permanent docks are allowed.
- No trailered ramps (on the shore) are allowed.
- No storage of unusable equipment or machines is permitted.
- No commercial uses or business uses are permitted.
- No signs or advertisements (other than temporary "for sale" signs) are permitted.
- Limited rights-of-way across Plum Creek private roads will be granted.
- Shoreline, side yard, and front yard setbacks, as applicable, will be set.
- Property lines shall not be fenced.
- Wells and septic must be in compliance with Maine Plumbing Codes.
- Common shorefront shall be kept as open space.

VII. A. 8. Access Roads

Most subdivisions will be served by:

- a) Private access roads within the subdivision;
- b) Private access/woods haul roads (from the public road to the subdivision boundary);
and
- c) Public roads (State and/or county roads).

VII. A. 8. (a) Private Subdivision Roads

Description: These are primarily new roads built to serve residential lots within the subdivisions. They will be mapped on each subdivision application. A few subdivision roads are existing land management roads that will be improved. They will be owned and maintained by the homeowner association served by the road. For details see the Sample Homeowner Association Covenants in the Appendix. Table 3 provides estimates of the length of road needed per subdivision. Where an existing road is to be used, the table records zero miles of new road. Actual road length will be determined upon submission of each subdivision plan application to LURC.

Table 3: Road Data

Area	Location	Township	Detail Map #	Shorelots	Backlots	New Roads (Ft.)	New Roads (miles)
Greenville/Rockwood Corridor							
Brassua Lake	West Shore A	Brassua	6	9	0	1,875	0.4
Brassua Lake	West Shore B	Brassua	6	15	0	4,500	0.9
Brassua Lake	West Shore C	Brassua	6	10	0	200	0.0
Brassua Lake	West Shore D	Rockwood Strip West	6	27	0	5,750	1.1
Brassua Lake	West Shore E	Rockwood Strip West	6	8	0	0	0.0
Total Brassua Lake West Shore				69	0	12,325	2.3
Brassua Lake	South Peninsula A	Sandwich Academy	6	10	0	1500	0.3
Brassua Lake	South Peninsula B	Rockwood Strip West	6	16	0	0	0.0
Brassua Lake	South Peninsula C	Rockwood Strip East	6	24	0	1,250	0.2
Brassua Lake	South Peninsula D	Taunton & Raynham	6	36	0	4,200	0.8
Brassua Lake	South Peninsula E	Taunton & Raynham	6	6	0	3,000	0.6
Brassua Lake	South Peninsula Highlands	Taunton & Raynham	6	0	40	3,000	0.6
Brassua Lake	Southeast Shore	Taunton & Raynham	6	3	0	0	0.0
Brassua Lake	Southeast Highlands	Taunton & Raynham	6	0	10	3,500	0.7
Total Brassua Lake Southeast				95	50	16,450	3.1
Total Brassua Lake				164	50	28,775	5.4
Moosehead Lake	Big W North	Big W	5	15	0	3,750	0.7
Moosehead Lake	Big W South	Big W	5	20	0	4,750	0.9
Moosehead Lake	West Outlet Shoreland	Taunton & Raynham	6	4	0	1,875	0.4
Moosehead Lake	Sandbar Tract	Sandbar Tract	6	2	0	0	0.0
Moosehead Lake	Sapling Shorefront	Sapling	7	14	0	3,000	0.6
Moosehead Lake	Deep Cove Shore	Big Moose	7	33	0	6,000	1.1
Moosehead Lake	Deep Cove Highlands	Big Moose	7	0	35	1,250	0.2
Moosehead Lake	Moose Bay Village	Big Moose	11	8	60	10,250	1.9
Total West Moosehead Lake				96	95	30,875	5.8
Corridor Backlots	Rockwood Village West A	Taunton & Raynham	6	0	10	2,000	0.4
Corridor Backlots	Rockwood Village West B	Taunton & Raynham	6	0	15	3,375	0.6
Corridor Backlots	Rockwood/Kineo View	Rockwood Strip East	6	0	35	7,500	1.4
Corridor Backlots	West Outlet Highlands A	Taunton & Raynham	6	0	25	6,500	1.2
Corridor Backlots	West Outlet Highlands B	Taunton & Raynham	6	0	5	2,500	0.5
Corridor Backlots	West Outlet Highlands C	Taunton & Raynham	6	0	5	1,875	0.4
Corridor Backlots	East Outlet Highlands A	Big Moose	7	0	25	7,000	1.3
Corridor Backlots	East Outlet Highlands B	Big Moose	7	0	5	2,500	0.5
Total Corridor Backlots				0	125	33,250	6.3
Burnham Pond	North Shore	Big Moose	7	10	0	2,500	0.5
Burnham Pond	Burnham Pond North Highland	Big Moose	7	0	5	1,250	0.2
Burnham Pond	South Shore	Big Moose	7	11	0	0	0.0
Total Burnham Pond				21	5	3,750	0.7
Indian Pond	Northeast Shore	Indian Pond	7	21	0	7,500	1.4
Indian Pond	Highlands	Indian Pond	7	0	10	0	0.0
Indian Pond	Southeast Shore	Indian Pond	7	13	0	2,500	0.5
Total Indian Pond				34	10	10,000	1.9
Corridor Total				315	285	106,650	20.2

Area	Location	Township	Detail Map #	Shorelots	Back-lots	New Roads (Ft.)	New Roads (miles)
Greenville/Lily Bay Corridor							
Moosehead Lake	Stevens Point	Lily Bay	9	6	0	2,100	0.4
Moosehead Lake	Carleton Point	Lily Bay	10	10	0	2,500	0.5
Total East Moosehead Lake				16	0	4,600	0.9
Lily Bay Township	Lily Bay Heights A	Lily Bay	10	0	128	25,600	4.8
Lily Bay Township	Lily Bay Heights B	Lily Bay	10	0	20	6,000	1.1
Total Lily Bay Township				0	148	31,600	6.0
Beaver Cove	Beaver Cove A	Beaver Cove	10	0	24	5,000	0.9
Beaver Cove	Beaver Cove B	Beaver Cove	10	0	7	1,250	0.2
Total Beaver Cove				0	31	6,250	1.2
Prong Pond	West Shore	Beaver Cove	10	12	0	5,000	0.9
Prong Pond	South Shore	Beaver Cove	10	6	0	1,250	0.2
Prong Pond	Northeast Shore	Beaver Cove	10	17	0	4,250	0.8
Prong Pond	Northeast Highlands	Beaver Cove	10	0	16	600	0.1
Total Prong Pond				35	16	11,100	2.1
Upper Wilson Pond	West Shore Highlands	Bowdoin West	11	0	15	2,500	0.5
Upper Wilson Pond	West Shore	Bowdoin West	11	8	0	1,000	0.2
Upper Wilson Pond	Southwest Peninsula	Bowdoin West	11	10	0	2,000	0.4
Upper Wilson Pond	East Shore A	Bowdoin West	11	3	0	1,050	0.2
Upper Wilson Pond	East Shore B	Bowdoin West	11	6	0	0	0.0
Upper Wilson Pond	East Shore Narrows	Bowdoin West	11	2	0	0	0.0
Upper Wilson Pond	South Cove	Bowdoin West	11	6	0	1,250	0.2
Total Upper Wilson Pond				35	15	7,800	1.5
Corridor Total				86	179	55,100	11.6
Jackman/Long Pond Corridor							
Long Pond	Northwest Shore	Long Pond	3	21	0	5,250	1.0
Long Pond	North Central Shore	Long Pond	3	24	0	5,750	1.1
Long Pond	Northeast Shore	Long Pond	3	29	0	8,000	1.5
Long Pond	South Shore	Long Pond	3	5	0	1,750	0.3
Corridor Total				79	0	20,750	3.9
Totals				480	464	182,500	35.7

Road Specifications: The private access roads are to be treated as “Level C” roads as defined in the Plan. Where such roads serve 15 or more lots, the minimum impervious gravel road surface width will be 18 feet (unless it is a one-way loop, in which case the width may be a minimum of 14 feet). Where there are fewer than 15 lots served, the minimum width is to be 14 feet for a two-way road or 8 feet for a one-way road. Actual road dimensions will be determined when the subdivision application is prepared. On one-way segments, turnouts every ±500 feet are required.

Roads will be designed and laid out to protect scenic vistas; ditching, cutting, and filling will be minimized; and wetlands will be avoided where possible. All LURC’s current standards for “Roads and Water Crossings” will be followed. Altogether, an estimated 36 miles of new residential roads may be built, over a 10- to 20-year period in the 14 townships where development is proposed (this excludes internal resort roads).

VII. A. 8. (b) Private Woods Roads

Description: These comprise existing (and in a very few cases, new) land management roads used by Plum Creek to haul wood. They will also become, where applicable, access roads to private subdivisions. In these cases, Plum Creek will grant each lot owner right-of-access to the lot. These access roads may lead directly to a particular subdivision or they may traverse past it, with a connection to the private, internal subdivision road(s).

Specifications: The haul roads that also act as subdivision access roads will be built to industry and Maine Forest Service “Best Management Practices” (BMP) standards.

VII. A. 8. (c) Public Roads

Description: Several state, county, and local (Greenville) roads provide access to one or more development sites, either directly onto a private subdivision road or, much more frequently, onto a private Plum Creek woods road. The particular public roads are:

State: Route 6/15 and the Lily Bay Road;

County: The southern part of the Pittston Farm (Twenty Mile) Road; and

Greenville: The Scammon Ridge Road.

Responsibility for the maintenance of these roads rests with these three public entities.

VII. B. Proposed Development Detail Maps

Given the size of the Plan Area and the diverse locations and types of development proposed, the following sections describe each general development area and the associated residential envelopes. The proposed subdivision and resort areas are also shown on the Detail Maps. The proposed residential areas are identified and described in the text, and are labeled on the maps on the following pages and in the Plan Development Table on page VII-10.

Subdivision design will be dictated, in part, by site opportunities and constraints. Design solutions will also draw on the illustrative design concepts shown in Part IV.

The Index Map that follows shows the Plan Area and the relative location of each Detail Map. The Detail Maps, numbered 1 through 14, are used and referenced throughout the following pages. These maps depict those general geographic areas where development is proposed, show where the subdivision and resort envelopes are located, and indicate all proposed conservation on large tracts, on ponds and lakes, and on trails.

The Land Use Guidance Maps, in Part VII, show all the proposed development envelopes in relation to the Plan Protection subdistricts and LURC’s existing zoning. The maps cover the same areas and are at the same scale as the Detail Maps. The area descriptions that follow expand upon the statistical information provided in the Plan Development Table. They:

- provide specific information about **each lake or pond** on which development is proposed, including existing development;
- provide **general statistical information** about proposed development and conservation in the subject area;

- describe **existing development** within the vicinity of the proposed envelope;
- describe the general **location and type of development**;
- describe **special restrictive covenants** applicable to the subject area (only special restrictive covenants are noted; the standard covenants are not repeated for each area description, but are assumed);
- explain how public **utilities** (specifically, electric power) will be dealt with; and
- describe existing and proposed **access**.

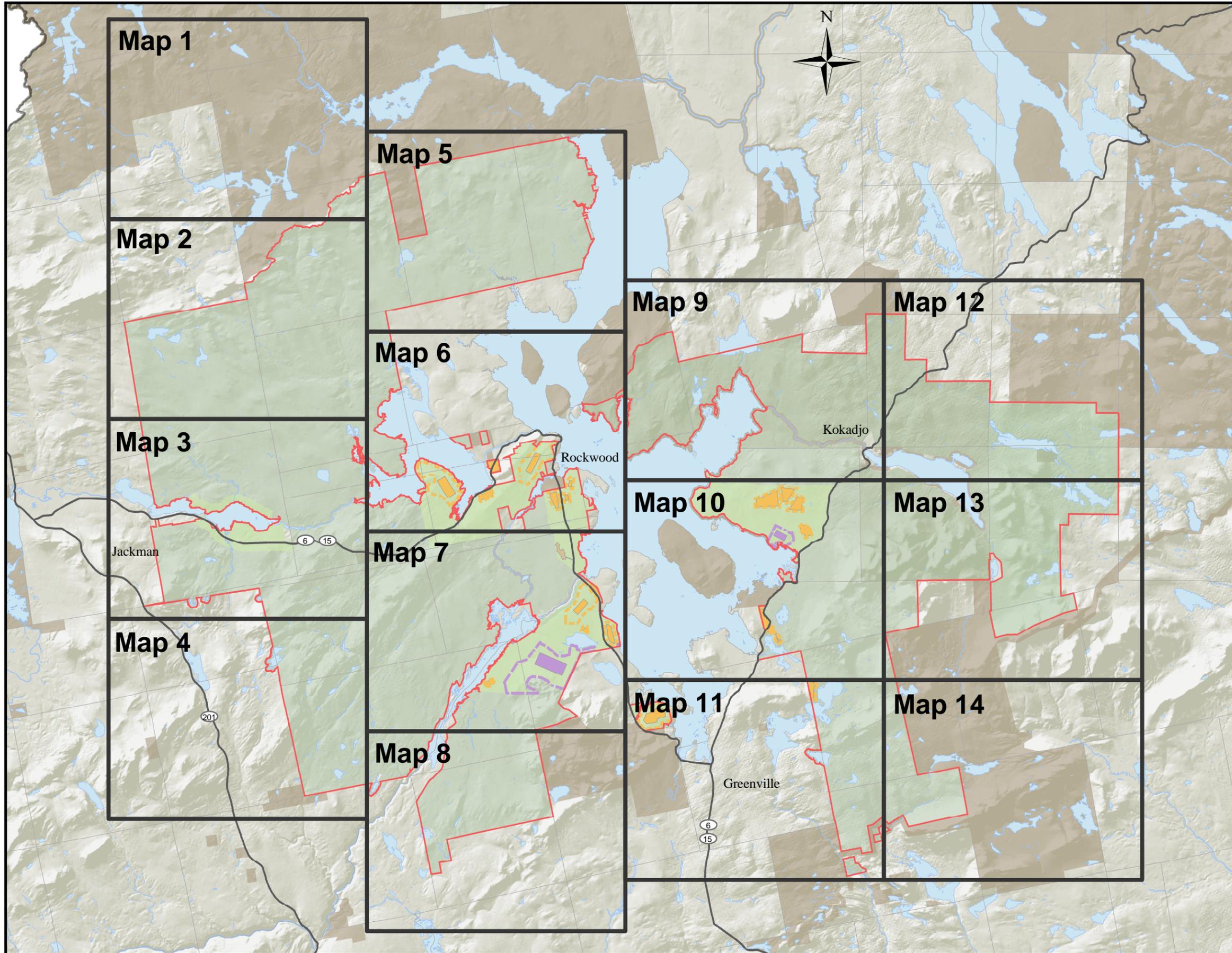
VII. C. Summary Table of Proposed Residential Development

The table that follows summarizes key statistical information about the proposed residential components of the Plan. Table 4: Plan Development provides information about the total number of lots proposed on each waterbody and on backland, along with information on the shorefront envelopes and acreage associated with each group of lots. Maps in this section show the location of various subdivisions on the shore or in back areas. Each development area is named in the table and on the maps, for reference. The development areas are grouped by corridor.

Table 4: Plan Development

Area	Location	Township	Detail Map Number	Shorelots	Total Shorefront Lot Acres	Shorefront Envelope Acres	Backlots	Total Backlot Acres	Backland Envelope Acres	Total Lots	Total Lot Acres	Total Envelope Acres	Shorefront Feet In Envelope
Greenville/Rockwood Corridor													
Brassua Lake	West Shore A	Brassua	6	9	27	57	0	0	0	9	27	57	2,500
	West Shore B	Brassua	6	15	45	96	0	0	0	15	45	96	4,200
	West Shore C	Brassua	6	10	30	115	0	0	0	10	30	115	5,000
	West Shore D	Rockwood Strip West	6	27	81	195	0	0	0	27	81	195	8,500
	West Shore E	Rockwood Strip West	6	8	24	69	0	0	0	8	24	69	3,000
	Subtotal West Shore			69	207	533	0	0	0	69	207	533	23,200
	South Peninsula A	Sandwich Academy	6	10	30	46	0	0	0	10	30	46	4,000
	South Peninsula B	Rockwood Strip West	6	16	48	51	0	0	0	16	48	51	4,400
	South Peninsula C	Rockwood Strip East	6	24	72	75	0	0	0	24	72	75	6,500
	South Peninsula D	Taunton & Raynham	6	36	108	115	0	0	0	36	108	115	10,000
	South Peninsula E	Taunton & Raynham	6	6	17	17	0	0	0	6	17	17	1,500
	South Peninsula Highlands	Taunton & Raynham	6	0	0	0	40	200	1,233	40	200	1,233	0
	Southeast Shore	Taunton & Raynham	6	3	9	11	0	0	0	3	9	11	1,000
	Southeast Highlands	Taunton & Raynham	6	0	0	0	10	50	158	10	50	158	0
	Subtotal South/Southeast			95	284	315	50	250	1,391	145	534	1,706	27,400
Total Brassua Lake			164	491	847	50	250	1,391	214	741	2,238	50,600	
West Shore, Moosehead Lake (lots near or on the lake)	Big W North	Big W	5	15	45	96	0	0	0	15	45	96	4,200
	Big W South	Big W	5	20	60	149	0	0	0	20	60	149	6,500
	West Outlet Shoreland	Taunton & Raynham	6	4	12	16	0	0	0	4	12	16	1,400
	Sandbar Tract	Sandbar Tract	6	2	5	5	0	0	0	2	5	5	400
	Sapling Shorefront	Sapling	7	14	42	92	0	0	0	14	42	92	4,000
	Deep Cove Shore	Big Moose	7	33	99	100	0	0	0	33	99	100	8,700
	Deep Cove Highlands	Big Moose	7	0	0	0	35	175	250	35	175	250	0
	Moose Bay Village	Big Moose	11	8	24	28	60	300	680	68	324	708	2,400
	Total Moosehead Lake West			96	287	486	95	475	930	191	762	1,416	27,600
Corridor Backlots	Rockwood Village West A	Taunton & Raynham	6	0	0	0	10	50	75	10	50	75	0
	Rockwood Village West B	Taunton & Raynham	6	0	0	0	15	75	100	15	75	100	0
	Rockwood/Kineo View	Rockwood Strip East	6	0	0	0	35	175	500	35	175	500	0
	West Outlet Highlands A	Taunton & Raynham	6	0	0	0	25	125	250	25	125	250	0
	West Outlet Highlands B	Taunton & Raynham	6	0	0	0	5	25	80	5	25	80	0
	West Outlet Highlands C	Taunton & Raynham	6	0	0	0	5	25	60	5	25	60	0
	East Outlet Highlands A	Big Moose	7	0	0	0	25	125	820	25	125	820	0
	East Outlet Highlands B	Big Moose	7	0	0	0	5	25	70	5	25	70	0
	Total Corridor Backlots			0	0	0	125	625	1,955	125	625	1,955	0
Burnham Pond	North Shore	Big Moose	7	10	29	29	0	0	0	10	29	29	2,500
	Burnham Pond North Highlands	Big Moose	7	0	0	0	5	25	48	5	25	48	0
	South Shore	Big Moose	7	11	33	40	0	0	0	11	33	40	3,500
	Total Burnham Pond			21	62	69	5	25	48	26	87	117	6,000
Indian Pond	Northeast Shore	Indian Stream	7	21	63	71	0	0	0	21	63	71	6,200
	Highlands	Indian Stream	7	0	0	0	10	50	76	10	50	76	0
	Southeast Shore	Indian Stream	7	13	39	40	0	0	0	13	39	40	3,500
	Total Indian Pond			34	102	111	10	50	76	44	152	187	9,700
Total Greenville/Rockwood Corridor				315	942	1,513	285	1,425	4,400	600	2,367	5,913	93,900

Area	Location	Township	Detail Map Number	Shorelots	Total Shorefront Lot Acres	Shorefront Envelope Acres	Backlots	Total Backlot Acres	Backland Envelope Acres	Total Lots	Total Lot Acres	Total Envelope Acres	Shorefront Feet In Envelope
Greenville/Lily Bay Corridor													
East Shore, Moosehead Lake	Stevens Point	Lily Bay	9	6	18	40	0	0	0	6	18	40	3,500
	Carleton Point	Lily Bay	10	10	30	34	0	0	0	10	30	34	3,000
	Total Moosehead Lake East			16	48	75	0	0	0	16	48	75	6,500
Lily Bay Township	Lily Bay Heights A	Lily Bay	10	0	0	0	64	320	330	64	320	330	0
	Lily Bay Heights B	Lily Bay	10	0	0	0	32	160	165	32	160	165	0
	Lily Bay Heights C	Lily Bay	10	0	0	0	32	160	165	32	160	165	0
	Lily Bay Heights D	Lily Bay	10	0	0	0	20	100	100	20	100	100	0
	Total Lily Bay Township			0	0	0	148	740	760	148	740	760	0
Beaver Cove	Beaver Cove A	Beaver Cove	10	0	0	0	24	120	120	24	120	120	0
	Beaver Cove B	Beaver Cove	10	0	0	0	7	35	48	7	35	48	0
	Total Beaver Cove			0	0	0	31	155	168	31	155	168	0
Prong Pond	West Shore	Beaver Cove	10	12	36	37	0	0	0	12	36	37	3,200
	South Shore	Beaver Cove	10	6	18	23	0	0	0	6	18	23	2,000
	Northeast Shore	Beaver Cove	10	17	51	56	0	0	0	17	51	56	4,900
	Northeast Highlands	Beaver Cove	10	0	0	0	16	80	80	16	80	80	0
	Total Prong Pond			35	105	116	16	80	80	51	185	196	10,100
Upper Wilson Pond	West Shore Highlands	Bowdoin West	11	0	0	0	15	75	126	15	75	126	0
	West Shore	Bowdoin West	11	8	24	29	0	0	0	8	24	29	2,500
	Southwest Peninsula	Bowdoin West	11	10	28	28	0	0	0	10	28	28	2,400
	East Shore A	Bowdoin West	11	3	9	14	0	0	0	3	9	14	1,200
	East Shore B	Bowdoin West	11	6	14	14	0	0	0	6	14	14	1,200
	East Shore Narrows	Bowdoin West	11	2	6	15	0	0	0	2	6	15	1,300
	South Cove	Bowdoin West	11	6	18	23	0	0	0	6	18	23	2,000
	Total Upper Wilson Pond			35	98	122	15	75	126	50	173	248	10,600
Total Greenville/Lily Bay Corridor				86	251	312	210	1,050	1,134	296	1,301	1,446	27,200
Jackman/Long Pond Corridor													
Long Pond	Northwest Shore	Long Pond	3	21	63	133	0	0	0	21	63	133	5,800
	North Central Shore	Long Pond	3	24	72	149	0	0	0	24	72	149	6,500
	Northeast Shore	Long Pond	3	29	87	230	0	0	0	29	87	230	10,000
	South Shore	Long Pond	3	5	14	14	0	0	0	5	14	14	1,200
	Total Long Pond			79	236	526	0	0	0	79	236	526	23,500
Total Jackman/Rockwood Corridor				79	236	526	0	0	0	79	236	526	23,500
TOTAL RESIDENTIAL LOTS				480	1,429	2,351	495	2,475	5,534	975	3,904	7,885	144,600



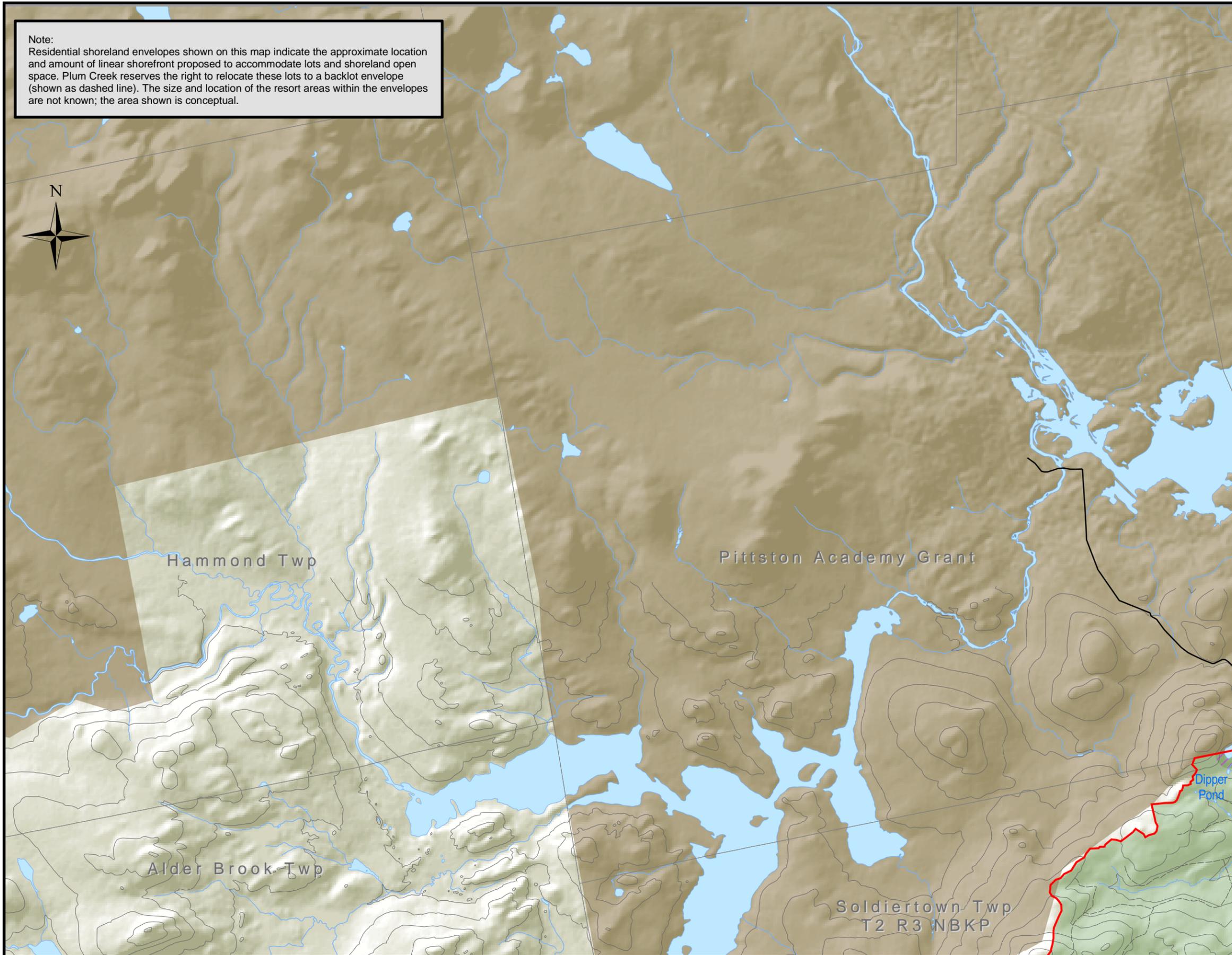
Detail Map Index

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
-  Plum Creek Ownership Subject to Concept Plan
 -  Private, State, Federal Land in Conservation
 -  Proposed residential area / envelope
 -  Existing Commercial / Industrial Zone
 -  Proposed resort area / envelope
 -  Moosehead - Roach River Conservation Easement (to balance development)
 -  Roach Ponds Acquisition
 -  Moosehead Legacy Conservation Easement
 -  30-Year No Development Buffer



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.



Detail Map 1

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

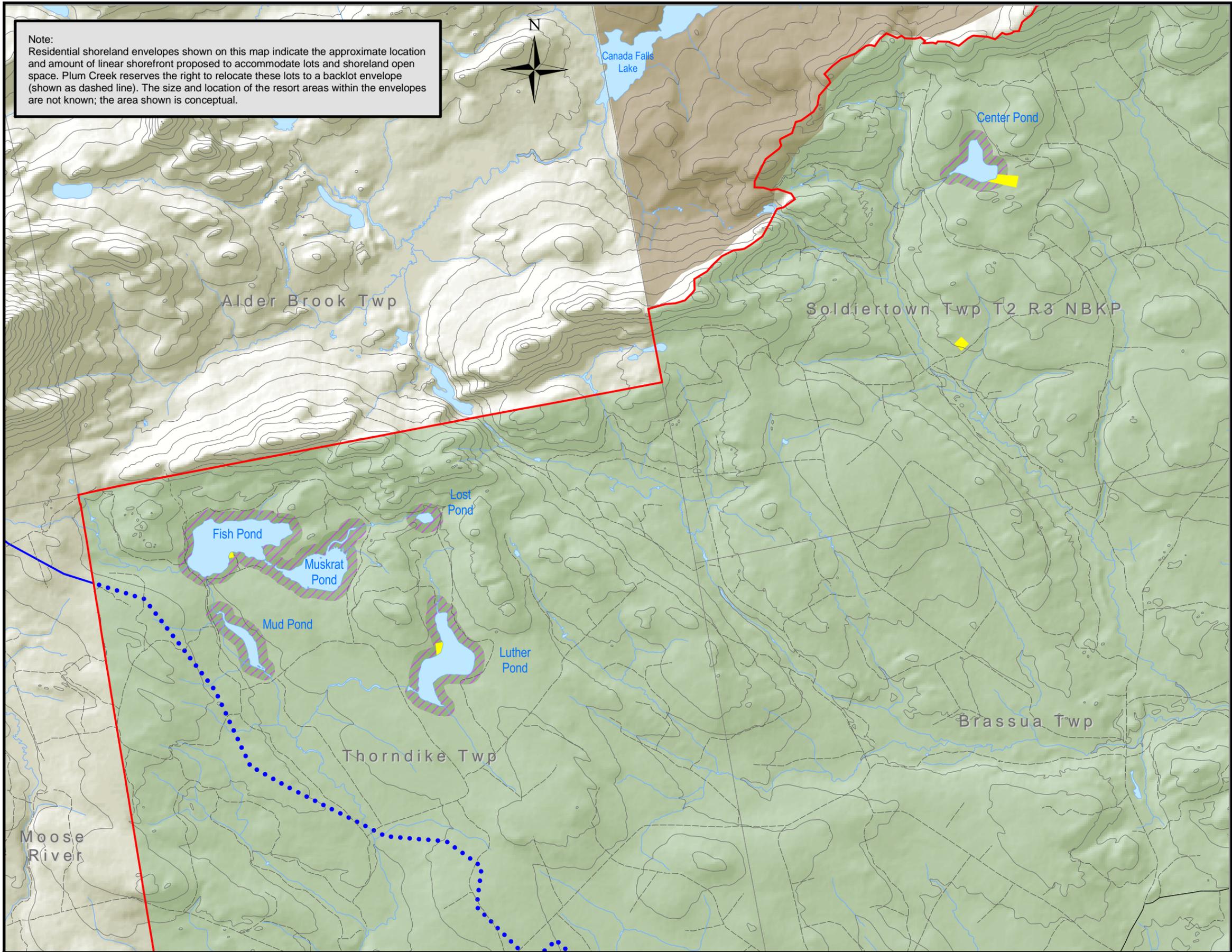
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500 Ac
100 Ac
10 Ac

0 0.5 1 Miles

April 2006

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Detail Map 2

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

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500 Ac
100 Ac
10 Ac

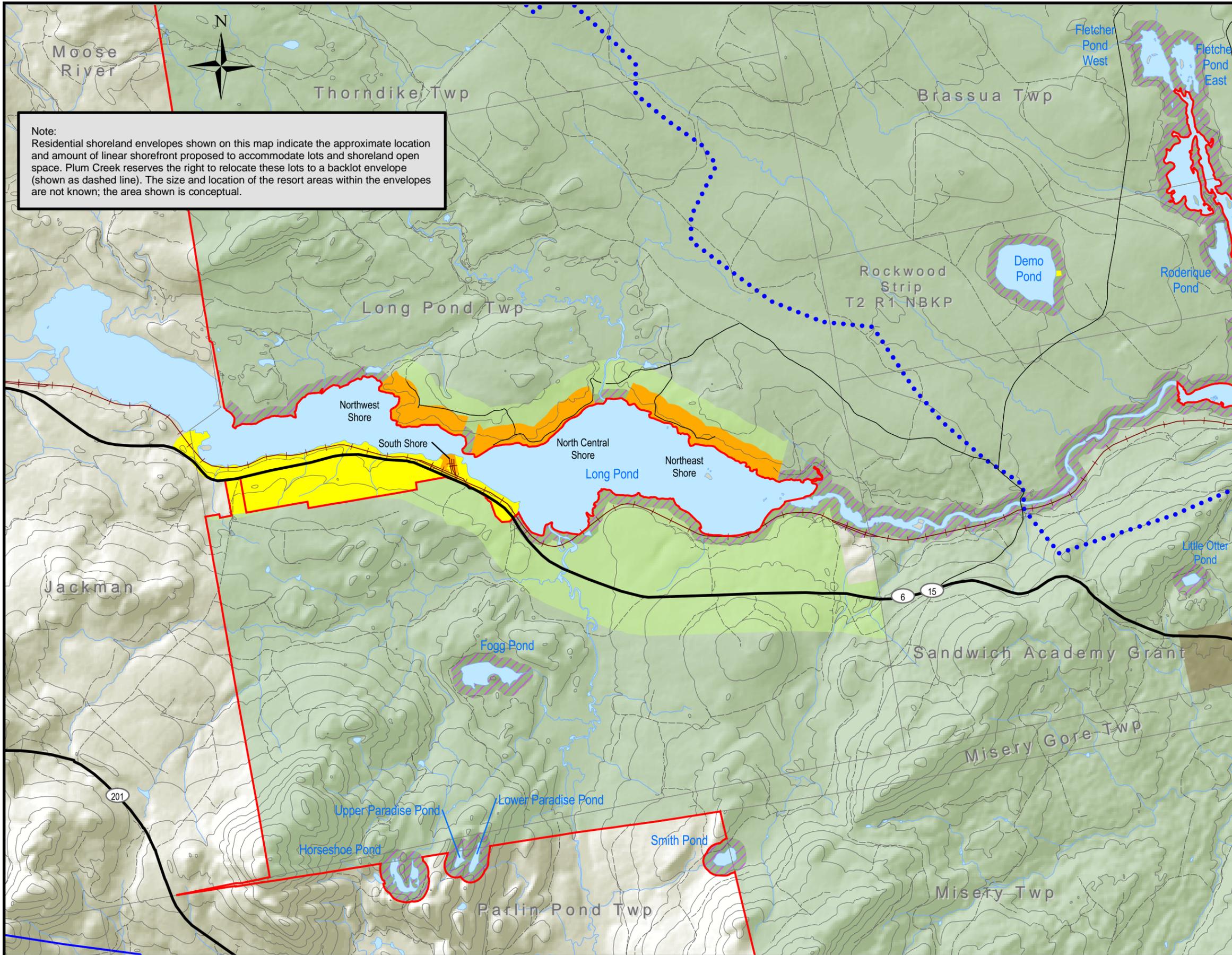
0 0.5 1 Miles

April 2006

Detail Map 3

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

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500 Ac

100 Ac

10 Ac

0 0.5 1 Miles

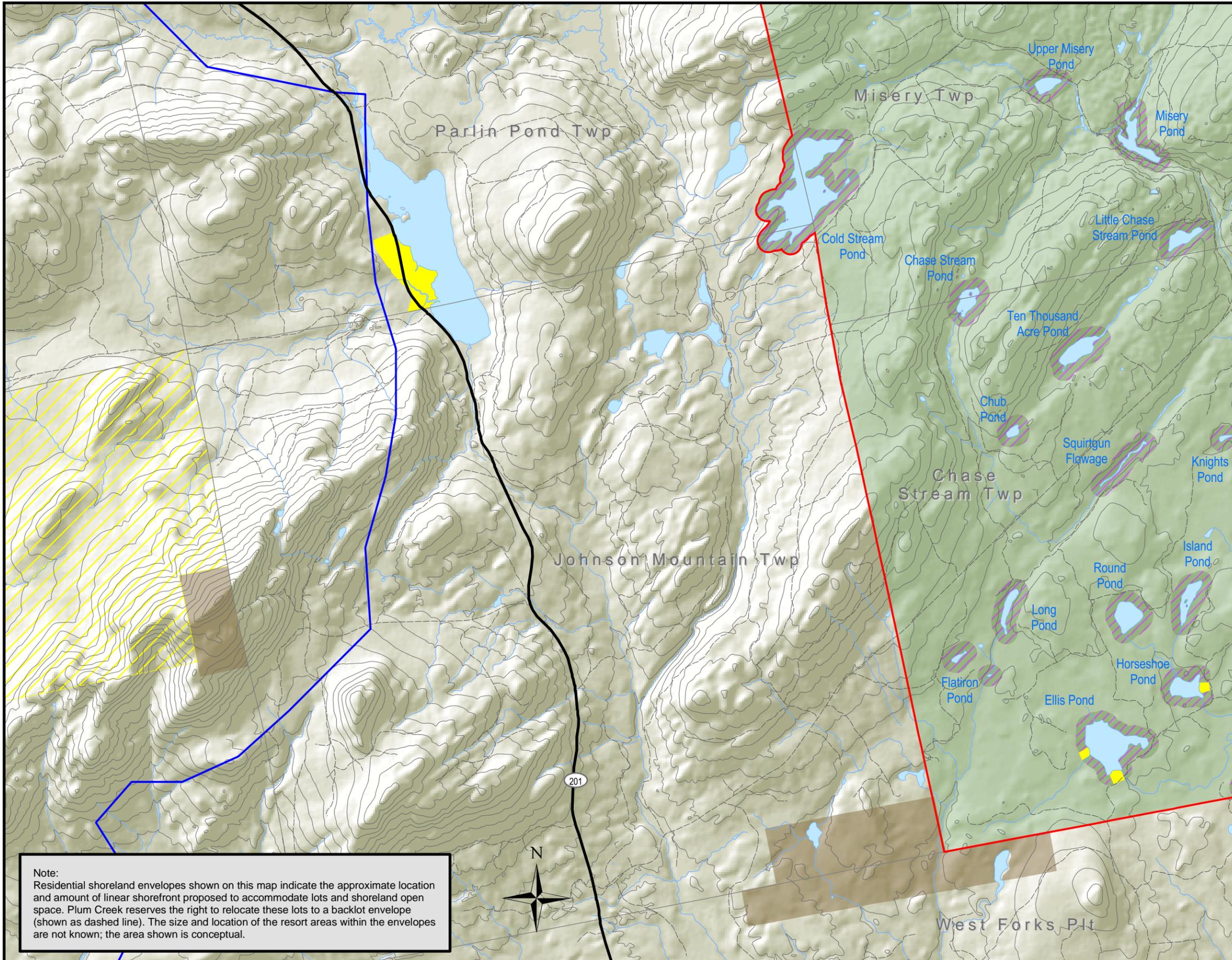
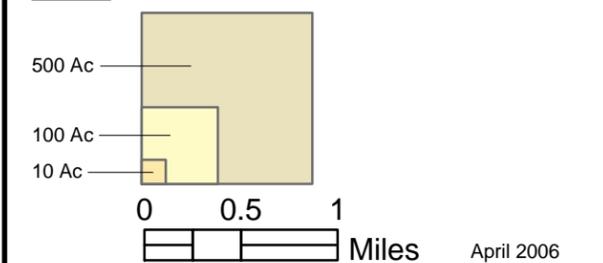
April 2006

Detail Map 4

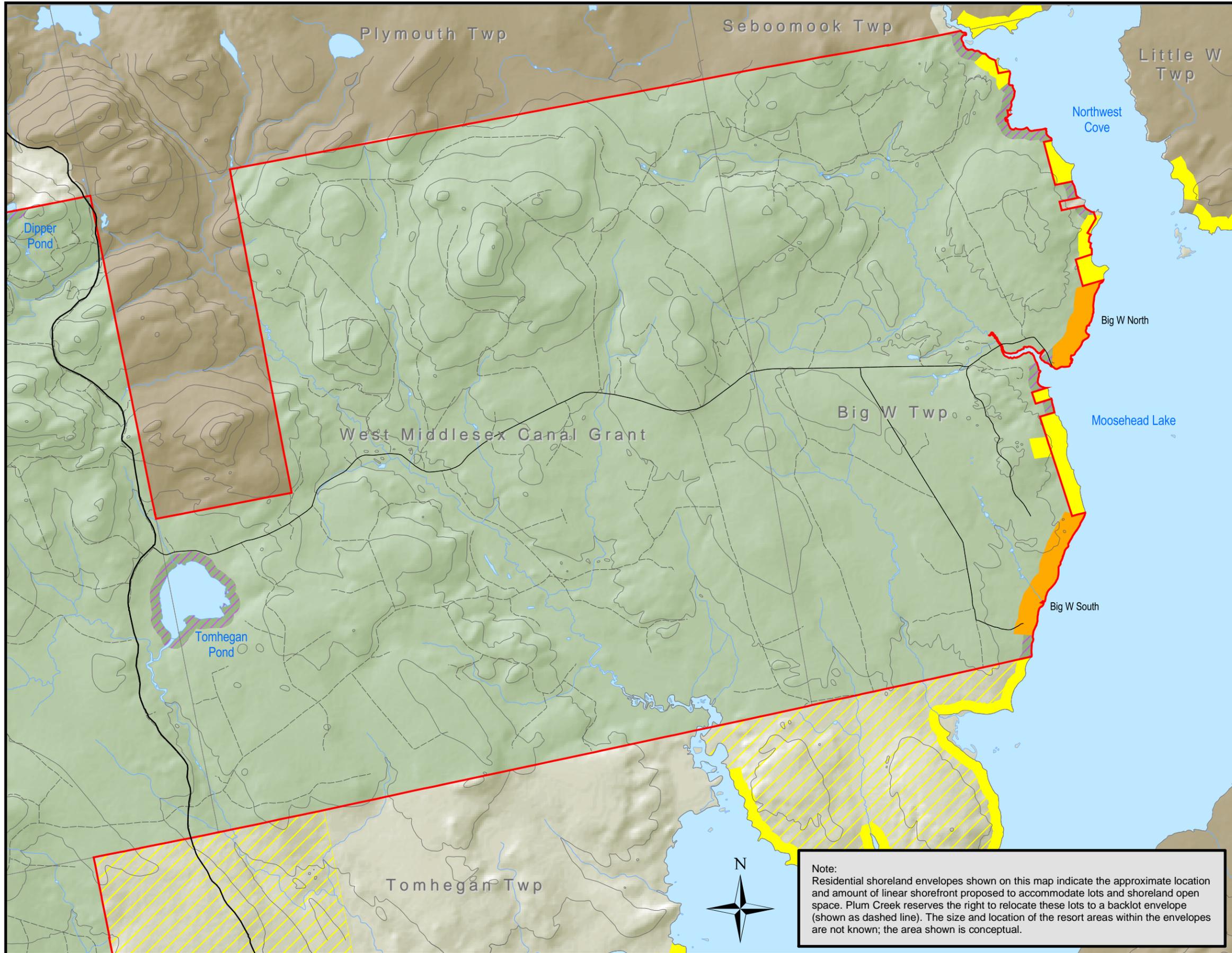
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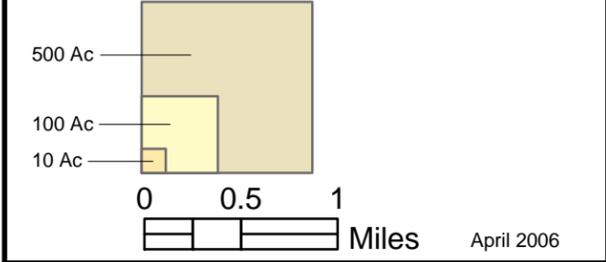


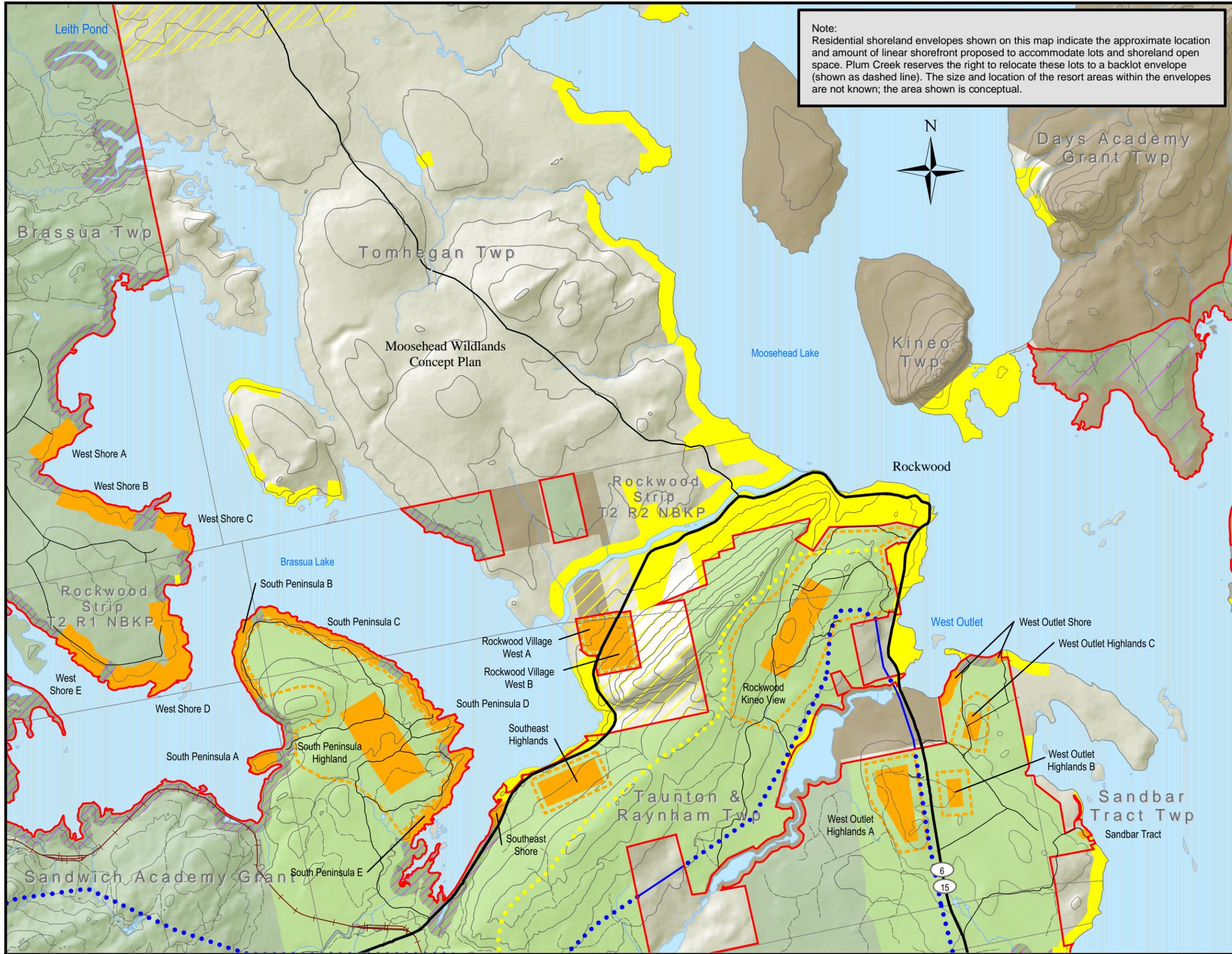
Detail Map 5

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Detail Map 6

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- Moosehead Legacy Conservation Easement
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500 Ac ———

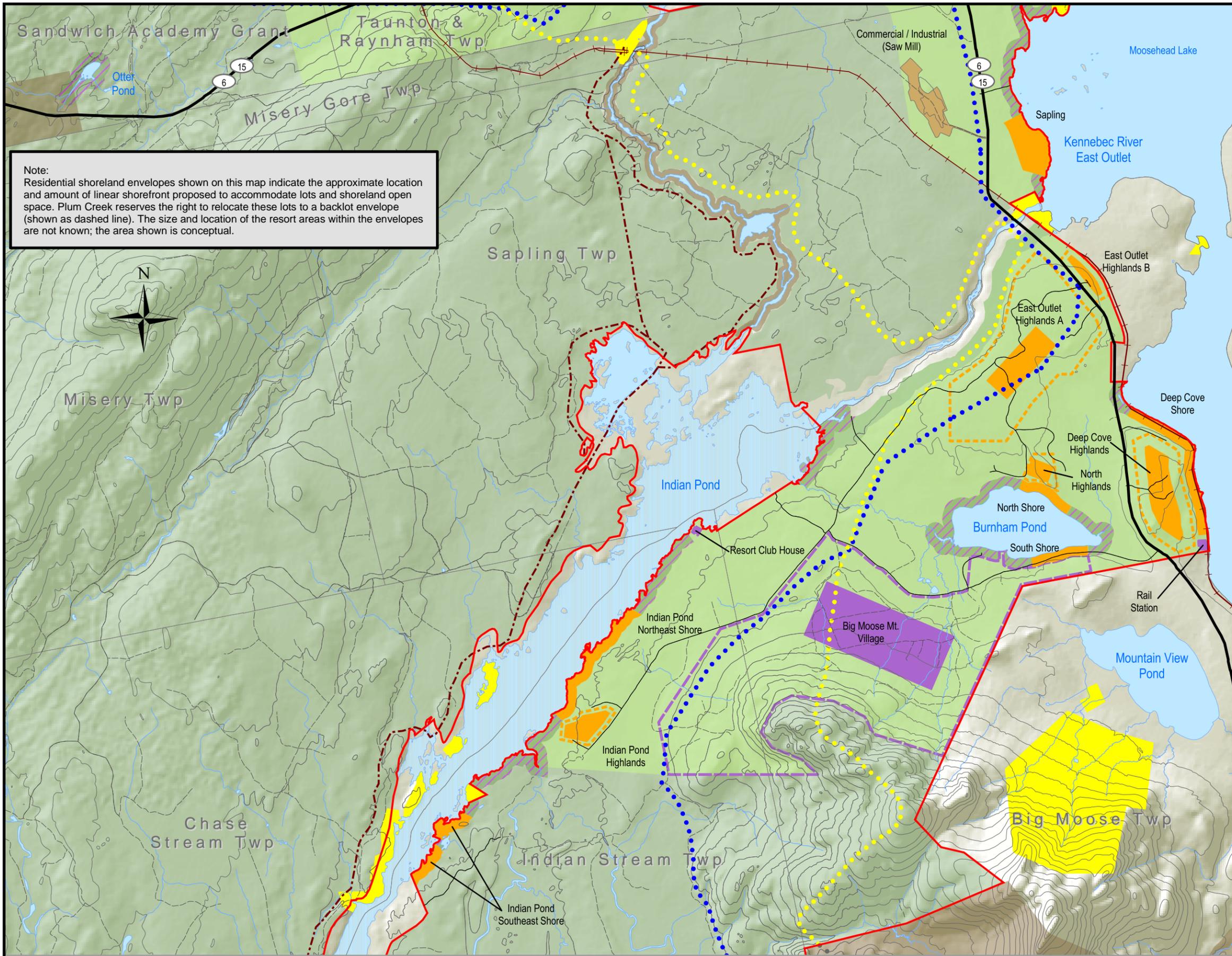
100 Ac ———

10 Ac ———

0 0.5 1

————— Miles

April 2006



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Detail Map 7

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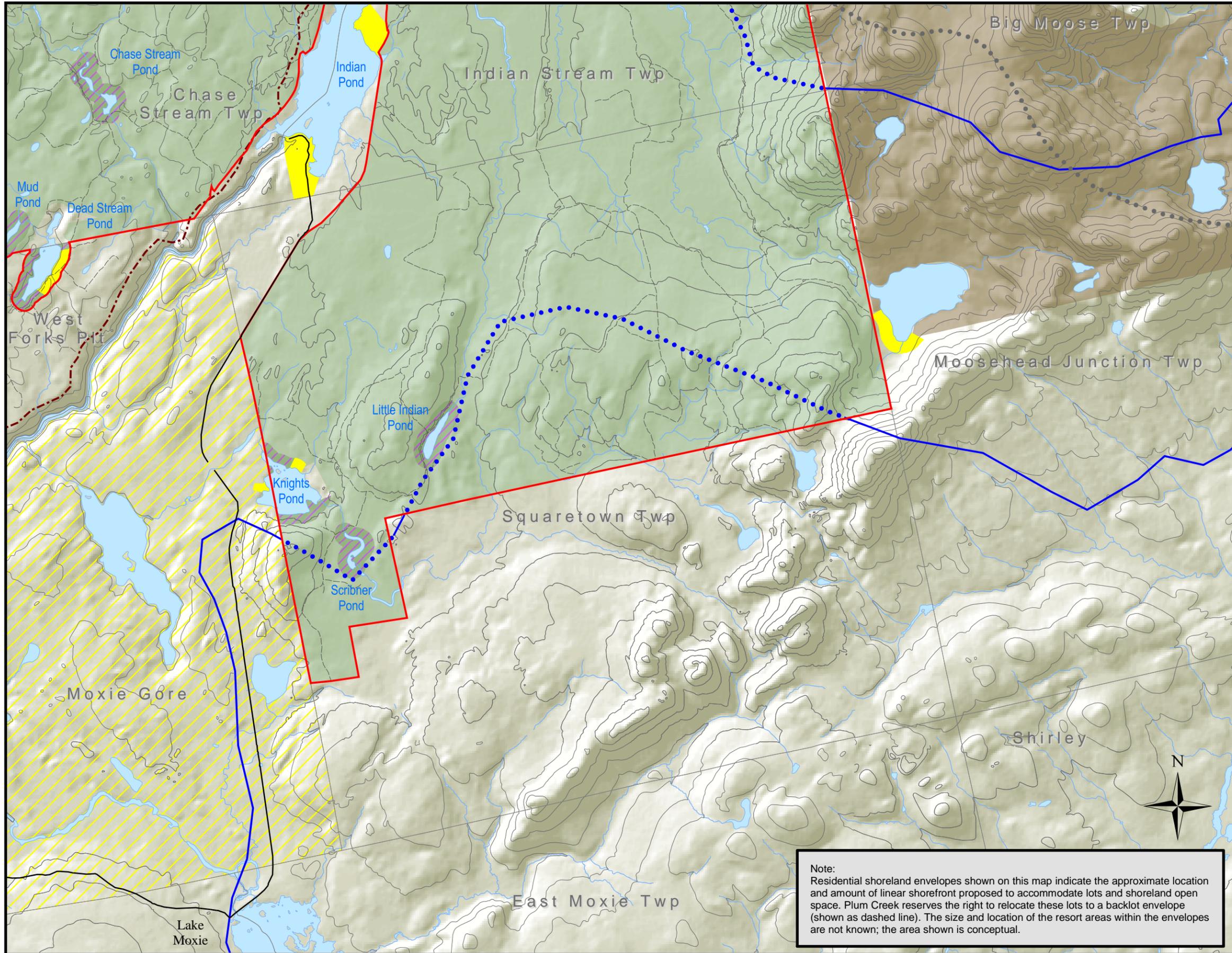
500 Ac

100 Ac

10 Ac

0 0.5 1 Miles

April 2006

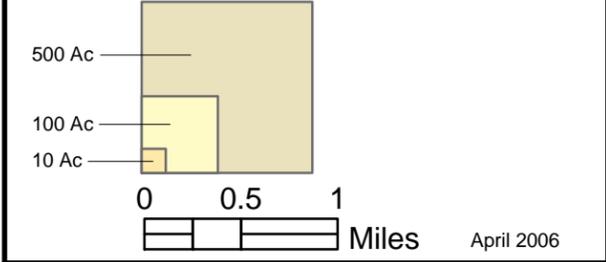


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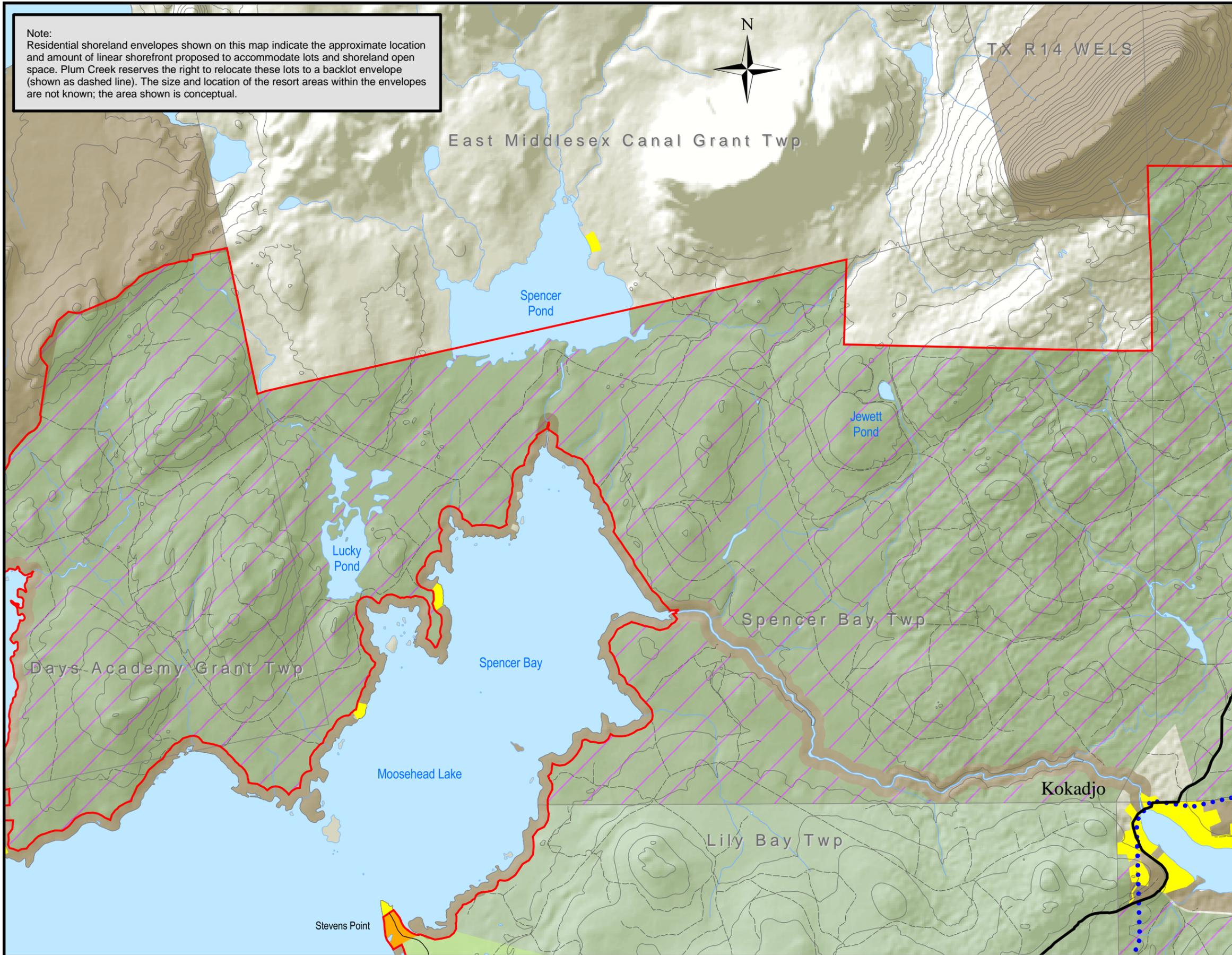
Detail Map 8

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

- Legend**
- Plum Creek Ownership Subject to Concept Plan
 - Private, State, Federal Land in Conservation
 - Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
 - Major Road (Public)
 - Minor Road (Public or Private)
 - Forest Management and Subdivision Access Road
 - Railroad
 - Appalachian Trail
 - ITS Snowmobile Trail within Plan Area
 - ITS Snowmobile Trail not within Plan Area
 - Proposed Peak-to-Peak Hiking / Bike Trail
 - Proposed Hiking / Bike Trail outside Plan Area
 - Moosehead to Mahoosucs Trail (Cross-Country Ski / Hiking / Bike Trail)
 - Existing Development or LURC Development Subdistrict
 - Existing 40 Acre subdivision
 - Proposed residential area / envelope
 - Existing Commercial / Industrial Zone
 - Proposed resort area / envelope
 - Moosehead - Roach River Conservation Easement (to balance development)
 - Roach Ponds Acquisition
 - Moosehead Legacy Conservation Easement
 - 30-Year No Development Buffer



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.



Detail Map 9

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Ownership Subject to Concept Plan
- Private, State, Federal Land in Conservation
- Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
- Major Road (Public)
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- Proposed Peak-to-Peak Hiking / Bike Trail
- Proposed Hiking / Bike Trail outside Plan Area
- - - Moosehead to Mahoosucs Trail (Cross-Country Ski / Hiking / Bike Trail)
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Proposed residential area / envelope
- Existing Commercial / Industrial Zone
- Proposed resort area / envelope
- Moosehead - Roach River Conservation Easement (to balance development)
- Roach Ponds Acquisition
- Moosehead Legacy Conservation Easement
- 30-Year No Development Buffer

500 Ac —

100 Ac —

10 Ac —

0 0.5 1

Miles

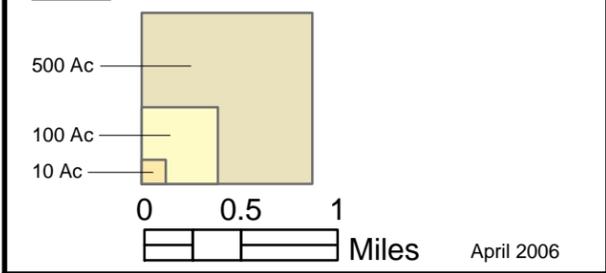
April 2006

Detail Map 10

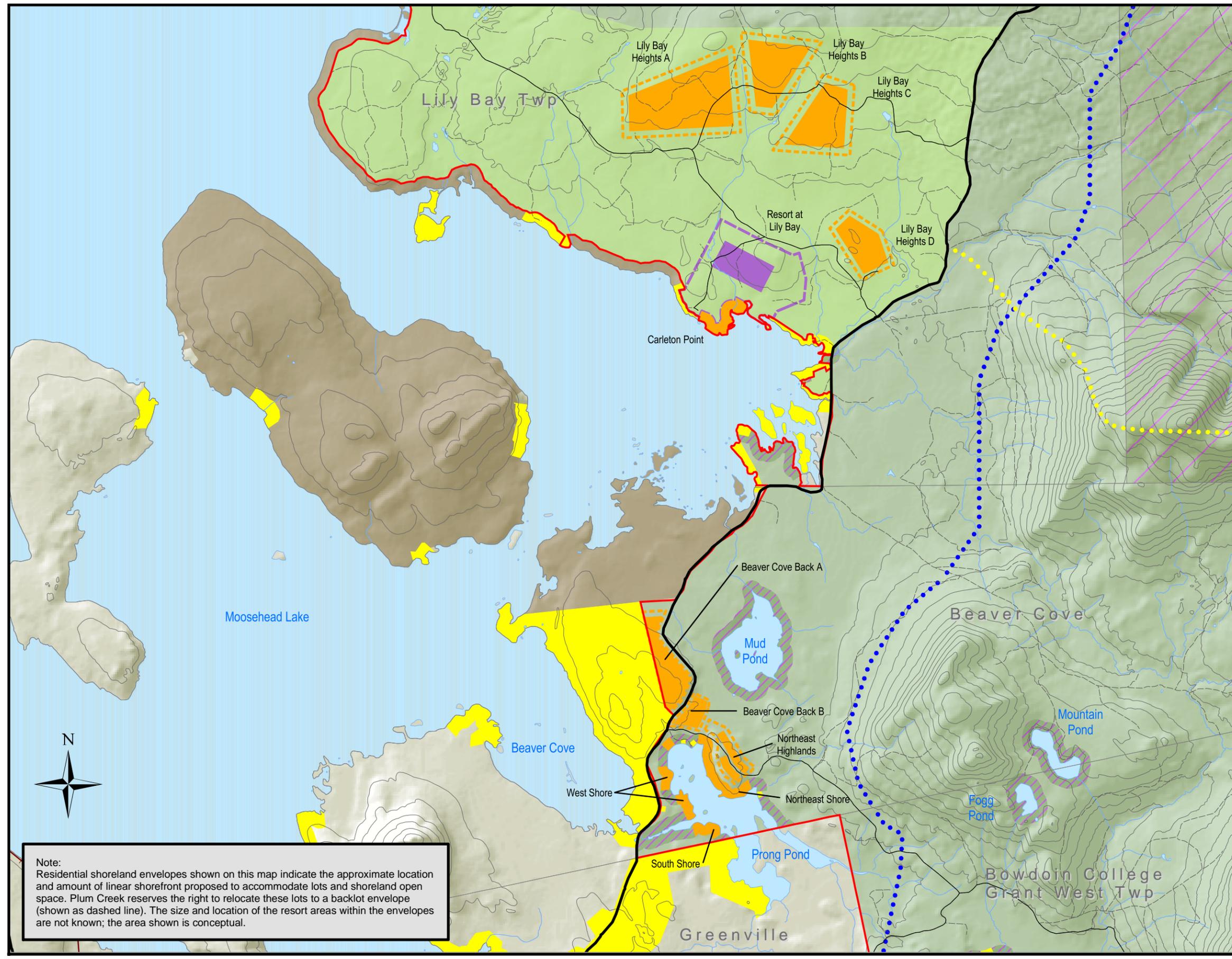
CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

-  Plum Creek Ownership Subject to Concept Plan
-  Private, State, Federal Land in Conservation
-  Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
-  Major Road (Public)
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-  Moosehead - Roach River Conservation Easement (to balance development)
-  Roach Ponds Acquisition
-  Moosehead Legacy Conservation Easement
-  30-Year No Development Buffer



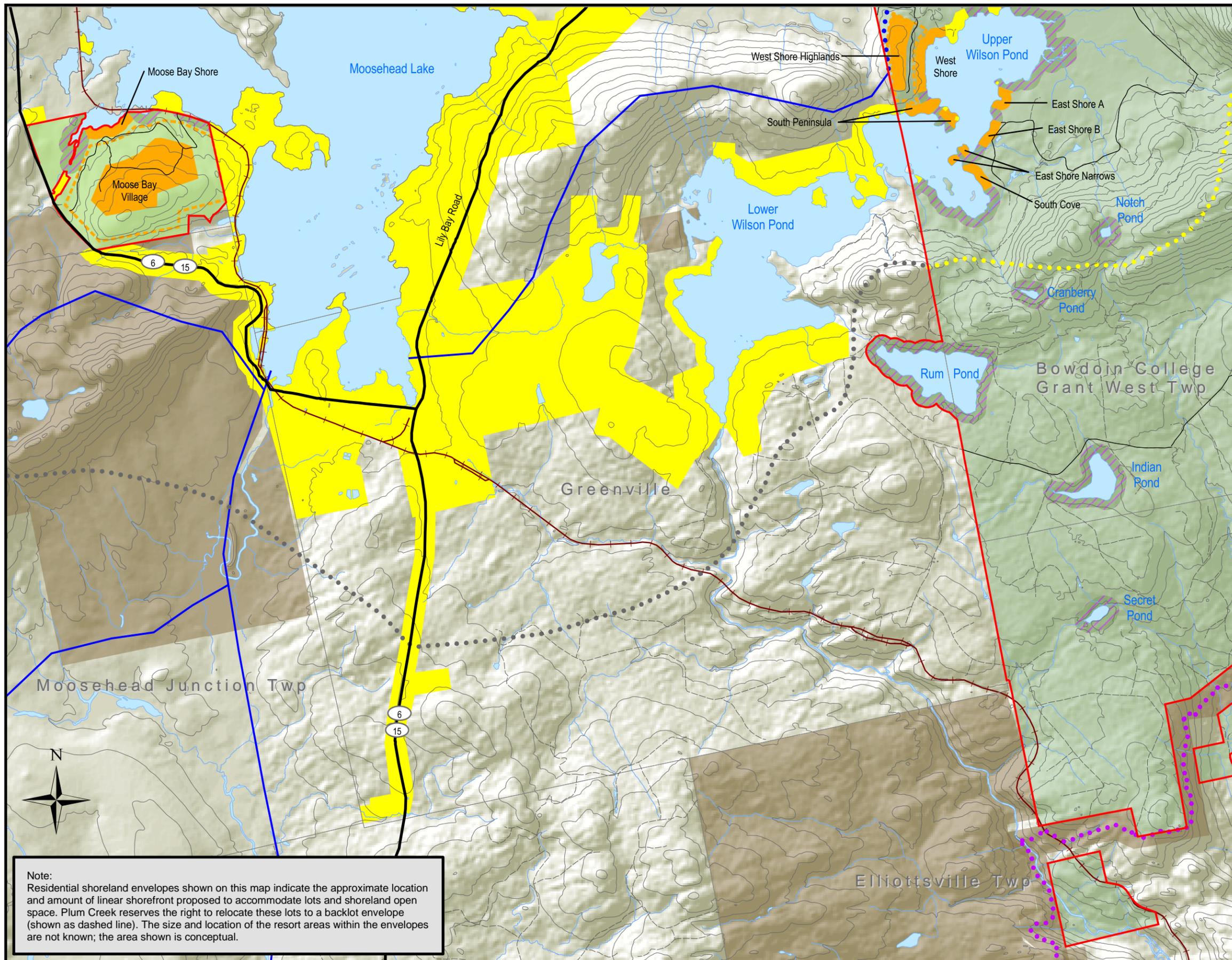
April 2006



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.

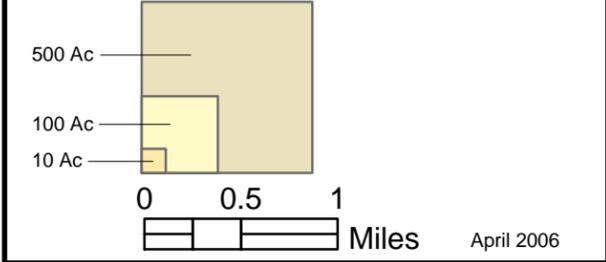
Detail Map 11

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION



- ### Legend
- Plum Creek Ownership Subject to Concept Plan
 - Private, State, Federal Land in Conservation
 - Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
 - Major Road (Public)
 - Minor Road (Public or Private)
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 - Existing Development or LURC Development Subdistrict
 - Existing 40 Acre subdivision
 - Proposed residential area / envelope
 - Existing Commercial / Industrial Zone
 - Proposed resort area / envelope
 - Moosehead - Roach River Conservation Easement (to balance development)
 - Roach Ponds Acquisition
 - Moosehead Legacy Conservation Easement
 - 30-Year No Development Buffer

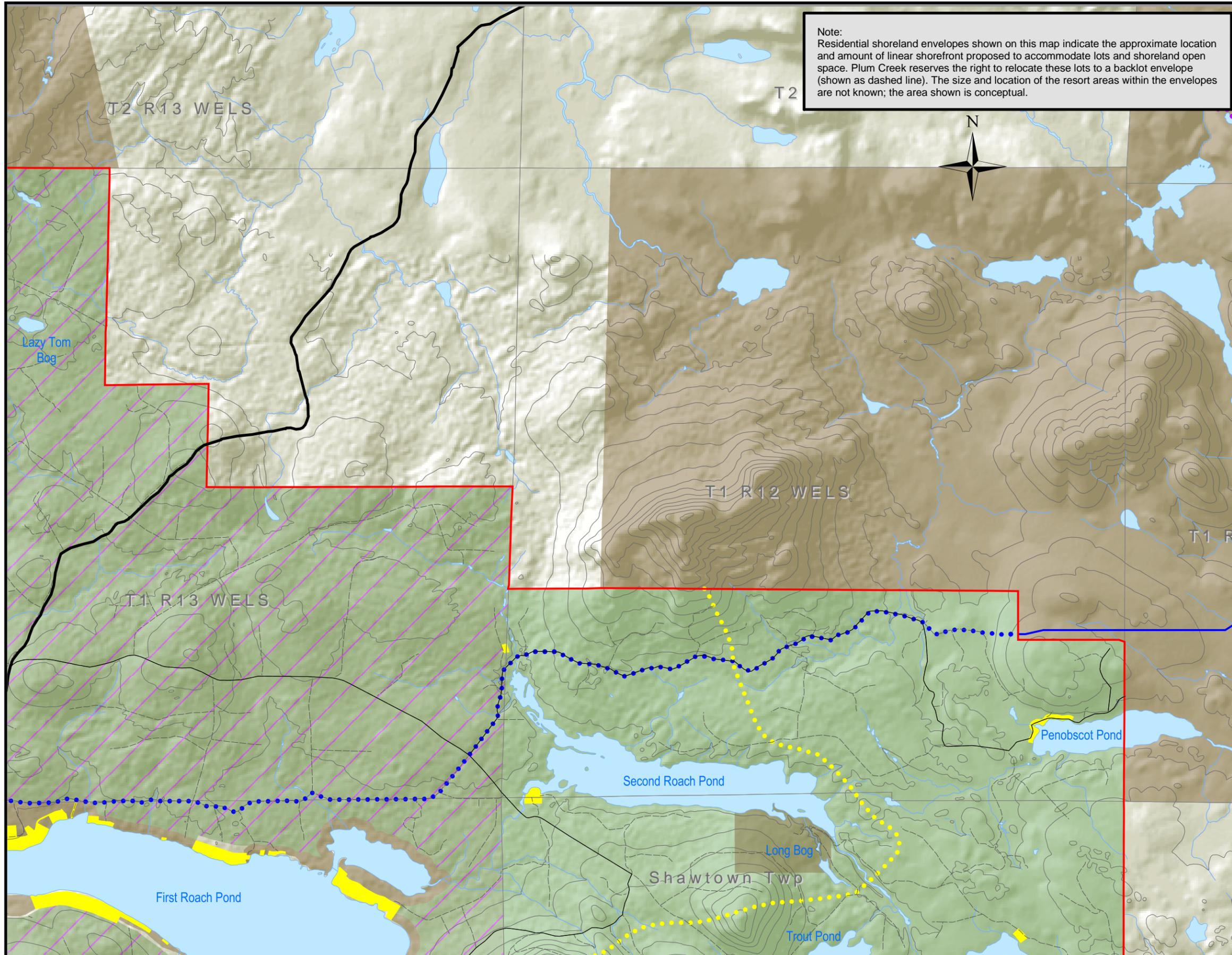
Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.



Detail Map 12

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.



Legend

- Plum Creek Ownership Subject to Concept Plan
- Private, State, Federal Land in Conservation
- Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
- Major Road (Public)
- Minor Road (Public or Private)
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- Proposed Hiking / Bike Trail outside Plan Area
- - - - Moosehead to Mahoosucs Trail (Cross-Country Ski / Hiking / Bike Trail)
- Existing Development or LURC Development Subdistrict
- Existing 40 Acre subdivision
- Proposed residential area / envelope
- Existing Commercial / Industrial Zone
- Proposed resort area / envelope
- Moosehead - Roach River Conservation Easement (to balance development)
- Roach Ponds Acquisition
- Moosehead Legacy Conservation Easement
- 30-Year No Development Buffer

500 Ac —

100 Ac —

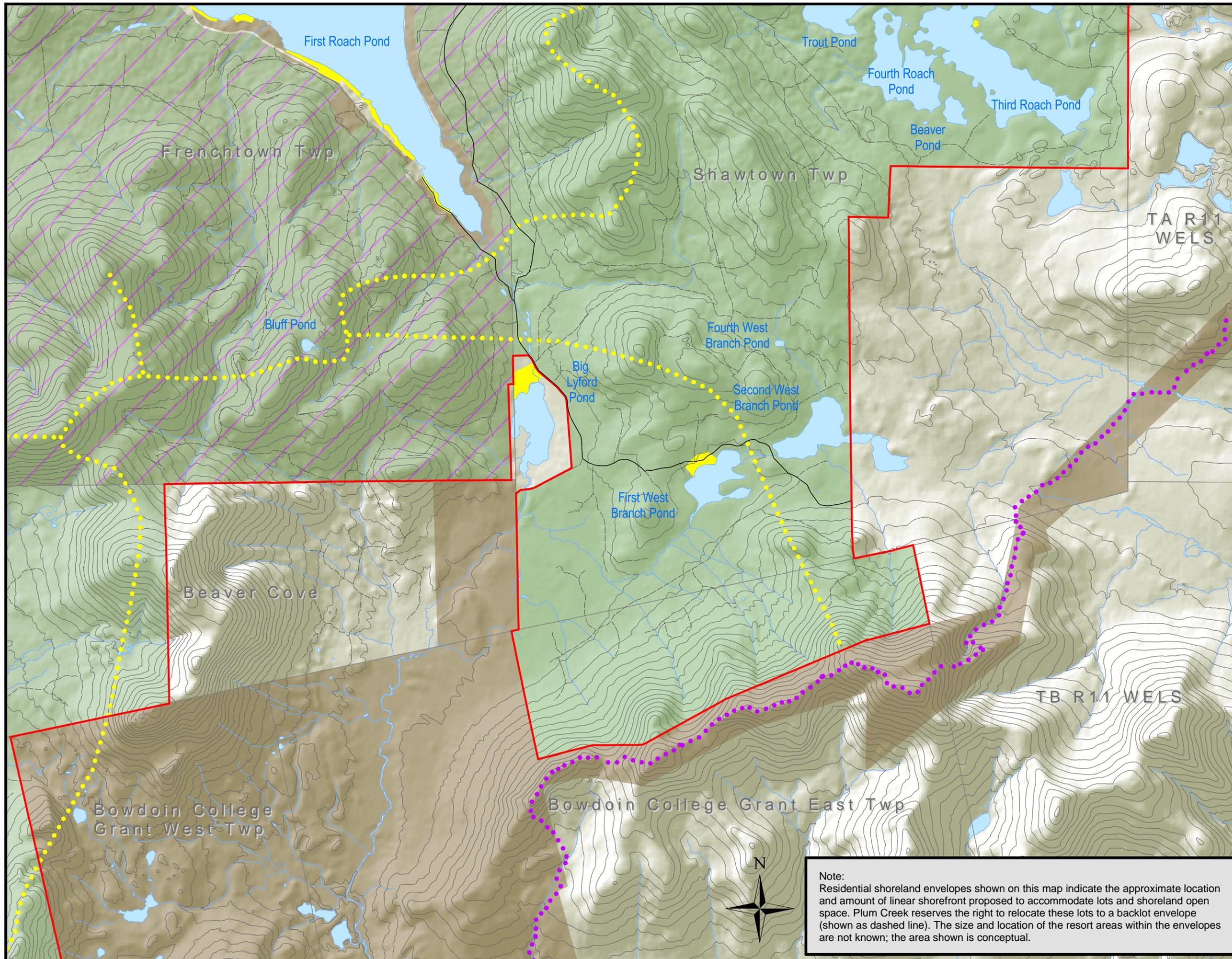
10 Ac —

0 0.5 1 Miles

April 2006

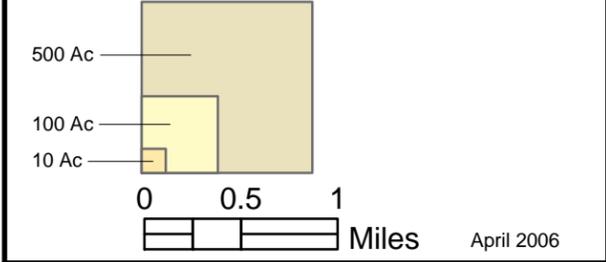
Detail Map 13

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.

- Legend**
- Plum Creek Ownership Subject to Concept Plan
 - Private, State, Federal Land in Conservation
 - Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
 - Major Road (Public)
 - Minor Road (Public or Private)
 - Forest Management and Subdivision Access Road
 - Railroad
 - ⋯ Appalachian Trail
 - ⋯ ITS Snowmobile Trail within Plan Area
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 - ⋯ Proposed Peak-to-Peak Hiking / Bike Trail
 - ⋯ Proposed Hiking / Bike Trail outside Plan Area
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 - Existing 40 Acre subdivision
 - Proposed residential area / envelope
 - Existing Commercial / Industrial Zone
 - Proposed resort area / envelope
 - Moosehead - Roach River Conservation Easement (to balance development)
 - Roach Ponds Acquisition
 - Moosehead Legacy Conservation Easement
 - 30-Year No Development Buffer

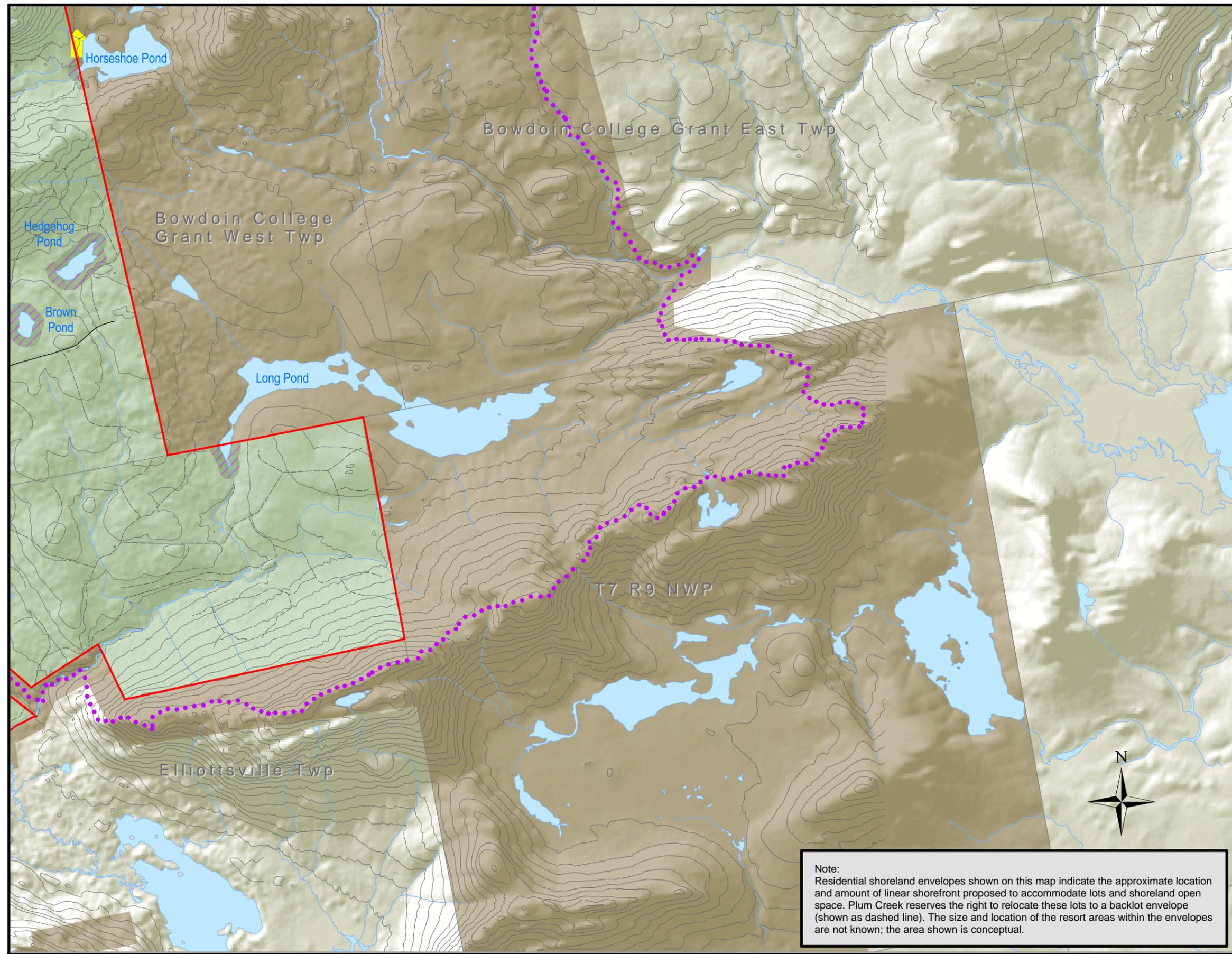
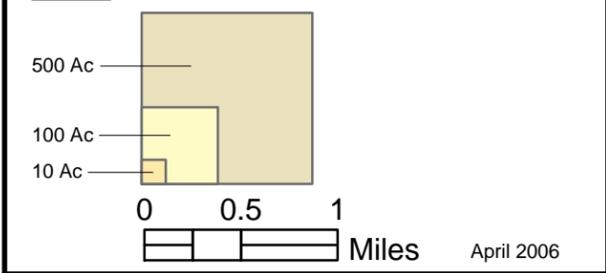


Detail Map 14

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

-  Plum Creek Ownership Subject to Concept Plan
-  Private, State, Federal Land in Conservation
-  Shoreland on Pristine Pond, River or Lake with permanent, 500' deep, conservation easement (to balance development)
-  Major Road (Public)
-  Minor Road (Public or Private)
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-  Existing Development or LURC Development Subdistrict
-  Existing 40 Acre subdivision
-  Proposed residential area / envelope
-  Existing Commercial / Industrial Zone
-  Proposed resort area / envelope
-  Moosehead - Roach River Conservation Easement (to balance development)
-  Roach Ponds Acquisition
-  Moosehead Legacy Conservation Easement
-  30-Year No Development Buffer



Note:
Residential shoreland envelopes shown on this map indicate the approximate location and amount of linear shorefront proposed to accommodate lots and shoreland open space. Plum Creek reserves the right to relocate these lots to a backlot envelope (shown as dashed line). The size and location of the resort areas within the envelopes are not known; the area shown is conceptual.

VII. D. Greenville/Rockwood Corridor

VII. D. 1. Brassua Lake

(Detail Map 6)

Lake Description

- Brassua Lake covers 8,979 acres and is about 8 miles long and 6 miles wide
- Water levels are controlled by a dam at the outlet, west of Rockwood, on the Moose River
- Lake Management Class: 3, potentially suitable for development
- Land Use Class: Relatively developed
- Personal watercraft permitted
- Resource Class: 1B (under the Commission's Lake Management Classification system this means it is a lake of statewide significance with one "outstanding" value)
- Resource Ratings: The LURC Lake Assessment Program rates Brassua as "outstanding" for its cultural resources and "significant" for its fisheries
- Existing shorefront camps: 71
- Total length of shoreline: 63.5 miles
- Phosphorus Study Findings: Phosphorous limits will not be exceeded (see Appendix N)

Existing Development on and near Brassua Lake

Rockwood village to the east of the Lake is well developed and is home to convenience stores, sporting camps, small marinas, residences, and an elementary school. To the north, along the Moosehead shore in Tomhegan, there is dense residential development. Over 220 units lie on the Moosehead shore just north of Rockwood. To the southwest of the village, on Brassua Lake itself, are more shorefront cottages and/or camps. There are an estimated 71 existing camps on the shores of Brassua Lake; another 55 new lots have been approved under the Moosehead Wildlands Concept Plan. These lots are on the Poplar Hill shore and are about three-quarters of a mile from the proposed West Shore lots, across the Lake. There is no development currently on Plum Creek ownership on Brassua Lake.

Summary of Proposed Development

- Total number of lots: 214
- Total lot acres: 741
- Shorefront lots: 164
- Total shorefront lot acres: 491
- Backlots: 50
- Total backlot acres: 250
- Total Plum Creek shoreline in envelopes: 50,600 feet
- Percentage of Plum Creek shoreline in envelopes: 22%
- Length of new subdivision road: 5.4 miles

Summary of Proposed Conservation

- Total length of shore conserved in permanent easements: 33.9 miles
- Total shore acreage in conservation easements: 2,056 acres
- Percentage of shoreline ownership permanently conserved through easements: 78%

Description of Proposed Development

Development in the area of Brassua Lake consists of: shoreland lots on the West Shore centered on Black Brook Hill peninsula, shoreland and backland lots on the South Peninsula, lots along the southeast shore next to Route 6/15 and lots on the lower slopes of Blue Ridge, overlooking the Lake, east of Route 6/15. The four areas are described below:

VII. D. 1. (a) Brassua, West Shore Shorefront Subdivisions

Existing Development: It is about 1 mile across the lake to the shore of the Moosehead Wildlands development where 55 lots have been approved; 3.5 miles to a D-RS envelope on the southeast shore of Brassua Lake, and 20 miles by road to Rockwood village.

Five shorefront subdivision envelopes are proposed on the western side of Brassua Lake; one is located just north of the peninsula while the other four lie on the north, east, and southern sides. The envelopes are all 1,000 feet deep. The proposed number of lots in each is shown on the table below:

Table 5: Brassua West Peninsula Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
West Shore A	9	2,500	57
West Shore B	15	4,200	96
West Shore C	10	5,000	115
West Shore D	27	8,500	195
West Shore E	8	3,000	69
<i>West Shore Totals</i>	<i>69</i>	<i>23,200</i>	<i>533¹</i>

- **Type of Subdivision:** Both cluster and more conventional approaches will be considered. In the case of open space/cluster subdivisions, some of the shorefront lots might be shifted back about 300 feet and would share common lake access. In these scenarios, shore lots may be between 100 and 150 feet wide, and 50% of the developable shore would be in open space. Other options could include 150- to 200-foot wide lots grouped together with an average of at least 30% of the shoreland in open space. Detailed subdivision planning will determine the best solutions.
- **Access:** Access to these lots is by way of the Demo Bridge, off Route 6/15, across the Moose River. The private haul road, the Demo Bridge Road, provides access north to a major logging road that heads east to the peninsula and Black Brook Hill. New roads, off this road, will serve all lots. Estimated road lengths are:
 - Demo Bridge Road, from Route 6/15 to Black Brook Road: 7.9 miles
 - Black Brook Road (existing) to new roads: 3.6 miles to top of Black Brook Hill
 - Proposed subdivision roads (new): 2.3 miles

¹ The sum of the numbers in the table does not equal the total due to rounding.

- **Utilities:** No electrical service is currently planned to the West Shore, although power could be provided underwater from the South Peninsula. If no public service is provided, power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. D. 1. (b) Brassua, South Peninsula Subdivisions

Six residential envelopes are proposed for this peninsula; shoreland lots are planned for most of them. Because of the size of the peninsula and the number of lots that can be accommodated, this area is to be “master planned” as a whole, so that subdivision lots, clusters, and village-like areas can be considered carefully and comprehensively. Such a plan will be a prerequisite to subdivision submission and approval. The subdivision lot distribution is shown on the table below. [Note: A through E are shoreland envelopes; the locations of lots at the Highlands (backland) will be defined at the subdivision application stage.]

Table 6: South Brassua Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
South Peninsula A	10	4,000	46
South Peninsula B	16	4,400	51
South Peninsula C	24	6,500	75
South Peninsula D	36	10,000	115
South Peninsula E	6	1,500	17
South Peninsula Highlands	40	0	1,233
Southeast Shore	3	1,000	11
Southeast Highlands	10	0	158
South Peninsula Totals	145	27,400	1,706

Existing Development: It is 1 mile across Brassua Lake to Moosehead Wildlands where 55 lots have been approved. It is 1/2 mile across Brassua Lake to Route 6/15, and lots in an existing D-RS subdistrict with 23 camps. The Peninsula is 7 miles by road to Rockwood village.

- **Type of Subdivision:** The master plan for this area will incorporate concepts drawn from the illustrations in Part IV. At least 30% of the shorefront within the envelopes will be open space, and most of the inland area (+80%) will remain undeveloped. Village and/or neighborhood concepts may be utilized, and “commons” may be established to provide community open space and access to the shore.
- **Access:** Access to South Peninsula is off Route 6/15 on an existing haul road that heads north and inland before running along the north shore of the peninsula, where lots are to be located. Some new roads may be built to serve back lots and shore lots on the west and east sides of the peninsula. Estimated road lengths are:
 - Existing Plum Creek management road, from Route 6/15 to the north end of the Peninsula: 5 miles
 - Proposed subdivision roads (new): 2.4 miles

- **Utilities:** Electrical lines extend along Route 6/15 westward from Rockwood to serve existing cabins; they will be extended west and north to this peninsula, serving all lots.
-

VII. D. 1. (c) Brassua, Southeast Shorefront Subdivision

Existing Development: These lots are 5.7 miles from the center of Rockwood village and over 2,000 feet from proposed lots across the cove on the South Peninsula. The site is within 500 feet of an existing D-RS subdistrict, and there are 30 camps within a one-mile radius.

- **Type of Subdivision:** This small, three-lot subdivision is located between the shore of Brassua Lake and Route 6/15. The lots may be clustered or will be laid out conventionally. No homeowners association membership will be required.
 - **Access:** Access will be off Route 6/15 with shared driveways, if practical.
 - **Utilities:** Electrical utility service will be from Route 6/15.
-

VII. D. 1. (d) Brassua Southeast Highlands Subdivision

Existing Development: The driving distance from the subdivision to the center of Rockwood is 5.7 miles. A D-RS subdistrict lies across Route 6/15, within 500 feet. There are 30 camps within a one-mile radius.

- **Type of Subdivision:** One 10-lot subdivision is proposed for the lower slopes of land northwest of the Blue Ridge, behind an existing D-RS subdistrict. The envelope is about 2,000 feet upland from Route 6/15 and comprises about 158 acres. These are view lots; they will probably be grouped in 2 sets of 5 lots each. Lot size will average 5 acres.
- **Access:** Only 1 or 2 access points from Route 6/15 will be allowed; no driveways will be permitted onto Route 6/15. An estimated 0.7 miles of new road will be needed to access the subdivision.
- **Utilities:** Electric service will be off existing poles on Route 6/15.

VII. D. 2. West Shore, Moosehead Lake

(Detail Maps 5, 6, 7, 9, 10, and 11)

Statistical Information

Please note: This overview of proposed development and conservation on Moosehead Lake applies to all Plum Creek's shorefront on the lake except that at Stevens Point and Carleton Point on the east shore. Much of this "shorefront" property is behind the railroad line that traverses the west shore from Greenville to the East Outlet.

Summary of Proposed Development

- Total number of lots: 191

- Total lot acres: 762
- Shorefront lots: 96
- Total shorefront lot acres: 287
- Backlots: 95
- Total backlot acres: 475
- Total Plum Creek shorefront in envelopes: 34,100 feet
- Percentage of Plum Creek shorefront in envelope: 33%
- Length of new subdivision road: 5.8 miles

Summary of Proposed Shorefront Conservation

- Total length of shore conserved in permanent easements: 10.4 miles
- Total shorefront acres in conservation easements: 631 acres
- Percentage of shoreline ownership permanently conserved through easements: 67%

Moosehead Lake, West Side Development (Detail Maps 5, 6, and 7)

(includes all subdivision lots on or near the lake)

- Moosehead Lake covers 74,890 acres and is about 33.5 miles long and averages 3.5 miles wide
- Lake Management Class: “Potential Management Class 3” (see *Comprehensive Land Use Plan*, p. C-13)
- Land Use Class: Relatively developed
- Personal watercraft permitted
- Resource Class: 1A (lake of statewide significance with two or more “outstanding” values)
- Resource Ratings: The LURC Lake Assessment Program rates Moosehead as “outstanding” for its fisheries, wildlife, scenic, shore character, botanical, cultural, and physical resources
- Total length of shoreline: 245 miles
- Phosphorus Study Findings: No phosphorous study of the lake or its basins has been undertaken

Description of Proposed West Side Development

The descriptions that follow address Moosehead Lake development on the west side only; east side development is covered on page VII-45 and following.

The seven subdivisions described here are fairly widely dispersed; they are located in five townships and vary in size; just two contain both shorefront and backlots; some are small (just 3 lots each) and some are large (up to 68 lots). The table below provides a summary. Each subdivision is described separately hereafter.

Table 7: Moosehead West Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
Big W North	15	4,200	96
Big W South	20	6,500	149
West Outlet Shoreland	4	1,400	16
Sandbar Tract	2	400	5
Sapling Shorefront	14	4,000	92
Deep Cove Shore	33	8,700	100
Deep Cove Highlands	35	0	250
Moose Bay Village	68	2,400	708
Totals	191	27,600	1,416

Lake Characteristics in Big W Vicinity

Big W falls into Basin #8 (Northeast Carry) of Moosehead Lake. This 15,802-acre area of the lake is judged “outstanding” in all seven resource rating categories in LURC’s Wildlands Lake Assessment Findings. It is in the 1A resource class (i.e., of statewide significance). This basin is also rated “accessible” and “developed.”

VII. D. 2. (a) Big W North Subdivision
(Detail Map 5)

Existing Development: The north end of the envelope is about 2,000 feet from a D-RS subdistrict and there are an estimated 14 camps within one mile of this area. The south end of the envelope is about 2,000 feet (across the mouth of Williams Brook) from a D-RS subdistrict and more camp lots. Big W Township, as a whole, has approximately 50 camps. There is a boat launch on the north side of Williams Brook inlet. Access to the existing residences is by boat, ATV, and/or vehicle over Plum Creek management roads. The road distance from Rockwood Village to this Big W North subdivision, is 21.5 miles, of which 11.9 is on the Pittston Farm (20-Mile) Road.

Type of Subdivision: This 15-lot subdivision lies within a ±1,000-foot deep envelope south of Northwest Cove and north of Williams Brook. The proposed subdivision lots will be grouped together with open space between. The amount and location of the open space will depend on site conditions; however, at least 30% of the shore will be held in common, as open space. Lot widths will vary.

Access: Vehicular access to these lots will extend from Williams Brook, from the boat ramp access road, north on newly constructed roads about 3,750 feet long; the boat access road extends west for 9 miles to the Pittston Farm Road and then south (for 3.1 miles) before meeting up with the county-maintained portion of the Pittston Farm Road.

Utilities: No electrical service is currently planned to these lots. Power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. D. 2. (b) Big W South Subdivision
(Detail Map 5)

Existing Development: The northern extent of the proposed development is 4,000 feet south of a LURC D-RS subdistrict. The southern extent of the area is about 2,000 feet north of the grandfathered, 40-acre/lot subdivision on the Toe-of-the-Boot. There are at least four camps within a one-mile radius of the envelope. The road distance from Rockwood village to this subdivision is 23.3 miles, 11.4 miles of which is county road.

Type of Subdivision: Like the subdivision to its north, this subdivision is in a $\pm 1,000$ -foot deep envelope. The northern limit of the area is south of Ogontz; the southern end is about 2,000 feet north of the Tomhegan town line. Twenty lots are proposed for Big W South.

The proposed subdivision lots will be grouped together with open space between. The amount and location of the open space will depend on site conditions; however, at least 30% of the shore will be held in common, as open space. Lot widths will vary.

Access: Vehicular access to these lots will be via a new subdivision road of about 4,750 feet (0.9 miles), parallel to the shore, which will connect to an existing haul road at the northwest end of the envelope. This existing road extends north-northwest to tie in with the east/west haul road between the Pittston Farm Road and Williams Brook. A second access road could be used that ties in with this east/west haul road; it comes within a couple hundred feet of the southern end of the planning envelope.

Utilities: No electric utility service is to be provided to these lots. Power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. D. 2. (c) West Outlet Shoreland Subdivision
(Detail Map 6)

Lake Characteristics in the Vicinity of Sandbar Tract

The West Outlet area falls into Basin #4 (Sandbar Tract) of Moosehead Lake. This 12,046-acre area of the lake is judged “outstanding” in five resource rating categories in LURC’s Wildlands Lake Assessment Findings. The basin was rated as “significant” for its scenic value and shore character. It is in the 1A resource class (i.e., of statewide significance). This basin is also rated “accessible” and “developed.”

Existing Development: Two of the proposed subdivisions lie to the east of a small peninsula, between two D-RS subdistricts that are themselves 2,000 feet apart, and a third lies to the southwest of the peninsula, within $\pm 2,000$ feet of the D-RS subdistrict there. There are

approximately 31 existing camps in the immediate vicinity (i.e., on shoreland within one mile). The travel distance from the proposed lots to Route 6/15 is 0.75 miles.

Type of Subdivision: Three small shorefront areas on the southeast side of West Outlet are proposed as residential envelopes. Plum Creek anticipates 4 lots being located on these sites, provided soil and site conditions permit and the total shorefront lots on the Lake is not exceeded. The lots here will likely be conventional +200-foot wide lots. Lot owners will not be required to form a homeowners association.

Access: New road construction will be minimal; existing haul and camp roads will be used.

Utilities: Electric utility service is available.

VII. D. 2. (d) Sandbar Tract Subdivision
(Detail Map 6)

Existing Development: Plum Creek owns a small amount of shorefrontage toward the southern end of this township. The area is immediately adjacent to existing D-RS subdistricts and may be partly within a D-RS area. There are approximately 31 camps in the immediate vicinity (i.e., on shoreland within one mile). The travel distance from the proposed lots to Route 6/15 is 1.7 miles.

Type of Subdivision: Two lots are proposed here. The lots here will likely be 150 to 200-foot wide. Lot owners will not be required to form a homeowners association.

Access: New road construction will be minimal; existing haul and camp roads will provide access.

Utilities: Electric utility service is available.

VII. D. 2. (e) Sapling Shorefront Subdivision
(Detail Map 7)

Existing Development: Situated on about one mile of shoreland immediately north of a D-RS subdistrict at the East Outlet, this shoreland envelope lies from 1,000 to 3,000 feet east of, and parallel to, Route 6/15. There are approximately 30 camps within 1 mile of the envelope. The road distance from the subdivision to Rockwood is 7.9 miles, and to Greenville is 14.5 miles.

Type of Subdivision: The proposed envelope is about 1,000 feet deep and approximately 4,000 feet long. Fourteen lots are proposed. The subdivision lots will be grouped together with open space between. Some may be set back from the water, and some may be clustered with ±150-foot wide lots and at least 30% shorefront open space. Site opportunities and constraints will shape final design and the depth of the planning envelope.

Access: Vehicular access will be on a new subdivision road connected to Route 6/15; about 3,000 feet (0.6 mile) of new road is to be built. Access to lots will most likely be from the north, in order to avoid impacting wetlands on the south.

Utilities: Electric utility service is available along Route 6/15.

VII. D. 2. (f) Deep Cove Shore
(Detail Map 7)

Existing Development: The railroad closely follows the shore at Deep Cove. A group of 4 camps, zoned as a D-RS subdistrict, is on the east shore, between the railroad and the shore. This site is 4.3 miles from the Big Moose resort, 4.7 miles from Big Squaw ski area, and 9 miles from downtown Greenville.

Type of Subdivision: The Deep Cove Shore envelope comprises about 100 acres between Route 6/15 and the Moosehead Lake shore, upland from the railroad. This area is situated across the highway from Burnham Pond and the Indian Pond access road – the proposed access to Big Moose resort. An area next to the rail line and at the southern end of the property has been reserved for a possible rail station, due to its proximity to the future resort. The area proposed for the subdivision affords views toward Moosehead Lake and Big Moose Mountain.

The Deep Cove Shore subdivision proposal has a total of 33 lots on a site that fronts on Moosehead Lake, and which includes the potential for attractive “view” lots. Due to the site’s multiple assets and constraints, the subdivision will be “master-planned” as a whole. Particular attention will be placed on buffering the backlots from view from the highway, and allowing for a possible rail station to serve the resort in the future.

Emphasis will be placed on creating clusters of lots along the shore, with varying amounts of open space between each cluster. Some conventional linear shorefront lots may be included. At least 30% of the shorefront will be open space.

Special Restrictions: The 100-foot shoreland setback requirement is to be measured to exclude the width of the railroad clearing.

Access: Access to a pattern of existing, improved, and new subdivision roads will be off Route 6/15. It appears that two (or three) entrance roads will be needed off the highway. An estimated 1.1 mile of new subdivision road will be required.

Utilities: Power is available on Route 6/15.

VII. D. 2. (g) Deep Cove Highlands
(Detail Map 7)

Existing Development: The railroad closely follows the shore at Deep Cove. A D-RS subdistrict is on the east shore, within 1,000 feet. There are 4 camps within a one-mile radius. This site is

4.3 miles from the Big Moose resort, 4.7 miles from Big Squaw ski area, and 9 miles from downtown Greenville.

Type of Subdivision: The Deep Cove Highlands envelope comprises about 250 acres of upland between Route 6/15 and the Deep Cove shore envelope. The 35 proposed back lots will also be in clusters, arranged to benefit from views, while providing a sense of neighborhood. Generous open space, trails, and wooded areas of about 75 acres will be provided on the backland.

Access: Access will be off Route 6/15. Only 1,250 feet of new road will be needed because existing roads will be used.

Utilities: Power is available on Route 6/15.

VII. D. 2. (h) Moose Bay Village Subdivision
(Detail Map 11)

Existing Development:

The site is 5 miles from downtown Greenville and lies between Route 6/15 and the rail line. Its southern boundary is the Moosehead Junction Township line; a small cove marks its northern edge. Harfords Point is 3 miles distance by road, but practically next door, as the crow flies.

The site is within 1 mile of an existing D-RS and D-GN subdistrict. Together, these two districts contain 150-200 dwellings. The greatest concentration of adjacent development is on Harfords Point, which has 155 existing dwellings. Sixteen relatively new lots, some with year-round houses, lie across the tracks on the north of this site; they are accessed by a right-of-way through the Moose Bay property.

Type of Subdivision: This site covers about 700 acres. The land rises abruptly on the south side, but falls gently toward the lake and the cove on the north. There are good backland building sites with views of Moosehead Lake. As envisioned, Moose Bay Village will comprise 8 shorefront lots, facing the cove and rail trestle, and up to 60 backlots laid out to create a village-like subdivision – while capitalizing on Moosehead Lake views.

Given its size, siting, topography, and location, this subdivision will be “master-planned” as a whole, and perhaps built in phases. The plan will draw on the neighborhood illustrations shown in Part IV and may be more densely developed to emphasize its “village” quality and the likelihood of a greater number of year-round houses. The plan layout will provide a generous buffer of vegetation along the highway, and care will be taken to minimize impacts on scenic views from the Lake. As it is, this site is very well screened (by Moose Island) from the majority of the Lake. Lots and houses will not be near the height of land, and much of the property will be kept out of development as woods, trails, and open space.

Access: Primary access off Route 6/15 will be over the existing access road. A second access road may be needed, but no lots will require direct highway access. An estimated 1.9 miles of new subdivision road will be needed to serve all 68 lots.

Utilities: Electric utility power lines skirt the site.

VII. D. 3. Greenville/Rockwood Corridor Backlots
(Detail Maps 6 and 7)

Description of Proposed Backlot Development

Four general backlot areas, comprising a number of subdivisions, are proposed for development. One area, split by Route 6/15, is at the west end of Rockwood village; another is on the east end of the village. The other two areas are located on the south side of each of the Outlets, close to Route 6/15. The West Outlet area contains three subdivisions, and the East Outlet two subdivisions.

The table below provides a summary.

Table 8: Greenville/Rockwood Corridor Backlot Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
Rockwood Village A	10	0	75
Rockwood Village B	15	0	100
Rockwood/Kineo	35	0	500
West Outlet Highlands A	25	0	250
West Outlet Highlands B	5	0	80
West Outlet Highlands C	5	0	60
East Outlet Highlands A	25	0	820
East Outlet Highlands B	5	0	70
Totals	125	0	1955

VII. D. 3. (a) Rockwood Village Subdivisions (A and B)
(Detail Map 6)

Existing Development: Plum Creek owns about 200 acres of land, split by Route 6/15, located about a mile from the village and about 1,000 feet west of the nearest D-RS subdistrict. The northeast corner of the property is on the lower slopes of Blue Ridge. The road distance, from the proposed subdivisions along Route 6/15 to the Moose River bridge is about 3 miles. There are about 100 structures within a one-mile radius of this envelope.

Rockwood itself supports stores, sporting camps, small marinas, and an elementary school. These proposed subdivisions lie on the southwestern edge of the village, in Taunton & Raynham Academy Grant. The Moose River, long the geographic reason for Rockwood’s existence as a lumber and recreation center, lies just to the north of these sites. The Brassua Lake dam is north and west of this area.

Type of Subdivision: Twenty-five lots are proposed in this location. The subdivision lots, because of their proximity to the village, will probably be smaller than 5 acres – more likely in the 1- to 3-acre range. They will probably be clustered around common features, with 2 or 3

clusters in each subdivision. The lots and houses will be buffered from views off Route 6/15, so as to reduce scenic impact.

Access: Access to Route 6/15 will be limited to two service roads for each subdivision, if possible, across the highway from each other. A single service road to each is preferable. The layout of the private subdivision roads will be determined later, when subdivision applications are submitted to LURC. Approximately 1.0 mile of new road may be built.

Utilities: Electric utility lines are available within the highway right-of-way.

VII. D. 3. (b) Rockwood/Kineo View Subdivision
(Detail Map 6)

Existing Development: About half of the planning envelope identified on Detail Map 6 is within one mile of various D-RS subdistricts along the highway. The closest subdistrict is within 1/2 mile of the envelope. The proposed subdivision is within 5 road miles of Rockwood village center, and there are approximately 150-200 dwellings within a one-mile radius.

Type of Subdivision: Located on high ground southeast of and below Blue Ridge, and south and west of Route 6/15, parts of this large site have filtered views through the woods to Moosehead Lake and Mount Kineo. Thirty-five backlots are proposed. Lots here will be clustered in small groups to take advantage of natural features, common area clearings, and/or particular views. Five to eight such clusters, with a range of lot sizes, are proposed, but much depends on detailed site analyses done prior to subdivision design. The general concept is to create small clusters to form a neighborhood that is set well back and out-of-sight from Route 6/15.

A potential feature of this subdivision will be a connection with the Peak-to-Peak Trail that will follow Blue Ridge to the northwest, and a link to the ITS trail to the southeast. The latter may skirt this edge of the subdivision.

Plum Creek will also reserve 5- to 10-acres within this planning envelope, close to Route 6/15 and the elementary school, for common homeowner association facilities.

Access: An existing forest management road off Route 6/15 will provide access to these lots. New private subdivision roads will interconnect with it. A second access road off Route 6/15 may be required. In total, about 1.4 miles of new road may be constructed.

Utilities: Electric power is available along the highway.

VII. D. 3. (c) West Outlet Highlands Subdivisions (A, B, and C)
(Detail Map 6)

Existing Development: The northern bounds of sites A and B are just over 1 mile from the D-RS subdistrict north of the Outlet, by road. Site C is within 1 mile, in a straight line, and about

0.75 miles by road. There are about 50 dwellings with a 1 mile radius of Site C. These sites are 4.9 miles from the center of Rockwood.

Type of Subdivision: These 3 potential envelopes are located about a mile south of West Outlet. Altogether, about 390 acres are designated as suitable subdivision sites. The largest envelope (Site A), to the west of the highway, measures about 250 acres. It comprises a wooded plateau over a quarter mile from Long Pond on the Kennebec River. Across the highway is Site B, comprising about 80 acres. It, too, is high land with gentle slopes and views toward Kineo. The third envelope (Site C) lies between Site B and the lake and covers about 60 acres.

Plum Creek proposes 25 lots on Site A, and 5 lots each on Sites B and C; however, with more site specific analysis, this distribution of lots could change. The envelope's reserve acreage provides the flexibility needed, now, before subdivision designs are prepared.

Lots will be clustered to take advantage of views and/or natural features. On Site A, 3 to 5 such clusters may be arranged as a neighborhood, with open space between each cluster. Lots will be in the 2- to 5-acre range. Site A and B lots will be well set back from Route 6/15 to avoid structures being seen from the road. Some or all of the Site A lots may be laid out to make a connection with the permanent ITS trail that is planned to follow the west side of Route 6/15 in this vicinity.

Access: Access to Sites A and B will be over existing land management roads. No more than 2 access points off Route 6/15 to the Site A subdivision are planned; one access point off Route 6/15 to Site B is all that is required; and Site C will gain access off an existing woods road. The estimated amount of new subdivision road, off of the woods haul roads, is as follows: Site A: 1.2 miles; Site B: 0.5 miles; Site C: 0.4 miles.

Utilities: Electric power is available along Route 6/15.

VII. D. 3. (d) East Outlet Highlands Subdivisions (A and B) *(Detail Map 7)*

Existing Development: It is just 3,000 feet from these envelopes to development at East Outlet where approximately 27 structures are located. The distance to Rockwood Village is 9.7 miles, and to Greenville downtown 11.8 miles.

Types of Subdivision: There are 2 envelopes on each side of Route 6/15. The first, Site A, is large (about 870 acres), lies alongside the highway, and extends to within a quarter mile of the Outlet River. This envelope broadly defines possible development locations, subject to further analysis. The envelope encompasses high ground with suitable soils and few impediments to development. The main views are to the south, to Big Moose Mountain. The envelope could accommodate some affordable workforce housing.

Site B is a confined site located between Route 6/15 and the rail line; though narrow, it is on high ground and may offer lake views. Twenty-five lots are proposed for Site A and 5 for Site B, however, with more site specific analysis, this distribution of lots could change.

Lots on Site A will be located to be out-of-sight from the highway. The lots themselves will likely be arranged in small clusters of 4 to 8 lots, with open space between the clusters. With both the Peak-to-Peak trail and the ITS trail running between the Kennebec Outlet and Site A, it is likely clusters will be arranged to provide direct access to these trails. Sites with mountain views (to the south) will also be favored. Lots on Site B will be arranged with views toward the lake, over the railroad tracks.

Access: Access to Site A will be on existing forest management roads that traverse the site; no more than 2 subdivision access points will be permitted off Route 6/15. An estimated 1.3 miles of new subdivision road will need to be built. Only 1 access point will serve Site B; about 0.5 miles of new road would be required.

Utilities: Electric power to serve these lots is available along Route 6/15.

VII. D. 4. Burnham Pond Subdivisions

(Detail Map 7)

Pond Description

- Burnham Pond covers 426 acres; it is about 1.4 miles long and over a half mile wide; the outlet on the west flows into Indian Pond and the Kennebec River
- Lake Management Class: 7
- Land Use Class: undeveloped but accessible (the pond is located about 2,000 feet west of Route 6/15, one mile west of Moosehead Lake, and less than a mile north of Mountain View Pond)
- Personal watercraft are permitted under state law (see Special Restrictions, below)
- Resource Class: 2 (lake of regional significance)
- Resource Ratings: no “outstanding” features; “significant” for its fishery (minnows) and wildlife features
- Existing shorefront camps: 0
- Total length of shoreline: 23,304 feet (4.4 miles)
- Phosphorus Finding: Phosphorus limits will not be exceeded (based on phosphorus study findings; see Appendix)

Summary of Proposed Burnham Pond Development

- Total number of lots: 26
- Total lot acres: 87
- Shorefront lots: 21
- Total shorefront lot acres: 62
- Backlots: 5
- Total backlot acres: 25
- Total Plum Creek shoreline in envelopes: 6,000 feet (1.1 miles)
- Percentage of Plum Creek shoreline in envelope: 26%
- Length of new subdivision road: 0.7 miles

Summary of Proposed Burnham Pond Conservation

- Total length of shoreline under permanent conservation easement: 3.3 miles
- Total shorefront acreage under permanent conservation easement: 199 acres
- Percentage of shoreline conserved: 74%

Although undeveloped, Burnham Pond was selected as suitable for limited shorefront development because:

- it is in the Greenville/Rockwood growth corridor;
- it is 9 miles from Greenville, close to Route 6/15, next door to the proposed Big Moose Mountain resort/recreation center, and close by the existing “Big Squaw” development subdistrict; and
- the pond itself is rated Class 7, with no “outstanding” features.

Table 9: Burnham Pond Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
North Shore	10	2,500	29
North Highlands	5	0	48
South Shore	11	3,500	40
Totals	26	6,000	117

Existing Development: There is presently no development on Burnham Pond itself. The pond is located about 2,000 feet west of Route 6/15 and 1 mile west of Moosehead Lake. It is less than a mile north of Mountain View Pond; 5 miles, by road, to Big Squaw; 9 miles to Greenville; and about 4 miles to East Outlet.

Type of Subdivision: The 10 south shore lots occupy a fairly narrow band of property north of the access road; here lots will be grouped with at least a 30% of the envelope devoted to open space. Shared driveways appear feasible and will be incorporated into the design, if possible.

On the north shore, more variety of layout is feasible and cluster/open space options will be explored, as will options that include backlots, with pond views and shared, common water access for hand-carried watercraft.

Part of the waterfront is within the resort planning envelope and will be accessible to resort visitors. (A boat house site, also associated with the resort, is being considered on the southwest shore; it would have 200-feet of frontage on the Pond.)

Special Restrictions: Only human-powered craft will be permitted on this pond due to its shallowness.

Access: The south side lot driveways will be off the Indian Pond access road, an existing private Plum Creek land management road. The north side lots will be accessible via ±2 miles of woods road, coming from the north, off Route 6/15 through the East Outlet Highlands (Site A) subdivision. About 0.7 miles of new subdivision road will need to be constructed.

Utilities: Electric power lines can be brought in from existing lines along Route 6/15.

VII. D. 5. Indian Pond Subdivisions

(Detail Map7)

Pond Description:

- Indian Pond is an impoundment of the Kennebec River created by the Harris Dam at its southwest end. Water level is controlled at the dam at the south end of the Pond, owned by Florida Power & Light. It is fed from the north by the East and West Outlets of Moosehead Lake. Depending on the water level, it covers about 3,746 acres, is relatively narrow, and is about 8 miles long.
- Lake Management Class: 3, potentially suitable for development
- Land Use Class: “developed” and “accessible”
- Personal watercraft are permitted
- Resource Class: 1B (lake of statewide significance, with one outstanding value)
- Resource Ratings: “outstanding” wildlife and “significant” fishing and cultural values
- Existing shorefront camps (total on Pond): 32
- Total length of shoreline: 39.3 miles
- Phosphorus Finding: Phosphorus limits will not be exceeded (based on phosphorus study findings; see the Appendix N)

Summary of Proposed Indian Pond Development

- Total number of lots: 44
- Total lot acres: 152
- Shorefront lots: 34
- Total shorefront lot acres: 102
- Backlots: 10
- Total backlot acres: 50
- Total Plum Creek shoreline in envelopes: 9,700 feet
- Percentage of Plum Creek shoreline in envelope: 36%
- Length of new subdivision road: 1.9 miles

Summary of Proposed Indian Pond Conservation

- Total length of shore conserved in permanent easements: 3.3 miles
- Total shorefront acres in conservation easements: 202 acres
- Percentage of shoreline ownership permanently conserved through easements: 64%

Table 10: Indian Pond Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
Northeast Shore	21	6,200	71
Highlands	10	0	76
Southeast Shore	13	3,500	40
Totals	44	9,700	187

VII. D. 5. (a) Indian Pond Northeast Shore

Existing Development: There are 32 existing camps on Indian Pond, mostly on the western shore. There are also numerous campsites, maintained by Florida Power & Light, and a campground is located at the southwest end of the Pond. None of this development is on Plum Creek land.

There are six LURC “Development” subdistricts on the Pond; two are D-GN districts (i.e., the hydro-dam site and an island on the western shore). The proposed subdivision envelopes are within 1 mile of the D-RS subdistricts, over the water. It is 6.4 miles to Route 6/15 and 9 miles from there to Greenville Village.

Type of Subdivision: The Northeastern subdivisions of shorefront and backland are located about halfway down Indian Pond, a Class 3 waterbody deemed potentially suitable for development. Part of the Big Moose Mountain resort/recreation envelope lies to the east on the lower slopes of the mountain.

Twenty-one shorefront lots and 10 backlots are proposed in this area. The shoreland area geography is most appropriate for one tier of subdivision lots. Preliminary site analyses suggest that small shore clusters may be possible provided open space and lot shorefront widths can be varied according to the 30% shorefront open space concept (with 150 feet shorefront lot width).

The 10 Highlands backlots are located toward the south end of the shoreland development, between the private haul road and the pond shore, on high ground with some possible Pond and mountain views. A subdivision design based on the illustrations in Part IV would likely fit here; more site analyses will be required at the subdivision application stage.

Thirteen lots are proposed for the Southeastern shorefront envelopes identified on the Detail Map. These, too, will be laid out according to the 30% open space concept mentioned above.

A small lot with 200 feet of frontage is reserved on the shore, near the existing Indian Pond boat launch, for facilities related to the Big Moose Resort.

Restrictive Covenants: In addition to the standard covenant conditions, Plum Creek will require that lot buyers be made aware, in writing, of the fact that Florida Power & Light

Company (FPL) owns property up to elevation 960 feet on the Pond. Thus, access to the water may be limited.

Access: The Northeastern lots will be accessed over the existing land management roads from Route 6/15 past Burnham Pond and the resort site, and then southerly, inland from, but parallel to, the Pond shore. The Southeast lots are accessible from Route 201 to the south and west. In total, there will be approximately 0.9 miles of new subdivision road required.

Utilities: There will be no utility service to these lots. Power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. E. Greenville/Lily Bay Corridor

VII. E. 1. East Shore, Moosehead Lake

(Detail Maps 9 and 10)

Two small subdivisions are proposed on the east side of Moosehead Lake in Lily Bay Township. One is located at Stevens Point on the southeast shore of Spencer Bay; the other is located at Carleton Point on the north shore of Lily Bay. Most of the remaining shorefront in Lily Bay Township (and Days Academy and Spencer Bay Township), to a depth of 500 feet, was sold by Plum Creek to the State in 1999.

VII. E. 1. (a) Stevens Point Subdivision

(Detail Map 9)

Spencer Bay Basin Description (from “Wildlands Lake Assessment”):

- Moosehead Lake is a “Potential Management Class 3 Lake” (see the *Comprehensive Land Use Plan*, p. C-13)
- Spencer Bay is 4,710 acres
- The Resource Class is 1A, of statewide significance, and categorized as “undeveloped.”
- Resource Ratings: Spencer Bay is rated “outstanding” for its fisheries, wildlife, scenic, botanical, cultural, and physical values; shoreland character is rated “significant.”

Existing Development: Stevens Point is the location of Casey’s Spencer Bay Camps. This campground has 8 cottages, 50+- sites, a store, marina, year round residence and on site utilities. This area is zoned as a D-RS subdistrict. There are about 20 dwellings within a 1 mile radius. The distance, by road, to Kokadjo is 11 miles and to Greenville is 20 miles.

Type of Subdivision: Six lots, on about 3,500 feet of shorefront, are proposed here, adjacent to and east of the Point where Casey’s Camps are located. Most, if not all, of these lots will be shorefront lots with about 200 feet of frontage on the Lake; a detailed survey will determine how best to lay out the lots.

Access: Access is by way of an existing land management road, off the Lily Bay Road, a distance of 7 miles. Up to 2,100 feet of improved subdivision road construction is anticipated.

Utilities: There is no electrical service to Stevens Point, and none is planned. Power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. E. 1. (b) Carleton Point Subdivision

(Detail Map 10)

Lily Bay Basin Description (from “Wildlands Lake Assessment”)

- Moosehead Lake is a “Potential Management Class 3 Lake” (see the *Comprehensive Land Use Plan*, p. C-13)

- Lily Bay is 6,072 acres and categorized as “developed.”
- The Resource Class is 1A, of statewide significance.
- Resource Ratings: Lily Bay is rated “outstanding” for its fisheries, wildlife, scenic, botanical, cultural, and physical values; shoreland character is rated “significant.”

Existing Development: This proposed subdivision lies between exiting shorefront camps, zoned as D-RS subdistricts, on the north shore of Lily Bay. The proposed Lily Bay resort envelope lies north of, and connects with, this subdivision. The lots are within a mile of existing inland lots, and within two miles, by water, of Lily Bay State Park. The nearest existing development has about 6 camps; a total of about 40 camps lie within a 1 mile radius; most are scattered around the east end of the Bay, on the islands and on the shore. It is 2.7 miles on an existing camp/haul road to the Lily Bay Road. From there, it is 4 miles to Kokadjo and 13 miles to Greenville.

There are 10 lots proposed for this subdivision. They will incorporate ideas from the illustrative designs shown in Part IV and from detailed site analysis.

Access: Access will ultimately depend on the design for the resort; initially, the existing camp access road will be used, and about 0.5 miles of new access road will be needed; access between the lots and the Casey’s Camp road may or may not be diverted to a new land management road.

Utilities: Electrical service will be available to these lots.

VII. E. 2. Lily Bay Township Subdivisions *(Detail Map 10)*

The proposed locations for the four planning envelopes lie to the north and east of the planned Lily Bay resort (which abuts Carleton Point and shore of the Bay itself). Together, these proposals expand on existing development and create a new development center.

These residential planning envelopes were selected because they are:

- close to good access along the Lily Bay Road;
- well set back from the Lake, yet with views;
- on gently sloping sites, not ridges;
- on suitable soils and have excellent solar (southern) orientation;
- in Lily Bay, a township in which Level 2 subdivisions are permitted; and
- close to over a dozen D-RS subdistricts on the southern shore of Lily Bay and an estimated 141 existing camps and cabins.

The four envelopes proposed at Lily Bay Heights (A, B, C and D) are shown on the Detail Map 10 and described below; the first three envelopes (A, B and C) are located so as to provide broad riparian corridors and avoid a mapped wetland. Plum Creek reserves the right to alter the locations of these three envelopes within the Lily Bay buffer area, provided all mapped wetlands, riparian corridors and ridge lines are avoided and the envelope bounds are at least one-half mile from the shore of Lily Bay.

VII. E. 2. (a) Lily Bay Heights, Planning Envelopes A, B and C
(Detail Map 10)

Existing Development: The center of this group of planning envelopes is about 2 miles from the existing Lily Bay shoreline development and about 2.6 miles from Lily Bay Road. The distance from there to Kokadjo is 2.5 miles, and it is 14.5 miles to Greenville.

Type of Subdivisions: Located on undulating, sloping land below the height of land, these 3 envelopes and the subdivisions within them will be master-planned as several large neighborhoods of interconnected roads, trails, and open space. Lot layouts will be carefully fitted to the land to take advantage of views and natural features. Lot sizes will range from about 2 to 5 acres in size. The “backlot neighborhood” illustration (in Part IV), with groups of parcels sharing amenities such as a “green,” woodlot, or other community amenities, may serve as a model for this area. Allowance will be made for open space corridors and there may be opportunity for smaller 1- or 2-acre lots, within the overall master plan.

Access: About 2.6 miles of forest management road will connect this subdivision to the Lily Bay Road. An estimated 4.8 miles of new internal subdivision road will need to be built to serve all lots.

Utilities: Electric power will be available to all lots.

VII. E. 2. (b) Lily Bay Highlands, Subdivision D
(Detail Map 10)

Existing Development: The existing Lily Bay Transfer Station lies about 1,000 feet to the south of this proposed subdivision. There are 30 dwellings within a 1 mile radius. Distance to the Lily Bay Road is 0.5 mile, to Greenville is 13 miles, and to Kokadjo is 4 miles.

Type of Subdivision: This 20 lot subdivision is located on a low hill to the east of the proposed resort. There are views to the Lake and to the mountains to the east. The “clustered backlot” subdivision illustration (in Part IV) may be an appropriate model for this site – adapted to site conditions. Two- to three-acre lots with shared amenities are planned.

Access: The existing Casey’s Camp Road skirts this subdivision site and will probably serve as the main access road. About 1.1 miles of new, internal subdivision road may be needed.

Utilities: Electric Service is available.

VII. E. 3. Beaver Cove
(Detail Map 10)

Two sets of subdivisions are proposed in the Beaver Cove/Prong Pond area. All are close to existing development and near the Lily Bay Road. Beaver Cove is a town in which LURC permits Level 2 subdivisions. The two sets of subdivisions are described separately below. The first set, comprising Beaver Cove subdivisions A and B, is located on either side of the Lily Bay Road. The second set of subdivision lots is tied to Prong Pond itself, as shorelots and backlots.

VII. E. 3. (a) The Beaver Cove Subdivisions A and B
(Detail Map 10)

Existing Development: The proposed Beaver Cove subdivisions are located in planning envelopes on the west and east sides of the Lily Bay Road, immediately east of the Beaver Cove residential area. There are an estimated 150 lots in the adjacent LURC D-RS subdistrict. About 50 dwellings are within a 1 mile radius of the proposed lots. It is about 7 miles to downtown Greenville.

Types of Subdivision: These two subdivisions comprise a total of 31 lots on up to 155 acres. Subdivision A will be 3 or 4 clusters totaling 24 backlots, laid out to optimize views and fit with slope conditions. Lot sizes will be in the 2- to 3-acre range. Open space will be managed by a homeowners association. The smaller subdivision (B), also with 2- to 3-acre lots, will have a total of 7 backlots, and will be sited to take advantage of views. Lots in both areas will be buffered from the Lily Bay Road so as to minimize any visual impact.

Access: Just one or two entrances will be allowed off the Lily Bay Road to the west subdivision (A). On the east side of the Lily Bay Road, the B subdivision access road will probably be off the private Prong Pond Road; only one new access point from the Lily Bay Road will be permitted, if needed, north of the Prong Pond access road. No driveways will be allowed to enter directly on to the Lily Bay Road. About 1.2 miles of new subdivision road may need to be constructed to serve these two subdivisions.

Utilities: Electrical service is available to all lots.

VII. E. 4. Prong Pond Subdivision
(Detail Map 10)

Summary of Proposed Prong Pond Development

- Total number of lots: 51
- Total lot acres: 185
- Shorefront lots: 35
- Total shorefront lot acres: 105
- Backlots: 16
- Total backlot acres: 80
- Total Plum Creek shoreline in envelopes: 10,100 feet
- Percentage of Plum Creek shoreline in envelope: 40%
- Length of new subdivision road: 2.1 miles

Summary of Proposed Prong Pond Conservation

- Total length of shore conserved in permanent easements: 2.8 miles
- Total shorefront acres in conservation easements: 171 acres
- Percentage of shoreline ownership permanently conserved through easements: 60%

Four stretches of shorefront land are proposed for development, along with about 80 acres of backland; 35 shorefront lots are proposed and 16 backlots. The table below provides a breakdown.

Table 11: Prong Pond Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
West Shore	12	3,200	37
South Shore	6	2,000	23
Northeast Shore	17	4,900	56
Northeast Highlands	16	0	80
Totals	51	10,100	196

Plum Creek is committed to reserving up to 5 acres off the Lily Bay Road for sale to the Town of Beaver Cove for community use only.

Existing Development: All the Prong Pond development is within a one-mile radius of Beaver Cove residential development, the new town office (on the Lily Bay Road), and the Beaver Cove Marina. There are at least 50 dwellings within a 1 mile radius. Downtown Greenville is about 6.6 miles to the south. There is currently a small craft boat launch on the northwest corner of Prong Pond. This launch will remain.

Types of Subdivisions:

- **West Shore Subdivisions:** The three small envelopes containing these subdivision lots lie between the west shore and the Lily Bay Road; the Beaver Cove town office, just off the highway, is due west of the southern shorefront subdivision. None will have driveways directly on to the highway. The lot layout will probably be fairly conventional, given the shore configuration and the topography of the upland. Lot shorefront widths will probably range from 150 to 200 feet.
- **South Shore Subdivision:** Located on the southernmost shore in Beaver Cove, almost on the Greenville town line, this small 6-lot subdivision will be laid out with shorefront lot widths of between 150 and 200 feet. An open space cluster subdivision with 50% open space may be an option. The site conditions will be the determining factor.
- **Northeast Shore and Backlot Subdivisions:** A total of 33 lots are proposed for this area; 17 shorelots and 16 backlots are planned for this low hillside that offers views to the water from one side, and to the mountains to the east from the other side. The shore here appears to be well suited for small, multiple clusters of lots with more than 30% open space between the clusters. Larger, 2- to 4-acre backlots that capitalize on mountain and water views seem better suited to the slopes of the hillside.

Special Restrictive Covenants: no individual docks, just community, seasonal docks will be permitted.

Access:

- ***West Shore Subdivision*** access will be via internal subdivision roads that have, at most, one intersection each with the Lily Bay Road. A single combined entry/exit on to the highway is preferred and will also be explored. About 0.9 miles of new subdivision road construction is expected to be needed.
- ***South Shore Subdivision*** access will be off existing land management roads that connect to the Lily Bay Road, via management roads in the Town of Greenville. About 0.2 miles of new subdivision road will be built.
- Access to the ***Northeast Shore Subdivision and Northeast Highlands Subdivision*** is gained by way of the Prong Pond land management road that wraps around the northern end of the Pond. A new subdivision road, set back into the slopes, will probably serve the shorefront lots and the first tier of backlots. The existing management road should serve the remaining backlots. About 0.9 miles of new subdivision road may need to be built.

Utilities: All lots associated with Prong Pond and Beaver Cove will have electrical power service.

VII. E. 5. Upper Wilson Pond

(Detail Map 11)

Pond Description:

- Upper Wilson Pond covers 940 acres; the Pond is irregularly shaped and about 2 miles long and 1 mile wide. It is located north and east of Lower Wilson Pond, to which it is connected.
- Lake Management Class: 4
- Land Use Class: developed and accessible
- Personal watercraft are permitted
- Resource Class: 1A, of statewide significance with two or more “outstanding” features
- Lake Assessment Findings: “outstanding” fishery and scenic features; “significant” wildlife, shoreline, and physical features (*note: the CLUP rates the fishery as “significant”*)
- Existing shorefront dwellings: 15; there are 2 primitive camp sites just north and east of Upper Wilson Pond
- Total length of shoreline: 8.5 miles
- Phosphorus Study Finding: Phosphorus limits will not be exceeded (based on phosphorus study findings; see Appendix N)

Summary of Proposed Development

- Total number of lots: 50
- Total lot acres: 173
- Shorefront lots: 35
- Total shorefront lot acres: 98
- Backlots: 15

- Total average backlot acres: 75
- Total Plum Creek shoreline in envelopes: 10,600 feet
- Percentage of Plum Creek shoreline in envelope: 24%
- Length of new subdivision road: 1.5 miles

Summary of Proposed Conservation

- Total length of shore conserved in permanent easements: 6.3 miles
- Total acreage in conservation: 382 acres
- Percentage of Plum Creek shoreline conserved: 76%

Existing Development: Upper Wilson is about 7 miles by road from downtown Greenville via the Scammon Ridge Road. It is 8.3 miles from the east side lots to the Lily Bay Road by way of Prong Pond, all on Plum Creek land. The fifteen existing camps are on the northwest shore and on the southern bowl of the Pond. A large number of dwellings are on the more heavily developed Lower Wilson Pond; there are many camps on the north, west, and southeastern shore – the latter being the well-known Rum Ridge subdivision comprising 95 lots. There are three small D-RS subdistricts on Upper Wilson Pond. All of the proposed lots are within a one mile radius of these scattered camp lots.

Types of Subdivisions: These subdivisions fall within seven small shoreland envelopes on Upper Wilson; 15 backlots are proposed for elevated land beyond the Pond’s northwest shore and a total of 35 shorelots, located in 6 envelopes are proposed, as outlined in the table below.

Table 12: Upper Wilson Pond Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
West Shore Highlands	15	0	126
West Shore	8	2,500	29
Southwest Peninsula	10	2,400	28
East Shore A	3	1,200	14
East Shore B	6	1,200	14
East Shore Narrows	2	1,300	15
South Cove	6	2,000	23
Totals	50	10,600	248²

Upper Wilson is a Management Class 4 lake (i.e., a high value, developed lake). As such, all shoreland subdivision is required to meet LURC’s “cluster” development standards (i.e., 50% of developable soils to be kept in open space).

- **West Shore Highlands Subdivision:** These lots will be west of the existing access road on the west side, high above the Pond, at about elevation 1,300 feet. They will be laid out linearly, because of the landform, and be 2 to 4 acres in size. Groups of lots may be separated by open space, if appropriate. Building envelopes will avoid the ridge line.

² Sum of envelope acres do not equal total due to rounding.

- ***West Shore Subdivision:*** Eight lots, probably in two clusters, are proposed on this length of moderately sloping shoreland; lot shorefront width will probably average about 150 feet. Fifty percent of the envelope will be kept in open space and a common boat access site is proposed at the southern end, north of the peninsula.
- ***Southwest Peninsula Subdivision:*** Existing development, wetlands, a highly configured shoreline, and varying slope conditions will require careful cluster design on the southwest peninsula. Two or three clusters (with a total of 10 lots) creatively fitted to the landscape, will probably be proposed; lot width will average 150 feet, with 50% of the shore kept as common open space. One or more may be boat access only.
- ***East Shore Subdivisions A and B:*** A total of 9 lots are proposed on the east shore, north of the Narrows. Three clusters of lots are anticipated, with an average shorefront of 150 feet each, and with 50% of the subdivision kept as open space.
- ***East Shore Narrows Subdivision:*** Just two separate stand-alone lots, with boat access only, are proposed for these two sites on the Narrows.
- ***South Cove Subdivision:*** Six lots in two clusters are proposed for the east shore of South Cove. Dimensions and open space allocations will be as described above (i.e., 150-foot frontage and 50% open space along the shore).

Restrictive Covenants: The standard restrictive covenants will apply in every subdivision on Upper Wilson Pond, including all backlots. For shorelots within 2,000 feet of the eagle’s nest (on the south tip of the larger island in South Cove), no construction shall be permitted during the eagle breeding/nesting season, as defined by Inland Fisheries & Wildlife, if the nest is found to be “active.”

Access: Access to Upper Wilson is either from Beaver Cove via the Prong Pond Road or on a haul road that extends off the Scammon Road and joins the Prong Pond Road. The Prong Pond Road skirts the north shore of Prong Pond and lies some distance inland from Upper Wilson’s north shore. A spur camp road serves the existing northwest side camps. The access road ultimately circles south to serve the east side of the Pond. New roads will need to be constructed to serve most of the subdivision lots here.

A second spur road off the Scammon Ridge Road serves the southwest peninsula; it will provide access to all the west side lots and a proposed private boat launch. About 1.1 miles of new subdivision road will be constructed here. The east side lots, with the exception of the two boat-access-only lots on the Narrows, will be served by about 0.4 miles of new road construction.

Utilities: No electric utilities are available, and none are planned. Power will need to be supplied by solar systems, appropriately muffled generators that meet stringent noise limitations, or by using propane lights and appliances.

VII. F. Jackman/Long Pond Corridor

VII. F. 1. Long Pond (Long Pond Township)

(see Detail Map 3)

Pond Description

- Long Pond covers 3,053 acres and is about 8 miles long; about 2 is in the Town of Jackman; it is a naturally formed pond
- Lake Management Class: 3, potentially suitable for development
- Land Use Class: Relatively developed
- Personal watercraft are permitted
- Resource Class: 1A, of statewide significance, with two or more “outstanding” values
- Resource Ratings: outstanding scenic and botanical values; significant fisheries, wildlife, shore character, and cultural values
- Existing shoreline dwellings: 53
- Total length of shoreline: 21.9 miles
- Phosphorus Findings: phosphorus limits would not be exceeded (see Appendix N for Phosphorus Study).

Summary of Proposed Development

- Total number of lots: 79
- Total lot acres: 237
- Shorefront lots: 79
- Total shorefront lot acres: 237
- Backlots: 0
- Total backlot acres: 0
- Total Plum Creek shoreline in envelopes: 23,500 feet
- Percentage of Plum Creek shoreline in envelope: 35%
- Length of new subdivision road: 3.9 miles

Summary of Proposed Conservation

- Total length of shore conserved in permanent easements: 8.1 miles
- Total shorefront acres in conservation easements: 492 acres
- Percentage of shoreline ownership permanently conserved through easements: 65%

Existing Development: Historic development has, for the most part, followed the south shore, the public road (Route 6/15), and the rail-line. Camps, residences, and small sporting camps (including those in the Town of Jackman) line this southern shore and extend east about 3/4 of a mile beyond the Narrows. Additional residences are located on the south side of Route 6/15. Jackman’s Comprehensive Plan anticipates further residential growth along this highway, between the village and Long Pond Township. On the north shore, there is a campground (on the west end of the Pond, in Jackman), and a campsite at the Narrows.

About 70% of the proposed lots would be within a mile of an extensive D-RS subdistrict, with the closest distance to the D-RS subdistrict, by water, being ± 250 feet. The average distance, by water, to the D-RS subdistrict from 50% of lots is between 1,500 and 3,000 feet; the furthest

distance to the D-RS subdistrict from most eastern part of the proposed envelope, by water, is ± 2 miles. The driving distance from the subdivisions to Route 6/15 would be 6.6 miles (measured from Churchill Stream). The driving distance from the Demo Bridge Road to Jackman and Route 201 is 14.7 miles. An alternative access road extends from the north shore, on existing haul roads, west to Route 201 in Moose River, adjacent to the town center of Jackman.

VII. F. 1. (a) North Shore Subdivisions

Three shorefront envelopes, 1,000 feet deep, are proposed on the north shore. Two of these envelopes contain shoreland subdivisions located on either side of Churchill Stream, east of the Narrows, and one subdivision lies to the west of the Narrows. The probable number of lots in each envelope, along with other statistical information, is shown in the table below:

Table 13: Long Pond Development Envelope Summary

Location	# of Lots	Shorefront Feet in Envelope	Acres in Envelope
Northwest Shore	21	5,800	133
North Central Shore	24	6,500	149
Northeast Shore	29	10,000	230
Total	74	22,300	512

Types of Subdivisions: Open space/cluster subdivisions and 30% shoreland open space subdivision concepts will be considered. The shoreland approach to neighborhood design illustration in Part IV will also act as a guide to the subdivision of this shore. Detailed subdivision planning will determine the best solutions.

Access: The north side lots will gain access off a major Plum Creek-owned haul road that ties into the Demo Road before crossing the Moose River and linking to Route 6/15. Secondary haul roads connect the proposed lots to this haul road. Some new road construction to serve individual lots will be required. Estimated road lengths are:

- Route 6/15 to about Churchill Stream (haul roads): about 6.6 miles of private haul road;
- Proposed subdivision roads (new): 3.6 miles.

As a secondary alternative, access could be gained by building new roads and improving existing ones from Jackman or Moose River Plantation.

Utilities: Electrical service will be provided across the Lower Narrows, by underwater cable to (at least) the Northwest and Central subdivisions. Service will probably be extended to the Northeast subdivision.

VII. F. 1. (b) South Shore Subdivision

Existing Development: This small subdivision is located on about 14 acres within an existing LURC D-RS subdistrict, hence no rezoning is necessary. It is close to the Lower Narrows and the historic village, old mill site, and the old rail station on the Pond. These lots are 8 miles from Route 201 in Jackman.

Type of Subdivision: The 5-lot development proposed for the south shore of Long Pond lies to the north of the railroad tracks and Route 6/15. The lot layout will be determined by site conditions; most, if not all, lots will have shorefrontage.

Access: Access will be off Route 6/15, with a single rail crossing (preferably on an existing, authorized crossing); driveway access will be shared, where practicable.

Utilities: Utility electrical service is available on Route 6/15.

VII. G. Resorts

VII. G. 1. Background

The two proposed resort envelopes are for the Big Moose Mountain Resort and the Lily Bay Resort. The Big Moose Mountain Resort and associated recreation facilities would be within a 2,600 acre envelope in the Greenville/Rockwood corridor; the Lily Bay Resort would be within a 500-acre envelope in the Greenville/Lily Bay corridor.

The establishment of resorts in the Moosehead Region is viewed by many as vital to expanding economic opportunity through sustainable tourism. The area has, historically, prospered from tourism and wood products. A number of recent State initiatives and studies now recommend greater emphasis on nature-based tourism in the North Woods and in Maine's "rim" counties. Outdoor recreation-based resort development, an expanded trails network, and large tracts of conserved lands and pristine ponds (components of this Plan) can help achieve this goal.

Equally important is the need to recognize that the service center towns of Greenville and Jackman anchor the region. The resorts will complement and help these towns thrive. In turn, the businesses in these towns will have the opportunity to create benefits by providing goods and services to the resorts and recreation-based visitors.

The following pages describe sustainable tourism guidelines and resort activities that will improve the well-being of residents, showcase local culture, protect the environment, and improve access to, and use of, permanent new trail systems.

VII. G. 2. Sustainable Tourism Guidelines

This Plan proposes the following "sustainable tourism" guidelines and sets the context for the review of any future resort facility site plan application.

VII. G. 2. (a) Definition

The term "sustainable tourism" is defined by the *World Tourism Organization* as a balance between the economic benefits of development and the management of resources in such a way that economic, social, and aesthetic needs can be fulfilled while maintaining cultural integrity, essential ecological processes, and biological diversity.

The goal is to ensure that the tourists' authentic experience of the area's "sense of place" is "sustained" into the future. It also ensures that development and activities:

- provide for the ability of air, land and water systems to sustain themselves;
- foster equitable economic opportunities and development; and
- allow communities to nurture and encourage local businesses.

VII. G. 2. (b) Guidelines

Tourism facilities and operations in the Plan Area should be consistent with the following sustainable tourism guidelines:

Regional Context

- Participate, as appropriate, in community planning to provide tourism services, including: gateway, interpretative, and directional signage; public information and education services; and visitor management plans.
- Help support the character of the North Woods with landscape-scale conserved areas supporting nature based tourism.
- Ensure the tourist facilities fit the character of the region.
- Coordinate with traditional uses, including timber harvesting, non-intensive public recreation, and sporting camp operations.
- Study applicable, successful models in other areas.

Scope/Diversity of Tourism Development and Activities

- Provide “destination driver” facilities that create recognition for the area and offer opportunities for the region.
- Provide quality experiences that have special appeal to visitors in the growing general tourism and outdoor recreation market segments.
- Provide quality lodging combining nature, culture, events, food, and retail opportunities.
- Strive to create ‘quality hospitality’ for visitors, and an ‘entrepreneur friendly’ climate for the small businesses in the towns that serve the recreation economy.
- Provide beautiful views that offer a sense of character and place. Connect amenities to conserved lands.

Facility Design and Construction (for more detail see the Big Moose Resort description)

- Design with reference to natural, cultural, and historical character, and to recreational activities.
- Design to fit into the natural landscape, with environmentally high standards of operation.
- Design to be consistent with the nature-based tourism experience, with regard to scale, authenticity, and a close connection to natural resources.
- Include, where practicable, “green construction,” including use of materials, water, sewage and power supplies that encourage conservation (including, where applicable, in trail, golf course, and other recreation amenity designs).
- Use local goods and materials where practicable.
- Reflect local architectural styles.

Local Economy/Residents

- Design tourism services in conjunction with existing services such as retail shops, gas stations, restaurants and inns.
- Collaborate with Maine guides and other local knowledgeable experts who can provide customized guided trips and tours to tourists.
- Use local capital, goods, services, labor and expertise as practicable.
- Ensure local residents have convenient access to facilities, and services.

- Engage and support, where appropriate and practicable, local artists, artisans, and writers.
- Support involvement of residents in tourism management and benefits.

Natural Environment

- Minimize impacts on wildlife.
- Provide connectivity and coordination of nature-based uses, such as connectivity of trails and existing conserved areas.
- Maintain ecosystem health.
- Provide for large connected and conserved landscapes (and trail systems) which sustain and allow for a nature-based economy to thrive.
- Protect significant resources.

Tourism Activities

- Provide opportunities for visitors to experience remoteness.
- Connect with the authentic history of tourism in the area.
- Provide for multi-sport outdoor activities such as hiking, bird and wildlife watching, fishing, biking, whitewater rafting, kayaking, fall foliage viewing, cross-country skiing and snowmobiling.
- Continue to provide opportunities for traditional tourism activities, such as hiking, hunting, fishing, camping, canoeing, snowmobiling, and winter backcountry uses such as skiing, dog sledding, snowshoeing and other primitive recreation experiences.
- Support low impact tours and tour guide services.
- Provide tourists a high level of service and amenities, particularly with high end accommodations and dining opportunities, and provide “soft adventures” such as guided canoeing and kayaking trips, day hiking, cross country skiing, and watchable wildlife excursions, including bird watching and moose viewing.
- Support “Share Your Heritage” itineraries, including tours of local arts and crafts, micro manufacturing, farming and value added food products, wood harvesting, and wood products.
- Support heritage tourism themed itineraries using community celebrations; museum and studio visits; treks on foot, bike, horse, snowmobile or canoe; meals featuring local food; shopping for local crafts and art; and learning new skills such as fly fishing or maple syruping.

VII. G. 3. Greenville and the Proposed Resorts

Greenville and the two resorts should gain from each other’s presence. The intent of this proposal is to see Greenville’s economy improve because resort visitors will visit, and use services, shops, restaurants, museums, and other facilities. Greenville is seen as the “gateway” village/urban center and the “anchor” to which the resorts are tethered. Greenville’s prosperity will be improved by its association and proximity to the resorts. Jackman and Rockwood businesses should also benefit.

The resorts will be designed to provide certain infrastructure and essential services, such as sewage disposal. While not burdening Greenville, the resort operators may contract with the Town, for a fee, for certain mutually agreeable public services.

VII. G. 3. (a) *Big Moose Mountain Resort/Recreation Envelope*
(Detail Map 7)

Location: Big Moose Mountain; 2,600 acres just north of Greenville

Overview: The structures and amenities described below are to be located within a “resort/mountain recreation envelope” that contains the physical features essential to an active recreation/resort center. The proposed facilities provide the setting and a part of the “critical mass” needed for a four-season recreation/tourism center adjacent to Big Squaw ski area. Nearby residential lot development is also essential to the economic viability of the resorts.

The envelope itself extends from about the Indian Pond Road on the west, to the private Big Squaw downhill ski area on the east. The northerly boundary is Burnham Pond; the southern extent is the 1,700 foot contour line (within Big Moose Township). The southeastern extent is the 1,400-foot contour line of Big Moose Mountain in Indian Stream Township. This envelope contains ±2,600 acres.

Recreation/Resort Concept: Four-season village-type, walkable, outdoor recreational center and associated amenities (including bike trails and a world-class Nordic ski trails system), tied into the Peak-to-Peak trail, the Moosehead-to-Mahoosucs ski/bike trail, the ITS snowmobile system, and, possibly, the Big Squaw ski area.

Features:

- 500 resort accommodations
- Connections to facilities on Indian and Burnham Ponds (e.g., clubhouse and boat launch with 200 feet of frontage on Indian Pond; canoe rental and boathouse, also with 200 feet of frontage, on Burnham Pond).
- Nordic ski, hiking, biking, horseback riding, and snowmobile trails.
- “Certified” (eco-designed) golf course.
- Possible “outdoor education” facility.
- Possible “hut” associated with the Moosehead to Mahoosucs hut/trail system.
- Possible link to a railroad station/platform near the Moosehead Lake shore, south of the Deep Cove subdivision.
- Lodge(s) and associated services such as a central dining area and/or a conference center.
- Entire village to be served by central sewage treatment plant (except for shorefront lots).
- Designed to be consistent with Maine’s vernacular architecture.
- Designed to blend into the forested landscape and have minimal visual impact.
- Maximum height: 4 floors.
- Expected clientele: locals, Maine families, outdoor recreation enthusiasts, affluent travelers, and young adventurers.

- Public access to common areas.
- Certain facilities will require fees (golf, etc.).
- Development Limitations: no more than 5% of the total resort envelope acreage is to be devoted to resort building footprints (i.e., building coverage).
- Other development areas will include those devoted to landscaping and recreational activities – such as trails, golf course, lawns, and gardens. The predominant part of the resort envelope will be forest land.

Big Moose Mountain Development Guidelines: For the purpose of setting reasonable parameters on the resort development, the following “guidelines” have been adopted.

1. Connect Development

- Create an inter-connected plan.
- The majority of the development should occur within a one mile radius of a “core,” focused on small lodge/resorts and conference facility.
- Create residential areas within walking distance of the core.
- Preserve the majority of the area for trails and working forest.
- Keep all development, other than trails, below elevation 1,700 feet.

2. Follow Sustainable Design Principles

- Site all roads and structures in harmony with the landscape.
- All buildings should be compatible with US Green Building Council (Leadership in Energy & Environmental Design) or comparable standards.
- Design all buildings to take advantage of solar orientation and scenic views.
- Select construction materials that utilize Maine products wherever possible.

3. Create a Pedestrian-Friendly Village Environment

- Provide well-defined pedestrian ways and amenities throughout the village: sidewalks, off-road pathways, benches, screened lighting, etc.
- Site structures with the natural slope to minimize stairways and major grade changes.
- Connect facilities with pathways to encourage walking and bicycling.
- Minimize the presence of automobiles through the use of screened parking areas, attached garages, recessed garage doors, etc.
- Orient walkways and streets to natural and manmade vistas.
- Make all units accessible from mountain trails (hiking, x-country skiing, biking, and snowmobiling).

4. Design for Year-Round Enjoyment

- Create a community that looks attractive throughout the year; use durable materials, natural landscaping, and architectural detailing.
- Establish easily maintained edges along roads and parking lots that will remain attractive with and without snow cover. Use landscape elements such as retaining walls, walkways, landscape beds, etc.
- Assure that all residential units capitalize on views, proximity to the golf course, and other outdoor recreation amenities.

5. Develop an Architectural Style Appropriate to the North Woods

- Work with architects familiar with Maine vernacular buildings. Capture the essence of Moosehead’s traditional resorts.
- Establish design guidelines that will apply to all structures so as to maintain a level of consistency and harmony throughout. (This includes buildings related to, but not next to, the center.)
- Develop guidelines for all aspects of construction, including site planning, architecture, lighting, landscape development, and signage.
- Make the village center a memorable and desirable place that people want to use and visit frequently.

6. Include Employee Accommodations

- Provide employee accommodations for resort workers, either within the recreational village in a residential planning envelope and in Greenville. These would be in addition to the 500 resort accommodations and authorized lots.

7. Encourage Watchable Wildlife

- Work with wildlife biologists to create favorable habitats for native wildlife (e.g., provide meadows and appropriate edge conditions along the access road).
- Provide turnouts along roadways, lookouts along pathways near wetlands, and canoe routes where people can be expected to encounter wildlife (especially moose) at a safe distance.
- Develop trail systems in consultation with wildlife biologists and botanists to minimize intrusion into sensitive habitat areas and/or plant communities.

8. Maximize the Views and Visual Environment

- Orient residential buildings, lodges, and other guest accommodations toward views to the mountain and distant lakes.
- Create strict landscape management standards for all facilities to maintain an attractive, natural appearance throughout.
- Site, stormwater management ponds, open spaces, roads, and other similar facilities downslope from the village where possible to provide foreground clearings that will open views to Moosehead Lake and distant mountains.
- Develop strict performance standards to avoid blocking views.
- Pay particular attention to lighting standards to minimize light pollution and sky “glow” that could decrease enjoyment of the night sky.
- Use tree planting to frame views, break up large expanses of building, and screen structures so they blend in.

9. Plan for Phased Development

- Develop a long-range strategy for implementation of the village master plan; consider links to the downhill ski facilities.
- Work with a team of experts from different disciplines to develop a master plan – including land use planner, landscape architect, civil engineers, a naturalist/ecologist, and market/resort/real estate specialists.
- Coordinate the location and timing of all infrastructure development to avoid future conflicts and minimize construction activities in developed areas.
- Allow for flexibility to accommodate changes in market conditions, facility expansion, and new uses.

10. Build Strong Links to Recreational Trail Amenities

- Construct a “world-class” Nordic ski trail system with at least 50 km of groomed trails.
- Provide a few remote huts or yurts on the Nordic trail system.
- Adapt the trail system to serve as a mountain bike trail in the off season.
- Collaborate with others to make a bicycle route connection to Greenville.
- Make provision for ungroomed backcountry trails, narrower, classic ski trails, and “glade” trails.
- Link the recreation center to the ITS snowmobile system.

VII. G. 3. (b) The Resort at Lily Bay *(Detail Map 10)*

Location: Between Lily Bay Cove and the road to Spencer Point, near the Lily Bay Road, within 1 mile of the existing D-RS subdistrict. There are approximately 500 acres within the envelope.

Development Timing: Site Plan application to be submitted to LURC not before 7 years after Plan approval.

Resort Concept: Five star, world class destination lake resort.

Features:

- Resort accommodations capped at 250 resort units.
- Employee accommodations, as needed to serve the resort.³
- Maximum height: 4 floors
- Low environmental and visual impact
- “Green” construction and incorporation of local materials
- Restaurant and other amenities open to the paying public
- Located close to the water
- Emphasis on outdoor (lake) recreation, and guiding services
- Partner with local businesses for outdoor adventure/experiences
- Nature trails and small craft docks (no large boats or marina)
- Golf course
- Complex to be served by on-site sewage treatment facility
- Consider establishing a two-party contract with Greenville, to pay for agreed upon services

³ These may be located in the resort envelope and/or in a residential planning envelope. These would be in addition to the 250 resort accommodations and authorized lots.



LAND USE STANDARDS

FOR AREAS WITHIN THE CONCEPT PLAN FOR PLUM
CREEK'S LANDS IN THE MOOSEHEAD LAKE REGION

Adopted _____, 2007

**CONCEPT PLAN LAND USE DISTRICTS AND STANDARDS
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PREFACE

This document contains the land use standards applicable to the *Concept Plan for Plum Creek's Lands in the Moosehead Lake Region* (the "Concept Plan"). Except where otherwise noted, the land use standards contained in this document supersede those contained in Chapter 10 of the Rules and Standards promulgated by the Maine Land Use Regulation Commission.

In connection with the adoption of the Concept Plan, the entire Plan Area has been rezoned to a Resource Plan Protection (P-RP) Subdistrict under Section 10.23, H of the Commission's Rules and Standards. Prior to adoption of the Concept Plan, the majority of the Plan Area was zoned in the General Management (M-GN) Subdistrict, with one small Residential Development (D-RS) Subdistrict, one small Commercial Industrial Development (D-CI) Subdistrict, and various Protection (P) Subdistricts. The boundaries of the new P-RP Subdistrict are depicted on the Concept Plan Land Use Guidance Maps. Within these boundaries, planning envelopes have been established in which certain development activities are allowed, and the locations of the existing D-CI and various Protection Subdistricts are indicated by reference to those designations, despite the rezoning of the entire Plan Area to the P-RP Subdistrict designation.

This document is designed to interpret, apply, and enforce the provisions of the Concept Plan.

Chapter I

GENERAL PROVISIONS

10.01 PURPOSE

The purpose of these Land Use Standards shall be to implement the purposes, goals, and provisions of the Concept Plan.

In addition, these land use standards shall:

- A. Encourage the most desirable and appropriate use of air, land, and water resources consistent with the Concept Plan;
- B. Protect public health by reduction of noise, air pollution, water pollution, and other environmental intrusions;
- C. Protect and preserve significant natural, scenic, and historic features where appropriate, beneficial, and consistent with the Concept Plan;
- D. Advise and assist the Department of Transportation and other concerned agencies in transportation planning and operation;
- D-1. Provide for safe and appropriate loading, parking, and circulation of land, air and water traffic;
- E. Encourage minimal adverse impact of one use upon the use of surrounding areas by setting standards of performance describing desirable and acceptable levels of operations in connection with any use and its relation to surrounding areas, including provisions for the eventual amelioration of existing adverse impact, if any;
- F. Reflect a consideration of the availability and capability of the natural resources base, including timber stands, soils, topography, and sufficient healthful water supplies; and
- G. Regulate, as necessary, motor vehicles as defined in Maine Revised Statutes title 29-A, section 101, subsection 42, on icebound inland lakes in the Plan Area.

10.02 DEFINITIONS

The following definitions apply to the following terms as they appear in this document:

1. **Accessory Use or Accessory Structure:**
“A use or structure subordinate to a permitted or conditional use or structure and customarily incidental to the permitted or conditional use of the structure.” 12 M.R.S.A. §682.
2. **Agricultural Management Activities:**
Land clearing if the land topography is not altered, tilling, fertilizing, including spreading and disposal of manure, liming, planting, pesticide application, harvesting or cultivating crops, pasturing of livestock, minor drainage and maintenance of drainage, and other similar or related activities, but not the construction, creation or maintenance of land management roads, nor the land application of septage, sludge and other residuals and related storage and composting activities.
3. **Alteration:**
Dredging; bulldozing; removing or displacing soil, sand, vegetation or other materials; draining or dewatering; filling; or any construction, repair or alteration of any permanent structure. On a case-by-case basis and as determined by the Commission, the term “alteration” may not include:
 - a. An activity disturbing very little soil such as installing a fence post or planting shrubs by hand;
 - b. The addition of a minor feature to an existing structure such as a bench or hand rail; and
 - c. The construction, repair or alteration of a small structure with minimal impact such as a nesting box, pasture fence, or staff gauge.
4. **Aquatic Vegetation:**
Plants that usually grow on or below the surface of the water for most of the growing season in most years.
5. **Backland Envelopes:**
Those areas depicted as Backland Envelopes on the Concept Plan Land Use Guidance Maps, within which limited development activities are allowed, subject to applicable standards.
6. **Boathouse:**
A structure that extends over or beyond the normal high water mark into which boats are directly maneuvered without leaving the water body. Boathouses are distinct from boat storage buildings, which require the boat to be removed from the water for entry.
7. **Boat ramp:**
See commercial trailered ramp, private trailered ramp, or trailered ramp.
8. **Body of Standing Water:**
A body of surface water that has no perceptible flow and is substantially permanent in nature. Such water bodies are commonly referred to as man-made or natural lakes or ponds.
9. **Building:**
“Any structure having a roof or partial roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or objects regardless of the materials of

which it is constructed.” 12 M.R.S.A. §682. The Commission finds that a temporary camping tent constructed of fabric or similar materials is not considered a building.

10. Building Envelopes:

Areas on a plan within which buildings may be placed.

11. Bulk Sampling of Mineral Deposits:

The removal of samples of mineral deposits for the purpose of testing to determine the feasibility, method or manner of extraction and/or processing of minerals. Such testing may include metallurgical analyses, milling or grinding tests and/or pilot plant and processing tests. Methods of bulk sampling may include, but not be limited to drilling and boring, the digging of shafts and tunnels, or the digging of pits and trenches.

12. Campground:

Any area, other than a camp site, designed for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes or similar facility designed for temporary shelter.

13. Campsite:

“A camping location containing tents, registered tent trailers, registered pickup campers, registered recreational vehicles, registered trailers or similar devices used for camping.

“Campsite“ does not include a camping location that has access to a pressurized water system or permanent structures other than outhouses, fireplaces, picnic tables, picnic tables with shelters or lean-tos. A campsite may be designed to contain a maximum of 4 camping sites for transient occupancy by 12 or fewer people per site, or numbers of sites and occupancy rates consistent with a landowner’s recreational policy filed with the commission. The commission may require a campsite permit if it determines that the recreational policy is inconsistent with the commission’s comprehensive land use plan.” 12 M.R.S.A §682(15).

14. Capacity Expansions of Utility Facilities:

The addition of new telephone or electric wires or similar equipment to existing electric or telephone transmission and distribution poles for the purpose of increasing the capacity thereof.

15. Checkpoint Building:

A structure on land under forest management which is used primarily for control of access to private roads or trails, provided it does not include more than one residence.

16. Intentionally deleted.

17. Cluster Development:

A compact form of development that results in buildings being located in a group such that a significant amount of open space is preserved.

18. Intentionally deleted.

19. Intentionally deleted.

20. Combined Floor Area:

The total floor area of all principal and accessory structures on a lot.

21. Combined Septic System:

A disposal system designed to dispose of gray and black waste water on or under the surface of the earth that includes but is not limited to: septic tanks; disposal fields; or any other fixture, mechanism, or apparatus used for this purpose.

22. Commercial Fishing Activities:

Activities directly related to commercial fishing and those commercial activities commonly associated with or supportive of commercial fishing, such as the manufacture or sale of ice, bait and nets and the sale, manufacture, installation or repair of boats, engines and other equipment commonly used on boats.

- 23. Commercial Mineral Extraction:**
Mineral extraction other than Mineral Extraction for Road Purposes.
- 24. Commercial Sporting Camp:**
A “building or group of buildings devoted primarily to the offering of lodging facilities for a fee to persons primarily in pursuit of primitive recreation or snowmobiling.” 12 M.R.S.A. §682(14). In addition, for the purposes of the application of the Commission’s rules, the term “commercial sporting camp“ shall be construed according to the following: A facility which functions primarily as a destination for the above activities rather than a transient lodging facility or a base of operations for activities in another location, such as whitewater rafting. A sporting camp is usually located in a remote location and may typically consist of, but not necessarily include, all of the following: a number of cabins for the housing of guests including housekeeping cabins; a main lodge for serving of meals and socializing for the guests; outbuildings for housing of the owners, guides, and other workers; workshop, woodsheds, laundry, equipment storage, and other utility buildings as needed. Outpost cabins are considered a part of the commercial sporting camp. A resident, on-site attendant must be available on a full-time basis to meet the needs of guests. Such a facility shall have a total floor area no greater than 10,000 square feet for all principal buildings associated with the facility.
- 25. Commercial trailered ramp, hand-carry launch, or dock:**
A trailered ramp, hand-carry launch, or dock, including an associated parking area and access road, that is privately owned and operated, and open to all members of the public, with or without a fee, but not meeting the definition of a public trailered ramp, hand-carry launch, or dock.
- 26. Commercial Use:**
The use of lands, buildings or structures the intent or result of which is the production of income from the buying or selling of goods and/or services. Commercial use does not include a home occupation or the rental of a single dwelling unit on a single lot or forest management activities where such activities are otherwise exempt from review.
- 27. Commission:**
The Maine Land Use Regulation Commission.
- 28. Intentionally deleted.**
- 29. Compatible Use:**
A land use which is capable of existing in harmony with other uses or resources situated in its immediate vicinity because that use does not adversely affect such other uses or resources.
- 30. Compensation:**
Replacement of a lost or degraded wetland function with a function of equal or greater value.
- 31. Creation:**
An activity bringing a wetland into existence at a site where it did not formerly occur.
- 32. Critically Imperiled Natural Community (S1):**
An assemblage of plants, animals and their common environment that is extremely rare in Maine or vulnerable to extirpation from the state due to some aspect of its biology. An example of an S1 community that occurs in freshwater wetlands is the Outwash Plain Pondshore community.
- 33. Cross-Sectional Area:**

The cross-sectional area of a stream channel shall be determined by multiplying the stream channel width by the average stream channel depth. The stream channel width is the straight line distance from the normal high water mark of one side of the channel to such mark on the opposite side of the channel. The average stream channel depth shall be the average of the vertical distances from a straight line between the normal high water marks of the stream channel to the bottom of the channel.

34. Deer Wintering Areas:

Areas used by deer during winter for protection from deep snows, cold winds, and low temperatures.

35. Development:

Any land use activity or activities directed toward using, reusing or rehabilitating air space, land, water or other natural resources, excluding, however, such specific uses or classes and categories of uses which by the terms of this chapter do not require a permit.

36. Development Unit:

A single family dwelling unit or non-residential use containing a total of no more than 8,000 square feet of gross floor space for all principal buildings concerned. Multiple family dwelling units and larger non-residential uses shall be counted as an equivalent multiple number of development units.

37. Direct Watershed:

That portion of the land area which drains surface water directly to a body of standing water without such water first passing through an upstream body of standing water.

38. Disturbed Area:

The area of a parcel that is stripped, graded, grubbed or otherwise results in soil exposure at any time during the site preparation for, or construction of, a project. "Disturbed area" does not include maintenance of an existing impervious area, but does include a new impervious area or expansion of an existing impervious area.

39. Docking Structure:

A structure placed in or near water primarily for the purpose of securing and/or loading or unloading boats and float planes, including but not limited to docks, wharfs, piers, and associated anchoring devices, but excluding boat houses and float plane hangars. When associated with this phrase, the term "permanent" shall mean a structure in place for longer than 7 months in any calendar year or which is so large or otherwise designed as to make it impracticable to be removed on an annual basis without alteration of the shoreline.

40. Driveways

A vehicular access-way, other than a land management road, less than 1000 feet in length serving two or fewer lots.

41. Dwelling Unit:

A structure or any part thereof that is intended for use or is used for human habitation, consisting of a room or group of rooms designed and equipped for use primarily as living quarters, including any minor home occupations, for one family. Accessory structures intended for human habitation that have plumbing are considered separate dwelling units. Dwelling units do not include buildings or parts of buildings used as a hotel, motel, commercial sporting camp or other similar facility which is rented or leased on a relatively short term basis; provided, however, the term shall include a tourist home that qualifies as a home occupation.

42. Emergent Marsh Vegetation:

Plants that are erect, rooted and herbaceous; grow in saturated to permanently flooded areas; and do not tolerate prolonged inundation of the entire plant (e.g., cattails, burreed, tussock sedge, rice cut grass, phragmites, pickerel weed, arrowhead and bulrush).

42.a. Employee Housing:

Short- and long-term onsite housing for employees of resorts and tourist destination facilities.

43. **Enhancement:**
An activity increasing the net value of a wetland.
44. **Intentionally deleted.**
45. **Expansion of a Structure:**
The increase in the floor area of a structure, including attached decks and porches, or the increase in the height of a structure.
46. **Family:**
One or more persons occupying a premises as a single housekeeping unit.
47. **Fishery Management Practice:**
Activities engaged in for the exclusive purpose of management of freshwater and anadromous fish populations by manipulation of their environment for the benefit of one or more species. Such practices may include but not be limited to the construction of traps and weirs, barrier dams, stream improvement devices, fishways, and pond or stream reclamation, provided that any such activities are specifically controlled and designed for the purpose of managing such species and are conducted or authorized by appropriate state or federal fishery management agencies in compliance with the water quality standards contained in 38 M.R.S.A. §465.
48. **Floodplain Wetland:**
Wetlands that are inundated with flood water during a 100-year event based on site specific information including, but not limited to, flooding history, landform, and presence of hydric, alluvial soils, and that under normal circumstances support a prevalence of wetland vegetation typically adapted for life in saturated soils.
49. **Floor Area:**
The sum of the horizontal areas of the floor(s) of a structure, excluding basements, measured by their exterior dimensions. Floor area shall include, but not be limited to, all stories and lofts, decks, garages, porches and greenhouses.
50. **Flowing Water:**
A surface water within a stream channel that has a perceptible flow and is substantially permanent in nature. Such waters are commonly referred to as rivers, streams, and brooks.
51. **Footprint:**
The measure of the area in square feet within the exterior limits of the perimeter of a structure.
52. **Forest:**
A plant community predominantly of trees and other woody vegetation growing more or less closely together.
53. **Forest Management Activities:**
Forest management activities include timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, timber stand improvement, pruning, timber harvesting and other forest harvesting, regeneration of forest stands, and other similar or associated activities, but not the construction, creation, or maintenance of land management roads, nor the land application of septage, sludge and other residuals and related storage and composting activities.
54. **Forest Product:**
Any raw material yielded by a forest.
55. **Forested Wetland:**

Freshwater wetlands dominated by woody vegetation that is 6 meters tall, or taller.

56. Freshwater Wetland:

Freshwater swamps, marshes, bogs and similar areas that are inundated or saturated by surface or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils and not part of a great pond, coastal wetland, river, stream or brook.

57. Gatehouse:

See checkpoint building.

58. Hand-carry Launch:

A shoreland alteration, including, but not limited to, a landing area (that portion of the launch at or below the normal high water mark), a launch area (that portion of the launch immediately adjacent to and above the normal high water mark) any associated parking area, access pathway and/or road, and other similar related facilities to allow an item, including but not limited to a boat, personal watercraft, or dock float, to be moved by hand, to or from the surface of a water body. Unless otherwise specified by permit condition, boat trailers or dollies designed to be moved by hand may be used at such facilities provided no special site design is required to accommodate such devices.

59. Intentionally deleted.

60. Intentionally deleted.

61. Home Occupation:

A business, profession, occupation, or trade undertaken for gain or profit which:
a) is clearly incidental and secondary to the use of the dwelling unit for residential purposes; b) is wholly carried on within a dwelling unit or other structure accessory to a dwelling unit; c) is carried on by a resident of the dwelling unit; and d) utilizes no more than 50 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structure(s) in which the occupation is carried out. The term is further defined as minor and major home occupation as follows:

Minor home occupation: A home occupation not noticeable from the exterior of a building, except as herein allowed, that utilizes no more than 50 percent of all floor area of all principal and accessory structures up to a limit of 1,000 square feet.

Major home occupation: A home occupation not noticeable from the exterior of a building, except as herein allowed, that utilizes no more than 50 percent of all floor area of all principal and accessory buildings up to a limit of 1,500 square feet.

62. Imperiled Natural Community (S2):

An assemblage of plants, animals and their common environment that is rare in Maine or vulnerable to further decline. Examples of S2 communities that occur in freshwater wetlands are Atlantic White Cedar Swamp, Alpine Bog-Meadow, Circumneutral Fen, Maritime Slope Bog, and Coastal Plain Pocket Swamp.

63. Impervious Area:

The area of a parcel that consists of buildings and associated constructed facilities or areas that will be covered with a low-permeability material, such as asphalt or concrete, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability. Common impervious areas include, but are not limited to, rooftops, walkways, decks, porches, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and macadam or other surfaces which similarly impede the

natural infiltration of stormwater. A natural or man-made water body is not considered an impervious area.

64. Land Management Road:

A route or track consisting of a bed of exposed mineral soil, gravel, or other surfacing material constructed for, or created by, the repeated passage of motorized vehicles and used primarily for agricultural or forest management activities, including associated log yards but not including skid trails, skid roads, and winter haul roads.

65. Land Use Subdistrict:

The area located within the boundaries of air, land or water delineated vertically or horizontally by the Commission to provide for distinct categories of uses or resources. Land use subdistricts are also referred to as “subdistricts”

66. Lean-to:

A three-sided, roofed structure used for transient occupancy and commonly constructed for campsites.

67. Level A Mineral Exploration Activities:

Mineral exploration activities engaged in for purposes of determining the location, extent and composition of mineral deposits, provided that such activities are limited to test boring, test drilling, hand sampling, the digging of test pits having a maximum surface opening of 100 square feet, or other test sampling methods which cause minimum disturbance to soil and vegetative cover. Level A mineral exploration activities shall not include bulk sampling of mineral deposits.

Access ways for Level A mineral exploration activities shall include only access ways the creation of which involves little or no recontouring of the land or ditching, and does not include the addition of gravel or other surfacing materials. Clearing of the vegetative cover shall be limited to the minimum necessary to allow for the movement of equipment.

68. Level B Mineral Exploration Activities:

Mineral exploration activities involving the bulk sampling of mineral deposits, or any mineral exploration activities which exceed those defined as Level A mineral exploration activities and which are not defined as Level C metallic mineral exploration activities.

69. Level C Mineral Exploration Activities:

Metallic mineral exploration activities involving the disturbance of a site, by excavation, of more than two (2) acres of surface area or the excavation or removal of more than ten thousand (10,000) cubic yards of soil, overburden, ore or other earthen materials from the site of exploration.

70. Level A Road Projects:

Reconstruction within existing rights-of-way of public or private roads other than land management roads, and of railroads, excepting bridge replacements. Examples of such activities include, without limitation, culvert replacements, resurfacing, ditching, and bridge repair. When there is no existing layout of right-of-way, the right-of-way should be assumed to extend 33 feet on either side of the existing centerline.

71. Level B Road Projects:

Minor relocations, and reconstructions, involving limited work outside of the existing right-of-way of public roads or private roads other than land management roads and of railroads; bridge reconstruction and minor relocations whether within or outside of existing right-of-way of such roads; “Minor relocations” as used herein may not exceed 300 feet in horizontal displacement of centerline. “Reconstruction” as used herein may involve widening of existing rights-of-way not to exceed 50 feet on either side.

- 72. Level C Road Projects:**
Construction of new roads, and relocations or reconstruction of existing roads, other than that involved in level A or level B road projects; such roads shall include both public and private roadways excluding land management roads.
- 73. Lot Coverage:**
The total footprint area of all structures, which includes, but is not limited to, buildings, parking lots, and driveways.
- 74. Maintenance:**
Activities required to assure continuation of a wetland or the accomplishment of project goals after a restoration or creation project has been technically completed, including, but not limited to, water level manipulations and control of non-native plant species.
- 75. Major Flowing Water:**
A flowing water downstream from the point where such water drains 50 square miles or more.
- 76. Management Class 1 Lake:**
Lake, also referred to as a “Least Accessible, Undeveloped, High Value Lake”, which meets the following criteria:
- a. Relatively undeveloped: As of November 17, 1988, having less than one development unit per shore mile within 250 feet of the normal high water mark, taken as an average over the entire lake shore. The shoreline is measured by following the shoreline of the lake, including all the shoreline irregularities, on the Commission’s Land Use Guidance Map.
 - b. Relatively inaccessible: As of November 17, 1988, having no road passable during summer months with a two-wheel drive vehicle within 1/4 mile of the normal high water mark of the lake.
 - c. High resource value(s): Found to have one or more outstanding resource values according to the Commission’s Wildlands Lake Assessment as shown in Appendix C of Chapter 10 of the Commission’s Rules and Standards.

Such lakes are designated as MC1 on the Commission’s Land Use Guidance Maps. All lakes included in the Wildlands Lake Assessment are listed in Appendix C of Chapter 10 of the Commission’s Rules and Standards with their Management Class noted.

- 77. Management Class 2 Lake:**
Lake, also referred to as an “Accessible, Undeveloped, High Value Lake”, which meets the following criteria:
- a. Relatively Undeveloped: As of November 17, 1988, having less than one development unit per shore mile within 250 feet of the normal high water mark, taken as an average over the entire lake shore. The shoreline is measured by following the shoreline of the lake, including all the shoreline irregularities, on the Commission’s Land Use Guidance Map.
 - b. Relatively Accessible: As of November 17, 1988, having a road passable during the summer months with a 2-wheel drive motor vehicle within 1/4 mile of the normal high water mark of the lake.
 - c. High Resource Value: Having at least two of the following outstanding resource values according to the Commission’s Wildlands Lake Assessment:
 - (1) An outstanding rating for fisheries
 - (2) An outstanding rating for scenic value
 - (3) An outstanding rating for shore character

- (4) An outstanding rating for wildlife when the rating was due to exceptional concentration and/or diversity of wildlife species.

Such lakes are designated as MC2 on the Commission's Land Use Guidance Maps. All lakes included within the Wildlands Lake Assessment are listed in Appendix C to Chapter 10 of the Commission's Rules and Standards with their Management Class noted.

78. Management Class 3 Lake:

Lake, also referred to as "Potentially Suitable for Development" which through a consideration of existing water quality, potential water quality impacts, location, access, conflicting uses, available shoreline, water level fluctuation, regional considerations, and special planning needs is found by the Commission to be a potentially suitable location for shoreland development. Such lakes are more specifically defined in the Commission's Comprehensive Land Use Plan.

Such lakes are designated as MC3 on the Commission's Land Use Guidance Maps encompassing such lakes. All lakes included within the Wildlands Lake Assessment are listed in Appendix C to Chapter 10 of the Commission's Rules and Standards with their Management Class noted.

79. Management Class 4 Lake:

Lake, also referred to as a "High Value, Developed Lake", which meets the following criteria:

- a. Two or more "outstanding" resource values as identified in the Maine Wildlands Lake Assessment;
- b. Relatively accessible: As of November 17, 1988, accessible to within 1/4 mile of the normal high water mark of the lake by 2-wheel drive motor vehicle during summer months;
- c. Relatively developed: As of November 17, 1988, having an average of more than one development unit per mile of shore within 250 feet of the normal high water mark of the lake. The shoreline is measured by following the shoreline of the lake, including all the shoreline irregularities, on the Commission's Land Use Guidance Map; and
- d. Not meeting the criteria for Management Class 3 Lakes.

Such lakes are designated as MC4 on the Commission's Land Use Guidance Maps. All lakes included within the Wildlands Lake Assessment are listed in Appendix C to Chapter 10 of the Commission's Rules and Standards with their Management Class noted.

80. Management Class 5 Lake:

Lake, also referred to as a "Heavily Developed Lake", which meets the following criteria:

- a. As of November 17, 1988, having more than one development unit per 10 acres of lake surface area; or
- b. As of November 17, 1988, having more than one development unit per 400 feet of shore frontage, taken as an average around the entire lake shore. The shoreline is measured by following the shoreline of the lake, including all the shoreline irregularities, on the Commission's Land Use Guidance Map.

Such lakes are designated as MC5 on the Land Use Guidance Maps. All lakes included within the Wildlands Lake Assessment are listed in Appendix C to Chapter 10 of the Commission's Rules and Standards with their Management Class noted.

81. Management Class 6 Lake:

Lake, also referred to as a "Remote Pond", which meets the following criteria:

- a. Having no existing road access by two-wheel drive motor vehicles during summer months within 1/2 mile of the normal high water mark of the water body;

- b. Having existing buildings within 1/2 mile of the normal high water mark of the water body limited to no more than one non-commercial remote camp and its accessory structures; and
- c. Supporting cold water game fisheries.

Such lakes are designated as MC6 on the Commission's Land Use Guidance Maps. All lakes included within the Wildlands Lake Assessment are listed in Appendix C to Chapter 10 of the Commission's Rules and Standards with their Management Class noted.

82. Management Class 7 Lake:

All lakes which are not otherwise classified in one of the other six lake Management Classes.

83. Metallic Mineral Mining Activity:

"Metallic mineral mining activity" means any activity or process that is for the purpose of extraction or removal of metallic minerals, and includes processes used in the separation or extraction of metallic minerals from other material including, but not limited to: crushing, grinding, beneficiation by concentration (gravity, flotation, amalgamation, electrostatic, or magnetic); cyanidation; leaching; crystallization; or precipitation; mine waste handling and disposal; and processes substantially equivalent, necessary, or incidental to any of the foregoing. Metallic mineral mining or metallic mineral mining activity does not include Level A, B or C exploration activities, or thermal or electric smelting.

84. Mineral Deposit:

Any deposit of peat, sand, gravel, rock, topsoil, limestone, slate, granite, coal, gems, metallic or non-metallic ores or other minerals.

85. Mineral Extraction:

Any extraction of a mineral deposit, other than peat extraction, metallic mineral mining activities or Level A, B, or C, exploration activities.

86. Mineral Extraction for Road Purposes:

Mineral extraction where at least 75% by volume of the minerals extracted over any three year period are used for the purposes of construction or maintenance of land management or other roads.

87. Mineral Processing Equipment:

Equipment used to process minerals following extraction including, but not limited to, rock crushers and batch plants. The term does not include equipment used to remove, sort or transport minerals, such as front end loaders, screens or trucks.

88. Mineral Soil:

Soil material in which inorganic (mineral) constituents predominate.

89. Minor Flowing Water:

A flowing water upstream from the point where such water drains less than 50 square miles.

90. Mitigation:

Actions taken to off-set potential adverse environmental impact. Such actions include the following:

- a. Avoiding an impact altogether by not taking a certain action or parts of an action;
- b. Minimizing an impact by limiting the magnitude or duration of an activity, or by controlling the timing of an activity;
- c. Rectifying an impact by repairing, rehabilitating, or restoring the affected environment;

- d. Reducing or eliminating an impact over time through preservation and maintenance operations during the life of the project; and
 - e. Compensating for an impact by replacing affected resources or environments.
- 91. Mitigation Banking:**
Wetland restoration, enhancement, preservation or creation for the purpose of providing compensation credits in advance of future authorized impacts to similar resources.
- 92. Mooring:**
A structure for securing a vessel or aircraft that consists of a line and buoy attached to a weight which rests on the bottom of a water body.
- 93. Intentionally deleted.**
- 94. Multi-family Dwelling:**
A building containing three or more dwelling units.
- 95. Nonconforming Lot:**
A preexisting lot which, upon the effective date of adoption or amendment of these rules, does not meet the area, frontage or other dimensional requirements for a legally existing or proposed use.
- 96. Nonconforming Structure:**
“A structure, lawfully existing at the time of adoption of district regulations or subsequent amendment made thereto, that does not conform to the district regulations.” 12 M.R.S.A. §682 More specifically, a nonconforming structure is legally existing, but does not meet one of the following dimensional requirements: setback, lot coverage, or height requirements.
- 97. Nonconforming Use:**
“A use of air, land, water or natural resources or a parcel of land, lawfully existing at the time of adoption of district regulations or subsequent amendments made thereto, that does not conform to the district regulations.” 12 M.R.S.A. §682. More specifically, a nonconforming use is a legally existing use of buildings, structures, premises, lands, or parts thereof which would not be allowed to be established under current regulations in the subdistrict in which it is situated.
- 98. Non-Permanent Docking Structure:**
Docking structures which are in place for less than seven months during any calendar year upon or over submerged lands and which are of such a size or design that they can be removed on an annual basis without requiring alteration of the shoreline.
- 99. Non-Tidal Waters:**
All waters or portions thereof which do not customarily ebb and flow as the result of tidal action.
- 100. Normal High Water Mark of Non-Tidal Waters:**
That line on the shores and banks of non-tidal waters which is discernible because of the different character of the soil or the vegetation due to the influence of surface water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (aquatic vegetation includes but is not limited to the following plants and plant groups - water lily, pond lily, pickerel-weed, cat tail, wild rice, sedges, rushes, marsh grasses; and terrestrial vegetation includes but is not limited to the following plants and plant groups - upland grasses, aster, lady slipper, wintergreen, partridge berry, sasparilla, pines, cedars, oaks, ashes, alders, elms, spruces, birches, beeches, larches, and maples). In places where the shore or bank is of such character that the normal high water mark cannot be easily determined (as in the case of rock slides, ledges, rapidly eroding or slumping banks) the normal high water mark shall be estimated from places where it can be determined by the above method.

- 101. Intentionally deleted.**
- 102. Normal Maintenance and Repair:**
Unless otherwise provided, any work necessary to maintain an improvement or structure in its original or previously improved state or condition. This includes general upkeep, such as painting, fixing portions of the structure that are in disrepair, or the replacement of sill logs, roofing materials, siding, or windows, as long as there is no expansion of the nonconforming structure and less than 50 percent of the building is replaced. In-kind and in-place replacement of decking or exterior stairs is considered as normal maintenance and repair. Normal maintenance and repair shall not include reconstruction, or change in design, change in structure, change in use, change in location, change in size or capacity.
- 103. On Premise Sign:**
A sign which is located upon the same lot or parcel of real property where the business, facility, or point of interest being advertised is located.
- 104. Open Space:**
Any parcel or area of land essentially unimproved and set aside, dedicated, designated, or reserved for the public use, for the common use of owners and occupants of land adjoining or neighboring such open space, or for purposes intended to preserve important natural features of the site.
- 105. Parking Area:**
A place, whether or not paved, designed primarily for parking motor vehicles. "Parking area" includes parking lots, parking spaces, parking lanes, and circulation aisles and corridors.
- 106. Peatland:**
Freshwater wetlands, typically called bogs or fens, consisting of organic soils at least 16" deep, predominantly vegetated by ericaceous shrubs (heath family), sedges, and sphagnum moss and usually having a saturated water regime.
- 107. Permanent Foundation:**
A supporting substructure that either extends below the frost line or is designed to permanently withstand freeze-thaw conditions. Permanent foundations include full foundations, basements, slabs and frost walls. For the purposes of this definition "sono tubes" or posts installed with augers are not considered permanent foundations.
- 108. Person:**
"An individual, firm, association, organization, partnership, trust, company, corporation, state agency or other legal entity." 12 M.R.S.A. §682.
- 109. Personal Watercraft:**
"Any motorized watercraft that is 14 feet or less in hull length as manufactured, has as its primary source of propulsion an inboard motor powering a jet pump and is capable of carrying one or more persons in a sitting, standing or kneeling position. 'Personal watercraft' includes, but is not limited to, a jet ski, wet bike, surf jet and miniature speedboat. 'Personal watercraft' also includes motorized watercraft whose operation is controlled by a water skier." 12 M.R.S.A. §7791, sub-§11-A.
- 110. Pesticide:**
A chemical agent or substance employed to kill or suppress pests (such as insects, weeds, fungi, rodents, nematodes or other organisms) or intended for use as a plant regulator, defoliant or desiccant.

- 111. Piped Water:**
Water supplied to a building by means other than hand pump or hand carry.
- 111.a. Plan Area:**
The land area subject to the Concept Plan and rezoned to the Resource Plan Protection (P-RP) Subdistrict in connection therewith, as depicted on the Concept Plan Land Use Guidance Maps.
- 111.b. Planning Envelopes:**
Shoreland envelopes, backland envelopes, and resort envelopes depicted on the Concept Plan Land Use Guidance Maps.
- 112. Portable Mineral Processing Equipment:**
Mineral processing equipment that is not fixed to a location on the ground but rather is designed to be readily moved from one mineral extraction operation to another.
- 113. Practicable:**
Available and feasible considering cost, existing technology and logistics based on the overall purpose of the project.
- 114. Preservation:**
The maintenance of a wetland area or associated upland areas that contribute to the wetland's functions so that it remains in a natural or undeveloped condition. Preservation measures include, but are not limited to, conservation easements.
- 115. Primitive Recreation:**
Those types of recreational activities associated with non-motorized travel, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing.
- 116. Primitive Septic System:**
A septic system that uses an alternative toilet, such as a pit privy, compost, chemical, recirculating, incinerating, and vacuum types and a minimal disposal field designed to treat gray waste water that originates from a non-pressurized water supply.
- 117. Principal Building:**
A building which provides shelter for the primary use of a parcel. On a single parcel, all buildings related to forest or agricultural management activities, including dwellings of the owner or lessee and employees, are considered one principal building.
- 118. Principal use:**
A use other than one which is wholly incidental or accessory to another use on the same premises.
- 119. Private trailered ramp, hand-carry launch, or dock:**
A trailered ramp, hand-carry launch, or dock that is privately owned and operated, and not open to all members of the public.
- 120. Projecting Sign:**
A sign which is attached to a wall of a building and extends more than 15 inches from any part of the wall.
- 121. Property Line:**
Any boundary between parcels of land owned or leased by different persons or groups of persons.
- 122. Public Road or Roadway:**

Any roadway which is owned, leased, or otherwise operated by a governmental body or public entity.

123. Public trailered ramp, hand-carry launch, or dock:

A trailered ramp, hand-carry launch, or dock, including associated facilities, that is owned, leased, or operated by a public entity and made available with or without a fee. Such entities include owners of federally licensed hydropower projects within the resource affected by the hydropower project for use by all members of the public.

124. Reclamation:

The rehabilitation of the area of land affected by mineral extraction, including but not limited to, the stabilization of slopes and the creation of safety benches, the planting of vegetation including grasses, crops, shrubs, and/or trees, and the enhancement of wildlife and aquatic habitat and aquatic resources.

125. Reconstruction:

The addition of a permanent foundation or the rebuilding of a structure after more than 50 percent by area of its structural components, including walls, roof, or foundation, has been destroyed, damaged, demolished or removed. Leaving one or two walls or the floor of a structure in place, while rebuilding the remaining structure, is considered reconstruction, not normal maintenance and repair or renovation.

126. Remote Camp:

A dwelling unit consisting of not more than 750 square feet of gross floor area, that is not served by any public utilities, except radio communications.

127. Remote Campsites:

Campsites which are not part of commercial campgrounds and which are characterized by their remoteness, limited scale, dispersed nature, and limited usage. More specifically, remote campsites include sites which:

- a. are designed to be accessible and generally are only accessible by water or on foot;
- b. are comprised of not more than four individual camping areas designed for separate camping parties, and are designed for a total of not more than 12 overnight campers;
- c. have permanent structures limited to privies, fireplaces or fire rings, picnic tables, and picnic table shelters consisting of a roof without walls; and
- d. require no other construction or grading and only minimal clearing of trees.

128. Intentionally deleted.

129. Renovation:

Restoring or remodeling a structure. Renovation includes interior modifications, and the installation of new windows, floors, heating systems, or other features, as long as there is no expansion of the nonconforming structure and less than 50 percent of the building's structural components are replaced. The introduction of plumbing to a structure may constitute a change in use that requires a permit.

130. Residential:

Pertaining to a dwelling unit.

131. Residential Directional Sign:

An off-premise sign erected and maintained by an individual or family to indicate the location of his or its residence.

132. Residual:

“Residual means solid wastes generated from municipal, commercial or industrial facilities that is suitable for agronomic utilization. These materials may include: food, fiber, vegetable and fish processing wastes; dredge materials; sludges; dewatered septage; and ash from wood or sludge fired boilers.” DEP Rules, Chapter 400, §1.

132.a. Resort Accommodation:

Short or long-term occupancy units associated with resort development, including hotel rooms, suites, cabins, cottages, dwellings, and other occupancy units, whether rented, leased, let, or owned under a unit-ownership regime. Resort accommodations do not include employee housing

132.b. Resort Envelopes:

Those areas depicted as Resort Envelopes on the Concept Plan Land Use Guidance Maps, within which resort and tourist destination facility development is allowed, subject to applicable standards.

133. Restoration:

An activity returning a wetland from a disturbed or altered condition with lesser acreage or fewer functions to a previous condition with greater acreage or function.

134. Roadway:

A public or private road including any land management road.

135. Intentionally deleted.

136. Septage:

“Septage means waste, refuse, effluent, sludge, and any other materials from septic tanks, cesspools, or any other similar facilities.” 38 M.R.S.A. §1303-C “Septage is defined as a mixture of liquids and solids derived from residential sanitary wastewater, and includes sanitary wastewater from tanks connected to commercial and institutional establishments which have inputs similar to residential wastewater. Septage also includes wastes derived from portable toilets.” DEP Rules, Chapter 420, §1

137. Service Drop:

Any utility line extension which does not cross or run beneath any portion of a body of standing water provided that:

- a. in the case of electric service
 - (1) the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way; and
 - (2) the total length of the extension within any 5 year period is less than 2,000 feet.
- b. in the case of telephone service
 - (1) the extension, regardless of length, will be made by the installation of telephone wires to existing utility poles; or
 - (2) the total length of the extension within any 5 year period, requiring the installation of new utility poles or placed underground, is less than 2,000 feet.

138. Setback:

The minimum horizontal distance from the lot line, shoreline, upland edge of a wetland, or road to the nearest part of the structure or other regulated area such as a driveway or parking area.

139. Shoreland Alteration:

Any land use activity, which alters the shoreland area, either at, adjacent to or below the normal high water mark, of any surface water body, including but not limited to:

- a. dredging or removing materials from below the normal high water;
- b. construction or repairing any permanent structure below the normal high water mark.

For purposes of this subsection, permanent structure shall mean any structure, including but not limited to, causeways, wharfs, piers, docks, concrete or similar slabs, bridges, hand-carry launches, trailered ramps, water-access ways, piles, marinas, retaining walls, riprap, buried or submarine utility cables and lines, permanent docking structures, mooring structures, and water lines. A structure which is not fixed in or over the water or below the normal high water mark for more than 7 months in a calendar year shall not be a permanent structure;

- c. depositing any dredged spoil or fill below the high water mark; and
- d. depositing dredged spoil or fill, or bulldozing, scraping or grading, on land adjacent to a water body in such a manner that the material or soil may fall or be washed into the water body, except that filling and grading or water crossings which do not require a permit as specified in Section 10.27, or other provisions of these rules shall not constitute shoreland alteration.

Activities which cause additional intrusion of an existing structure into or over the water body, are also considered shoreland alterations.

139.a. Shoreland Envelopes:

Those areas depicted as Shoreland Envelopes on the Concept Plan Land Use Guidance Maps, within which limited development activities are allowed, subject to applicable standards.

140. Shoreline:

The normal high water mark of a body of standing water, flowing water, or stream channel.

141. Sign:

Any structure, display, logo, device or representation which is designed or used to advertise or call attention to any thing, person, business, activity, or place and is visible from any roadway or other right-of-way. It does not include the flag, pennant, or insignia of any nation, state or town.

Visible shall mean capable of being seen without visual aid by a person of normal visual acuity.

The size of a ground, roof, or projecting sign shall be the area of the smallest square, rectangle, triangle, circle, or combination thereof, which encompasses the facing of a sign, including copy, insignia, background and borders; the structural supports of a sign are to be excluded in determining the sign area; where a supporting structure bears more than one sign, all such signs on the structure shall be considered as one sign, and so measured; only one face of a double-faced sign is included as the area of such sign. The area of a wall or window sign shall be the area of a regular geometric form enclosing a single display surface or display device containing elements organized, related, and composed to form a unit; where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

142. Significant Wildlife Habitat:

The following areas to the extent that they have been identified by the Department of Inland Fisheries and Wildlife: habitat, as determined by the Department of Inland Fisheries and Wildlife, for species appearing on the official state or federal lists of endangered or threatened animal species; deer wintering areas and travel corridors as determined by the Department of Inland Fisheries and Wildlife; high and moderate value water fowl and wading bird habitats, including nesting and feeding areas as determined by the Department of Inland Fisheries and Wildlife; critical spawning and nursery areas for Atlantic sea run salmon as determined by the Atlantic Sea Run Salmon Commission; shorebird nesting, feeding and staging areas and seabird nesting islands as determined by the Department of Inland Fisheries and Wildlife; and significant vernal pools as defined and identified in specific locations by the Department of Inland Fisheries and Wildlife.

- 143. Sludge:**
 “Sludge means non-hazardous solid, semi-solid or liquid waste generated from a municipal, commercial or industrial wastewater treatment plant, water supply treatment plant, or wet process air pollution control facility or any other such waste having similar characteristics and effect. The term does not include industrial discharges that are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act, as amended.” DEP Rules, Chapter 400, §1
- 144. Soil Survey:**
 An inventory of soil resources that is based on a systematic field examination, description and classification of soils in an area. Using the results of the field investigation, a soil map and a written report are prepared which describe and classify the soil resources and interpret the soil suitability for various uses based upon soil limitations.
- 145. Spaghetti-lot:**
 “A parcel of land with a lot depth to shore-frontage ratio greater than 5 to 1. Shore frontage means land abutting a river, stream, brook, coastal wetland, or great pond as these features are defined in 38 M.R.S.A. §480-B.” 12 M.R.S.A. §682(13)
- 146. Sporting camp:**
 See commercial sporting camp.
- 147. Stream Channel:**
 A channel between defined banks created by the action of surface water and characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil parent material or bedrock.
- 148. Structure:**
 “[A]nything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground, including, but not limited to, buildings, mobile homes, retaining walls, billboards, signs, piers and floats.” 12 M.R.S.A. §682.
- 149. Structure Height:**
 The vertical distance between the original grade at the downhill side of the structure and the highest point of the structure, except where a different location of measurement is indicated in these standards.
- 150. Subdivision:**
 Except as provided in 12 M.R.S.A §682-B, “subdivision“ means a division of an existing parcel of land into 3 or more parcels or lots within any 5-year period, whether this division is accomplished by platting of the land for immediate or future sale, by sale of land or by leasing. The term “subdivision” also includes the division, placement or construction of a structure or structures on a tract or parcel of land resulting in 3 or more dwelling units within a 5-year period. 12 M.R.S.A. §682(2-A)
- Refer to Section 10.25,Q, “Subdivision and Lot Creation” for additional criteria on types of lots that are included or are exempt from this definition.
- 151. Subsurface Waste Water Disposal System:**
 “Subsurface waste water disposal system means:
- a. Any system for the disposal of waste or waste water on or beneath the surface of the earth including, but not limited to:
 - (1) Septic tanks;
 - (2) Drainage fields;
 - (3) Grandfathered cesspools;
 - (4) Holding tanks; or
 - (5) Any other fixture, mechanism or apparatus used for these purposes; but

- b. Does not include:
- (1) Any discharge system licensed under Title 38, §414;
 - (2) Any surface waste water disposal system; or
 - (3) Any municipal or quasi-municipal sewer or waste water treatment system.” 30-A M.R.S.A. §4201(5).

152. Subsurface Waste Water Disposal Rules:

The Maine Subsurface Waste Water Disposal Rules, 144A CMR 241, administered by the Department of Human Services.

153. Intentionally deleted.

154. Timber Harvesting:

The cutting and removal of trees from their growing site, and the attendant operation of mobile or portable chipping mills and of cutting and skidding machinery, including the creation and use of skid trails, skid roads, and winter haul roads, but not the construction or creation of land management roads.

155. Traffic Control Sign or Device:

A route marker, guide sign, warning sign, sign directing traffic to or from a bridge, ferry or airport, or sign regulating traffic, which is not used for commercial or advertising purposes.

156. Trail:

A route or path other than a roadway, and related facilities, developed and used primarily for recreational activities including but not limited to hiking, backpacking, cross-country skiing and snowmobiling, which passes through or occurs in a natural environment. Related facilities may include but not be limited to subsidiary paths, springs, view points, and unusual or exemplary natural features in the immediate proximity of the trail which are commonly used or enjoyed by the users of the trail.

157. Trailered Ramp:

A shoreland alteration, including, but not limited to, an associated parking area, access road, and other similar related facilities to allow a trailer to be backed below the normal high water level of a water body in order to load or unload an item, including but not limited to a boat, personal watercraft, float plane, or dock float.

158. Transient Occupancy:

“Occupancy that does not exceed 90 consecutive days” 12 M.R.S.A. §682(18). For the purposes of the application of the Commission’s rules regarding campsites, the Commission considers occupancy to mean the length of time the tent, trailer, camper, recreational vehicle, or similar device used for camping is located on the site.

159. Unorganized and Deorganized Areas:

“Unorganized and deorganized areas includes all unorganized and deorganized townships, plantations that have not received commission approval under section 685-A, subsection 4 to implement their own land use controls, municipalities that have organized since 1971 but have not received commission approval under section 685-A, subsection 4 to implement their own land use controls and all other areas of the State that are not part of an organized municipality except Indian reservations.” 12 M.R.S.A. §682.

160. Utility Facilities:

Structures normally associated with public utilities, including without limitation: radar, radio, television, or other communication facilities; electric power transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; municipal sewage lines; gas, oil, water, slurry or other similar pipe lines or above ground storage tanks.

- 161. Wall Sign:**
A sign which is attached flat to, painted on or pinned away from the wall of a building and does not project more than 15 inches from such wall.
- 162. Water Bar:**
An obstruction placed across a roadway which effectively diverts surface water from and off the road.
- 163. Water-access Ways:**
A structure consisting of a pair of parallel rails, tracks, or beams extending from above the normal high water mark to below the normal high water mark of a water body, and designed as the conveying surface from which an item, including but not limited to a boat, personal watercraft, float plane, or dock float, with or without a support cradle, is launched into or removed from the water body.
- 164. Water Crossing:**
A roadway or trail crossing of any body of standing or flowing water (including in its frozen state) by means of a bridge, culvert, or other means.
- 165. Water-Dependent Uses:**
Those uses that require for their primary purpose, location on submerged lands and which cannot be located away from these waters. These uses include commercial and recreational fishing and boating facilities, finfish and shellfish processing, fish storage and retail and wholesale marketing facilities, waterfront dock and port facilities, boat building facilities, navigation aides, basins and channels, uses dependent upon water-borne transportation that cannot reasonably be located or operated at an inland site and uses which primarily provide general public access to marine waters.
- 166. Water Impoundment:**
Any water body created, or elevation of which is raised, by man through the construction of a dam.
- 167. Wetland Functions:**
The roles wetlands serve which are of value to society or the environment including, but not limited to, flood water storage, flood water conveyance, ground water recharge and discharge, erosion control, wave attenuation, water quality protection, scenic and aesthetic use, food chain support, fisheries, wetland plant habitat, aquatic habitat and wildlife habitat.
- 168. Wetland Value:**
The importance of a wetland with respect to the individual or collective functions it provides.
- 169. Wildlife:**
All vertebrate species, except fish.
- 170. Wildlife Management District (WMD):**
A geographic area identified by the Maine Department of Inland Fisheries and Wildlife to facilitate the management of wildlife. For purposes of these regulations, the boundaries of Wildlife Management Districts are as shown in Figure 10.23,D-1 of Chapter 10 of the Commission's Rules and Standards and the area of a Wildlife Management District is based on land and water acreage within LURC jurisdiction.
- 171. Wildlife Management Practices:**
Activities engaged in for the exclusive purpose of management of wildlife populations by manipulation of their environment for the benefit of one or more species. Such practices may include, but not be limited to, harvesting or removal of vegetation, controlled burning, planting,

controlled hunting and trapping, relocation of wildlife, predator and disease control, and installation of artificial nesting sites, provided that such activities are specifically controlled and designed for the purpose of managing such species. This term does not include impounding water.

172. Winter Haul Road:

A route or travel way that is utilized for forest management activities conducted exclusively during frozen ground conditions. Winter haul roads must have the following characteristics:

- a. they are constructed with no significant soil disturbance;
- b. they do not make use of fill or surfacing material; and
- c. they are substantially revegetated by the end of the following growing season and are maintained in a vegetated condition.

10.03 SUBDISTRICT CLASSIFICATION

Pursuant to the adoption of the Concept Plan, the entire Plan Area is designated as a Resource Plan Protection (P-RP) subdistrict. Nevertheless, the forest and agricultural management rights (including timber harvesting) guaranteed in all management subdistricts by 12 M.R.S.A. § 685-A(5) shall remain in full force and effect for the Plan Area, except those areas depicted on the Concept Plan Land Use Guidance Maps as being within planning envelopes, existing Commercial Industrial Development (D-CI) subdistricts, or existing Protection (P) Subdistricts (other than the P-RP Subdistrict). As such, the Commission may not limit the right, method, or manner of cutting or removing timber or crops, the construction and maintenance of hauling roads, the operation of machinery or the erection of buildings, including buildings to store equipment and materials for maintaining roads, and other structures used primarily for agricultural or forest product purposes, including tree farms, and the Commission may not require a permit for such activities, within such areas. These protections shall remain in place for the duration of the Concept Plan, and shall not be affected by any statutory or regulatory changes enacted or adopted subsequent to the effective date of the Concept Plan (regardless of the effective date of any such statutory or regulatory changes).

10.04 OFFICIAL LAND USE GUIDANCE MAPS

The boundaries of the P-RP subdistrict applicable to this Concept Plan, and the boundaries of the planning envelopes, and existing D-CI and Protection areas within the P-RP subdistrict, are shown on the Concept Plan Land Use Guidance Maps, which maps, and all amendments thereto, are incorporated by reference in these standards, and are appended to this document.

10.05 INTERPRETATION OF DISTRICT BOUNDARIES

Whenever uncertainty exists as to the boundaries of the P-RP subdistrict established under the Concept Plan as shown on the Official Land Use Guidance Maps, the provisions of 12 M.R.S.A. §685-A(2) shall apply.

In addition, in cases where the P-RP subdistrict established under the Concept Plan and a management or development subdistrict outside of the Plan Area apparently apply to a single land area, the Commission will designate the land area for inclusion in the P-RP subdistrict, unless at the time of adoption of the Concept Plan such land area was not owned by Plum Creek Land Company or Plum Creek Maine Timberlands, L.L.C.

Except as otherwise provided, a subdistrict designation appearing on the official Land Use Guidance Maps applies throughout the whole area bounded by such subdistrict boundary lines, and a planning envelope designation appearing on the official Concept Plan Land Use Guidance Maps applies throughout the whole area bounded by such planning envelope lines.

10.06 INTERPRETATION OF LAND USE STANDARDS

The following shall apply to all uses in the Plan Area except as otherwise provided:

- A. The description of permitted uses herein does not authorize any person to unlawfully trespass, infringe upon or injure the property of another, and does not relieve any person of the necessity of complying with other applicable laws and regulations.
- B. Unless otherwise specified herein, accessory uses and structures which are permitted in a subdistrict must conform to the requirements for the principal use or structure to which they relate.
- C. Where two or more areas shown on the Concept Plan Land Use Guidance Maps as existing protection subdistricts apply to a single land area, the combination of the more protective standards for each subdistrict shall apply. Where another existing protection subdistrict applies to the same land area as an existing P-FW subdistrict, any activities within such area which are not in conformance with the applicable standards of Section 10.27 shall require a permit.
- D. Intentionally deleted.
- E. Notwithstanding any other provisions contained in these standards, a “land use standard may not deprive an owner or lessee or subsequent owner or lessee of any interest in real estate of the use to which it is lawfully devoted at the time of adoption of that standard.” 12 M.R.S.A. §685-A(5).
- F. Subdivisions are prohibited unless allowed with a permit pursuant to the standards set forth herein, except as provided in Section 10.25,Q,5.
- G. “A permit is not required for those aspects of a project approved by the Department of Environmental Protection under Title 38 if the commission determines that the project is an allowed use within the subdistrict or subdistricts for which it is proposed. Notice of intent to develop and a map indicating the location of the proposed development must be filed with the commission prior to or concurrently with submission of a development application to the Department of Environmental Protection.” 12 M.R.S.A. §685-B(1)(B).
- H. If a proposed activity other than timber harvesting requires a permit and will alter 15,000 or more square feet of an existing mapped wetland (P-WL1, P-WL2, or P-WL3 subdistrict), or 1 acre or more of overall land area, the applicant must delineate on the ground and in a site plan all wetlands within the general project area using methods described in the “Corps of Engineers Wetlands Delineation Manual” (1987), as the same may be amended from time to time.
- I. The size of a mineral extraction operation is determined by adding the reclaimed and unreclaimed acreages.

10.07 EXEMPTIONS

Notwithstanding any other provisions contained in this chapter:

- A. Normal maintenance and repair, or renovations of any lawfully existing structure or use do not require a permit from the Commission.

- B. Utility relocations within the right-of-way of any roadway made necessary by road construction activity do not require a permit from the Commission.
- C. “Real estate used or to be used by a public service corporation may be wholly or partially exempted from regulation to the extent that the Commission may not prohibit such use but may impose terms and conditions for use consistent with the purpose of this chapter, when, upon timely petition to the Public Utilities Commission and after a hearing, the said Commission determines that such exemption is necessary or desirable for the public welfare or convenience.” 12 M.R.S.A. §685-A(11).
- D. Capacity expansions of utility facilities do not require a permit from the Commission.
- A. Archaeological excavation adjacent to a body of standing water, flowing water, freshwater wetland, coastal wetland, or sand dune system does not require a permit from the Commission as long as the excavation is conducted by an archaeologist listed on the Maine Historic Preservation Commission level 1 or level 2 approved list, and that unreasonable erosion and sedimentation is prevented by means of adequate and timely temporary and permanent stabilization measures.
- F. Public utility facilities located within a public right-of-way do not require a permit from the Commission. 35-A M.R.S.A. §2503(20)

10.08 CRITERIA FOR ADOPTION OR AMENDMENT OF LAND USE DISTRICT BOUNDARIES, AND CRITERIA FOR AMENDMENT OF PLANNING ENVELOPE BOUNDARIES

Amendment of the boundaries of the P-RP subdistrict established by the Concept Plan shall require an amendment to the Concept Plan, and the criteria for amending the Concept Plan shall apply.

Adjustments to the length of shoreline within a shoreland envelope and/or in the location of the shoreland envelope itself may be made for good cause (e.g., new soils information or more precise mapping indicating that an alternate placement is preferable or more appropriate). Any such adjustments in shoreland envelopes are permitted under the Concept Plan, and shall be accomplished by filing amended Concept Plan Land Use Guidance Maps with the Commission. Such amendments shall not require approval from the Commission, provided that:

1. The total, overall length of shoreline within all the shoreland envelopes for the lake or pond adjacent to which the shoreland envelope is located is not increased;
2. No boundary of any shoreland envelope is moved more than 15% of the total shoreline distance included within such envelope away from its original mapped location, as shown on the Concept Plan Land Use Guidance Maps;
3. The shorefront footage of the permanent conservation easement(s) for the lake or pond on which the amended shoreland envelope is located is not reduced; and
4. The increase in shorefront footage in any one shoreland envelope does not exceed 15% of its original length, as set forth in the Plan Development Table in Part VII of the Concept Plan.

Adjustments to the boundaries of backland envelopes based upon information not available at the time of adoption of the Concept Plan (including without limitation soils and site conditions) are permitted under the Concept Plan, and shall be accomplished by filing amended Concept Plan Land Use Guidance Maps with the Commission. Such amendments shall not require approval from the Commission, provided that:

1. There is no net increase in the aggregate size of the envelope;
2. 1,500-foot deep scenic buffers (measured from the high water mark) are maintained along the East and West Outlets; and
3. Forested buffers shall be maintained along public roads, to minimize the ability of residential dwellings to be seen from such roads.

Adjustments to the locations and/or boundaries of the planning envelopes depicted on Detail Map 10 of the Concept Plan as envelopes A, B and C based upon information not available at the time of adoption of the Concept Plan (including without limitation soils and site conditions) are permitted under the Concept Plan, and shall be accomplished by filing amended Concept Plan Land Use Guidance Maps with the Commission. Such amendments shall not require approval from the Commission, provided that:

1. There is no net increase in the aggregate size of the three envelopes, combined;
2. No envelope is relocated to an area outside of the Lily Bay Buffer Area depicted on Detail Map 10 of the Concept Plan;
3. All mapped wetlands, riparian corridors and ridge lines are avoided;
4. All exterior envelope bounds are at least one-half mile from the high water mark of Lily Bay.

10.09 CRITERIA FOR AMENDMENT OF LAND USE STANDARDS

Adoption or amendment of land use standards may not be approved unless there is substantial evidence that the proposed land use standards would serve the purpose, intent and provisions of 12 M.R.S.A. Pt. 2, Ch. 206-A, and would be consistent with the Concept Plan.

Proposed amendments to the Concept Plan shall be made in writing to the Commission. An amendment shall be granted provided it meets the criteria for review listed in Section 10.23,H,6 of the Commission's Rules and Standards, as of the date of adoption of this Concept Plan. An increase in the size of the P-RP subdistrict established under this Concept Plan may be allowed by amendment, upon approval of the Commission, provided that the Concept Plan is amended to include such expanded area. De minimus amendments to the Concept Plan shall not be required to meet the rezoning review criteria set forth in Section 10.23,H,6 of the Commission's Rules and Standards, provided that all other review criteria of Section 10.23,H,6 are met.

10.10 VARIANCES

The Commission may grant variances pursuant to 12 M.R.S.A. §685-A(10) and the purpose of this section is to implement the statutory provisions, as they apply to the Concept Plan.

A. PETITIONS

Any property owner or lessee may petition the Commission for permission to develop the property in a manner otherwise prohibited by these standards. Variances may be granted only from dimensional requirements, but shall not be granted for establishment of uses otherwise prohibited by these standards or the Concept Plan.

B. GRANTING OF A VARIANCE

Variations may be granted by the Commission in accordance with Section 10.10 of the Commission's Rules and Standards, as the same may be amended from time to time.

C. ISSUANCE

The Commission may issue a variance only after making written findings of fact and conclusions indicating that the petition, as modified by such terms and conditions as the Commission deems appropriate, has met the standards of Section 10.10,B. If the Commission denies the requested variance, it shall provide the petitioner with written explanation of the reasons for denial.

10.11 NONCONFORMING USES AND STRUCTURES

A. PURPOSE AND SCOPE

This section governs structures, uses and lots, including leased lots in existence as of the date Plum Creek acquired title to the property constituting the Plan Area, that were created before the effective date of this Concept Plan, but which do not meet the regulations and requirements set forth herein.

In accordance with 12 M.R.S.A. §685-A(5), legally existing nonconforming structures, uses and lots will be allowed to continue. Renovations of these structures, and the construction of certain accessory buildings, are allowed without a permit. However, 12 M.R.S.A. §685-B(7) authorizes the Commission to regulate or prohibit extensions, enlargement, or movement of nonconforming uses and structures. This section clarifies which activities are allowed with a permit, without a permit, or are prohibited in the modification of a legally existing nonconforming structure, use or lot.

B. GENERAL

1. **Criteria for Approval.** Permits are required for all expansions, reconstructions, relocations, changes of use, or other development of nonconforming structures, uses and lots, except where specifically provided in Section 10.11. In order to obtain a permit, the applicant must meet the approval criteria in 12 M.R.S.A. §685-B(4) and demonstrate that:
 - a. the project will not adversely affect surrounding uses and resources: and
 - b. there is no increase in the extent of nonconformance, except as provided in Section 10.11,B,9 or in instances where a road setback is waived by the Commission in order to increase the extent of conformance with a water body setback.

2. **Extent of Nonconformance with Respect to Setbacks.** Section 10.26,D of these rules establishes minimum setbacks from water bodies, roads and property boundaries. Where legally existing, nonconforming structures do not meet these setbacks, an existing setback line will be established. The existing setback line will run parallel to the water body, road or property

boundary at a distance equal to the closest point of the existing structure (including attached decks or porches) to the feature from which the setback is established. This is shown graphically below in Figure 10.11,B-1.

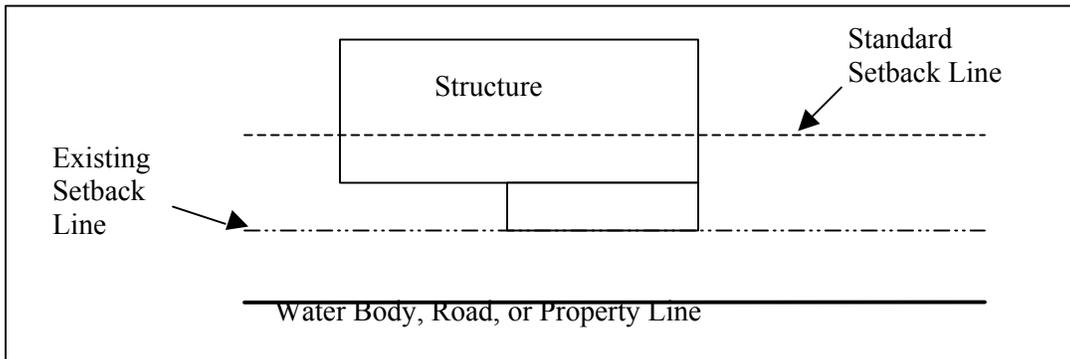


Figure 10.11,B-1. Determination of setback

Subject to the other requirements in this section, a nonconforming structure may be expanded up to the existing setback line without being considered to be more nonconforming than the original structure. Expansions between the existing setback line and the water body, road or property boundary will be considered to increase nonconformity, and will not be allowed, except as provided in Section 10.11,B,9.

3. **Transfer of Ownership.** Legally existing, nonconforming structures, uses, and lots (including lease lot in existence on or after January 1, 1998) may be transferred, and the new owner may continue the nonconforming use or continue to use the nonconforming lot or structure as before, subject to the provisions of the Commission's rules.
4. **Normal Maintenance and Repair.** A permit is not required for the normal maintenance and repair of legally existing nonconforming structures, structures associated with nonconforming uses, or structures on nonconforming lots.
5. **Renovation.** A permit is not required for the renovation of legally existing nonconforming structures, structures associated with nonconforming uses, or structures on nonconforming lots.
6. **Waiver of Road Setbacks.** To allow a structure to become either conforming or less nonconforming to the water body setback, the Commission may reduce the road setback to no less than 20 feet in cases of reconstruction or relocation of legally existing structures or construction of new accessory structures on developed, legally existing nonconforming lots.
7. **Conformance with Maine Subsurface Waste Water Disposal Rules.** All changes to legally existing nonconforming structures, structures for nonconforming uses or structures on nonconforming lots must comply with the Maine State Subsurface Waste Water Disposal Rules (144A CMR 241), as the same may be amended from time to time, including changes that do not require a permit under this rule.
8. **Conflicting Requirements.** In cases where two or more provisions of this section apply to a particular structure, use or lot, the more restrictive provision shall control.
9. **Waiver of Property Line Setbacks.** The Commission may reduce the property line setback where there is no practical alternative and upon prior written agreement of the adjoining property owner.

C. NONCONFORMING STRUCTURES

1. **Expansion.** A permit is required for the expansion of a nonconforming structure. In addition to meeting permit requirements, expansions must also comply with the following limitations. These limitations do not apply to water dependent uses as defined in Section 10.02.

- a. **Certain Expansions Prohibited.** If any portion of a structure is located within 25 feet, horizontal distance, of the normal high water mark of a water body, expansion of that portion of the structure is prohibited. That portion beyond 25 feet may be expanded provided the size limitations in Section 10.11,C,1,b are met.
- b. **Size of Structures Near Water Bodies Limited.** The maximum size of expansions of nonconforming structures is limited within areas described by either of the categories below:
 - (1) The area within 100 feet, horizontal distance, of the normal high water mark of bodies of standing water 10 acres or greater in size or flowing waters draining 50 square miles or more.
 - (2) The area within 75 feet, horizontal distance, of the normal high water mark of tidal waters or bodies of standing water less than 10 acres in size (but excluding bodies of standing water less than three acres in size not fed or drained by a flowing water).

Legally existing, principal and accessory structures located within these areas may be expanded subject to the other requirements of this section, provided that lot coverage limitations and other applicable land use standards are met. The maximum height of all structures within these areas shall be 25 feet, or existing structure height, whichever is greater. The maximum combined footprint for all structures within these areas may not exceed the limits in Table 10.11,C-1.

Closest Distance of Expansion from Water Body	Maximum Combined Footprint for all Structures not Meeting Water Body Setbacks
Greater than 25 and less than 50 feet.	750 square feet.
Between 50 and 75 feet.	1,000 square feet.
Greater than 75 and less than 100 feet (if applicable setback is more than 75 feet).	1,500 square feet.

Table 10.11,C-1. Limitations on size of structures near water bodies.

2. **Reconstruction or Replacement.** A legally existing, nonconforming structure may be reconstructed or replaced with a permit, provided that the permit application is completed and filed within two years of the date of damage, destruction or removal, and provided that the structure was in regular active use within a two year period immediately preceding the damage, destruction, or removal.

- a. **Meeting Setbacks to the Greatest Extent Possible.** Reconstruction or replacement must comply with current minimum setback requirements to the greatest possible extent. In determining whether the proposed reconstruction or replacement meets the setback to the greatest possible extent, the Commission may consider the following factors:

- size of lot,
 - slope of the land,
 - potential for soil erosion and phosphorus export to a water body,
 - location of other legally existing structures on the property,
 - location of the septic system and other on-site soils suitable for septic systems,
 - type and amount of vegetation to be removed to accomplish the relocation, and
 - physical condition and type of existing foundation, if any.
- b. **Reconstruction of Attached Decks.** Decks attached to a legally existing, nonconforming structure may be reconstructed in place with a permit, except that replacement of any portion of a deck that extends into or over the normal high water mark is prohibited.
 - c. **Permanent Foundations.** The addition of a permanent foundation beneath a legally existing, nonconforming structure constitutes a reconstruction subject to the provisions in Section 10.11,C,2,a.
 - d. **Boathouses.** Boathouses shall not be reconstructed or replaced. Normal maintenance and repair, and renovation of a legally existing boathouse is allowed without a permit.
3. **Relocation.** In order to make it conforming or less nonconforming, a legally existing, nonconforming structure may be relocated within the boundaries of the lot upon the issuance of a permit. Cleared openings created as part of a relocation shall be stabilized and revegetated. Relocated structures that are altered such that they meet the definition of reconstruction shall meet the requirements of Section 10.11,C,2.
 4. **Change of Use of a Nonconforming Structure.** The use of a nonconforming structure shall not be changed without permit approval.
 5. **New, Detached Accessory Structures.** New, detached accessory structures associated with pre-1971 residences and operating farms are allowed without a permit if they meet all setbacks, do not cause lot coverage requirements to be exceeded and otherwise conform with the Commission's rules. Permits are required for all other new detached accessory structures.

The construction of new, detached accessory structures that do not meet water body setbacks is allowed with a permit only if the structure cannot be physically sited on the lot to meet the water body setback requirement. In this case, the new accessory structure shall not be located closer to the normal high water mark than the principal structure, shall not be located within 25 feet of the normal high water mark, and shall be of a size and height that, when combined with legally existing principal buildings will not exceed the size and height requirements of Section 10.11,C,1,b.

6. **Enclosure of Decks and Porches.** A permit is required for the complete or partial enclosure of decks and porches. Enclosure of decks and porches is not an expansion of floor area. The enclosure of the structure which results in additional stories is considered an expansion and must meet the provisions of Section 10.11,C,1,b. If any portion of the structure is located within 25 feet, horizontal distance, of the normal high water mark of a water body, complete or partial enclosure of that portion of the structure is prohibited.

D. NONCONFORMING USES.

1. **Expansion of Use.** Extension, enlargement or expansion of nonconforming uses requires a permit.

2. **Change in Use.** A nonconforming use may not be changed to another use without a permit.
 3. **Resumption of Use.** A nonconforming use shall not be resumed if it has been discontinued or abandoned for a period exceeding two years, or if it has been superseded by a conforming use, except that the use of leased lots in existence on January 1, 1998 may be resumed if the period of abandonment exceeds two years, and such lots shall be considered existing parcels for purposes of Section 10.25,Q,1,f.
 4. **Special Exceptions.** Any use granted a special exception permit shall be deemed a conforming use [see 12 M.R.S.A. §685-A(10)].
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E. NONCONFORMING LOTS.

1. **Expansion of Structures.** Structures on nonconforming lots may not be expanded without a permit.
2. **Creation of Nonconforming Lots.** A lot which has an established use or structure to which dimensional standards apply may not be divided or altered in a manner that makes the lot, or any structure or use, nonconforming or more nonconforming.
3. **Pre-1971, Unimproved, Nonconforming Lots.** An unimproved, nonconforming lot, legally existing as of September 23, 1971, may not be developed unless the Commission grants a variance to those standards that make the lot nonconforming. However, if a lot is at least 20,000 square feet in size, has at least 100 feet of shore frontage, and is not a contiguous lot as described in Section 10.11,E,5 below, the Commission may allow for development by waiving, to the minimum extent necessary, the requirements that make the lot nonconforming. In this case a variance is not required. This waiver may only be granted if the proposed development would meet the shoreline setback requirements in Section 10.26,D.
4. **Development of Other Nonconforming Lots.** When a lot was lawfully created after September 23, 1971, in conformity with LURC dimensional requirements applicable at the time, the Commission may waive, to the minimum extent necessary the current dimensional requirements. Waived setbacks shall not be reduced below those in effect at the time of creation of the lot.
5. **Contiguous Lots.** Two or more contiguous lots in the same ownership that individually do not meet dimensional requirements shall be combined to the extent necessary to meet the dimensional requirements, except where:
 - a. such lots are part of a subdivision approved by the Commission, or
 - b. each lot has a legally existing dwelling unit that conformed to the Commission's rules at the time each lot was developed, or
 - c. such lots as were leased by separate parties on January 1, 1998.Under these three circumstances the lots may be conveyed separately or together.
6. **Expansion of Septic Systems.** The conversion from primitive to combined septic systems on legally created and developed lots is allowed without a permit provided authorization is obtained from the local plumbing inspector or from the Department of Human Services, Division of Health Engineering and provided there are no limitations on combined septic systems established by prior permit conditions.

10.12 SEVERABILITY

The provisions of these standards are severable. If a section, sentence, clause or phrase of these standards is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of these standards.

10.13 EFFECTIVE DATE

The effective date of the land use standards set forth herein shall be fifteen (15) days following the date of adoption of the Concept Plan.

10.14 PENALTIES FOR VIOLATIONS

A person violating a provision of this chapter is subject to the provisions of 12 M.R.S.A. §685-C(8), as amended.

10.15 APPEALS

The appeal of a decision of the Commission or Commission's staff must be taken in accordance with Chapter 4 of the Commission's Rules and Standards.

10.16 NOTIFICATION FORMAT

The notification format set forth in Section 10.16 of the Commission's Rules and Standards shall apply to these standards.

10.17 EXPIRATION OF PERMIT

If a development or use requiring a permit is not substantially started within the time period specified in the permit conditions of approval, or is not substantially completed within the time period specified, the permit lapses and further development or activity is prohibited thereafter unless and until a new permit is granted, or the Commission otherwise specifically authorizes.

Except as otherwise authorized by the Commission, uses authorized under a permit must be substantially started within 2 years of the effective date of the permit and substantially completed within 5 years of the effective date of the permit. These time periods do not apply to subdivision permits or permits issued pursuant to Section 10.25,T of these standards.

For the purpose of these rules, “substantial start” shall mean the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Also for the purpose of these rules, “substantial completion” shall mean completion of all permit conditions of approval.

This section 10.17 shall not apply to any zoning permit issued in connection with the Concept Plan, or to any amendments thereto. Development authorized under the Concept Plan zoning permit may be commenced at any time during the duration of the Concept Plan, subject to obtaining all applicable development permits required under these Standards.

10.18 RESERVED

10.19 RESERVED

10.20 RESERVED

Chapter II

LAND USE SUBDISTRICTS

NOTE: Adoption of the Concept Plan resulted in the rezoning of the entire Plan Area to a Resource Plan Protection (P-RP) Subdistrict. Prior to adoption of the Concept Plan, the Plan Area was primarily designated as being within the General Management (M-GN) Subdistrict, with one small Commercial Industrial Development (D-CI) Subdistrict, one small Residential Development (D-RS) Subdistrict, and various Protection (P) Subdistricts. Although the entire Plan Area is designated as a P-RP Subdistrict, for ease of reference the existing D-CI subdistrict and the various existing P subdistricts (with the exception of small areas of Great Pond Protection (P-GP) Subdistrict) continue to be identified on the Concept Plan Land Use Guidance Maps as being within the D-CI and applicable P subdistricts. Uses applicable to the existing D-CI subdistrict are set forth in Section 10.21, below. Uses for the existing Protection subdistricts are set forth in Section 10.23,A, below. The land use standards for all other areas are set forth in Section 10.23,B, and are based upon the land use standards for the General Management (M-GN) Subdistrict, with certain uses added for areas within the planning envelopes and certain other uses added or deleted in accordance with the provisions of the Concept Plan.

10.21 AREAS DESIGNATED AS DEVELOPMENT SUBDISTRICTS PRIOR TO ADOPTION OF THE CONCEPT PLAN

Even though the Plan Area has been rezoned to a P-RP subdistrict, the land use standards applicable to the area depicted on the Concept Plan Land Use Guidance Maps as being within a Commercial Industrial Development (D-CI) Subdistrict shall be the same land use standards applicable to D-CI subdistricts elsewhere in the Unorganized Territories, as the same may be amended from time to time

10.22 AREAS DESIGNATED AS MANAGEMENT SUBDISTRICTS PRIOR TO ADOPTION OF THE CONCEPT PLAN

Pursuant to the adoption of the Concept Plan, the entire Plan Area is designated as a Resource Plan Protection (P-RP) subdistrict. Nevertheless, the forest and agricultural management rights (including timber harvesting) guaranteed in all management subdistricts by 12 M.R.S.A. § 685-A(5) shall remain in full force and effect for the Plan Area, except those areas depicted on the Concept Plan Land Use Guidance Maps as being within planning envelopes, existing Commercial Industrial Development (D-CI) subdistricts, or existing Protection (P) Subdistricts (other than the P-RP Subdistrict). As such, the Commission may not limit the right, method, or manner of cutting or removing timber or crops, the construction and maintenance of hauling roads, the operation of machinery or the erection of buildings, including buildings to store equipment and materials for maintaining roads, and other structures used primarily for agricultural or forest product purposes, including tree farms, and the Commission may not require a permit for such activities, within such areas. These protections shall remain in place for the duration of the Concept Plan, and shall not be affected by any statutory or regulatory changes enacted or adopted subsequent to the effective date of the Concept Plan (regardless of the effective date of any such statutory or regulatory changes).

10.23 RESOURCE PLAN PROTECTION SUBDISTRICT; AREAS DESIGNATED AS PROTECTION SUBDISTRICTS PRIOR TO ADOPTION OF THE CONCEPT PLAN

A. RESOURCE PLAN PROTECTION SUBDISTRICT (P-RP)

1. Purpose

The purpose of the P-RP subdistrict is to implement the provisions of the Concept Plan, and as set forth in Section 10.01

2. Description

Except for those areas referenced in Sections 10.21, and 10.23.B, the following standards govern all uses within the Plan area.

3. Land Uses

NOTE: Highlighted text applies to referenced planning envelopes only.

a. Uses Allowed Without a Permit

The following uses shall be allowed without a permit from the Commission within the Plan Area:

- (1) Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations;
- (2) Forest management activities (except timber harvesting in shoreland envelopes);
- (3) Land application of septage, sludge and other residuals, and related storage and composting activities in compliance with regulations promulgated by the Maine Department of Environmental Protection under 38 M.R.S.A. §13: Maine Hazardous Waste, Septage and Solid Waste Management Act, as the same may be amended from time to time;
- (4) Motorized vehicular traffic on roads and trails, and snowmobiling;
- (5) Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross country skiing, and snowshoeing;
- (6) Surveying and other resource analysis;
- (7) Trails, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies;
- (8) Wildlife and fishery management practices.

b. Uses Allowed Without a Permit Subject to Standards

The following uses shall be allowed without a permit from the Commission within the Plan Area subject to the applicable requirements set forth in Chapter III:

- (1) Agricultural management activities, including cranberry cultivation and the construction, alteration or maintenance of farm or livestock ponds which are not fed or drained by a flowing water;
- (2) Campsites;
- (3) Checkpoint buildings;
- (4) Creation, alteration or maintenance of constructed ponds, other than those described in Section 10.23,A,3,b,(1) above, less than 1 acre in size (or less than 4,300 square feet in size in shoreland envelopes and backland envelopes) which are not fed or drained by flowing waters, in conformance with the vegetative buffer strip requirements of Section 10.27,C,2,a;
- (5) Driveways associated with residential uses;
- (6) Filling and grading;
- (7) Land management roads, in accordance with the guidelines in Chapter 15 of the Commission's rules, as the same may be amended from time to time;
- (8) Level A and B road projects;
- (9) Level A mineral exploration activities, including associated access ways;
- (10) Mineral extraction operations, less than 5 acres in size;
- (11) Minor home occupations;
- (12) Parking areas, roads, signs and similar facilities associated with public trailered ramps and private and commercial hand-carry launches;
- (13) Public trailered ramps and public hand-carry launches, excluding on Management Class 1 and 2 lakes;
- (14) Service drops; and buildings or structures necessary for the furnishing of public utility services, provided they contain not more than 500 square feet of floor area, are less than 20 feet in height, and are not supplied with water. Wire and pipe line extensions which do not meet the definition of service drops shall require a permit;
- (15) Signs;
- (16) Timber harvesting in shoreland envelopes, but only if in accordance with the vegetation clearing standards of Section 10.27,B if within 100 feet of the normal high water mark of any standing body of water, or the timber harvesting standards of Section 10.27, E if within 250 feet of the normal high water mark of any standing body of water;
- (17) The operation of machinery and the erection of buildings including buildings to store equipment and materials for maintaining roads and other structures used primarily for agricultural or forest management activities; and
- (18) Water crossings of minor flowing waters.

c. Uses Requiring a Permit

The following uses may be allowed within the Plan Area upon issuance of a permit from the Commission pursuant to 12 M.R.S.A. §685-B, and subject to the applicable requirements set forth in Chapter III:

- (1) Boat houses, club houses and other public, semi-public, and private gathering, meeting, and function facilities associated with residential and/or tourism or resort development, provided the floor area of any such facility does not exceed 5,000 square feet in shoreland and backland envelopes;
- (2) Creation, alteration or maintenance of constructed ponds, other than those described in Section 10.23,A,3,b,(1), above, which are 1 acre or more in size, or such ponds less than 1 acre which are not in conformance with the vegetative buffer strip requirements of Section 10.27,C,2,a;
- (3) Driveways associated with non-residential uses; driveways associated with residential uses which are not in conformance with the standards of Section 10.27,H;

- (4) Family burying grounds of not more than ¼ acre, in accordance with 13 M.R.S.A. §1142;
- (5) Filling and grading, which is not in conformance with the standards of Section 10.27,F and draining, dredging, and alteration of the water table or water level for other than mineral extraction;
- (6) Land management roads which are not in conformance with the guidelines in Chapter 15 of the Commission's rules;
- (7) Level A mineral exploration activities, including associated access ways, which are not in conformance with the standards of Section 10.27,C;
- (8) Level B mineral exploration activities;
- (9) Level C road projects;
- (10) Maple sugar processing operations;
- (11) Mineral extraction operations
 - (a) affecting an area less than 5 acres in size and which are not in conformance with the standards of Section 10.27,C;
 - (b) affecting an area between 5 and 30 acres provided the unreclaimed area is less than 15 acres; and
 - (c) structures essential to the extraction activity having a total gross floor area of no more than 2,000 square feet;
- (12) Municipal and governmental buildings and uses, but only in Beaver Cove Township and Taunton & Raynham Academy Grant;
- (13) Non-commercial structures utilized for educational, scientific, or nature observation purposes;
- (14) Parking areas, roads, signs and similar facilities associated with commercial and private trailered ramps and such facilities addressed in Section 10.23,A,3,b,(12) which are not in conformance with the standards of Section 10.27,L;
- (15) Peat extraction affecting an area less than 30 acres in size;
- (16) Portable mineral processing equipment;
- (17) Public safety and emergency management facilities and uses, such as fire stations, police stations, emergency management facilities (including medical helipads at trailheads), and similar uses;
- (18) Remote camps, huts, or other overnight accommodations for hikers or other recreational users of a trail system, provided that such facilities have no more than 750 square feet of floor area, are associated with, and proximate to, a trail system, and are not served by public utilities other than radio communications, and further provided that no more than four such facilities shall be permitted within the Plan Area, and further provided that such facilities shall only be allowed in Sapling Township and Chase Stream Township;
- (19) Residential: Single and two-family dwellings on lots no greater than 7 acres in size in backland envelopes and 5 acres in size in shoreland envelopes, and residential subdivisions, provided such uses occur in shoreland envelopes and backland envelopes;
- (20) Sawmills and chipping mills on sites of less than 5 acres;
- (21) Shoreland alterations, excluding marinas, permanent docking facilities, water-access ways, trailered ramps, hand-carry launches, and water crossings of minor flowing waters, provided such uses occur in shoreland envelopes, or, if outside shoreland envelopes provided such uses are associated with existing structures on existing lots as of the date of approval of the Concept Plan;
- (22) Signs which are not in conformance with the standards of Section 10.27,J;
- (23) Solid waste disposal facilities affecting an area less than 2 acres in size;
- (24) Structures and facilities devoted to composting of sludge, septage or other residuals affecting an area less than 5 acres in size;
- (25) Structures devoted to the storage of sand or salt, except those structures allowed without a permit described in Section 10.23,A,3,b,(17);
- (26) Surface and subsurface water extraction, provided that such activities are conducted in a sustainable manner;

- (27) Trailered ramps and hand-carry launches addressed in Section 10.23,A,3,b,(13). which are not in conformance with the standards of Section 10.27,L, and private and commercial trailered ramps in shoreland envelopes;
- (28) Truck and equipment storage not associated with uses allowed without a permit under Section 10.23,A,3,b,(17), above;
- (29) Utility facilities, excluding service drops;
- (30) Water crossings of minor flowing waters which are not in compliance with the standards of Section 10.27, D and water crossings of bodies of standing water and of major flowing waters;
- (31) Water impoundments;
- (32) Other structures, uses, or services that are essential to the uses listed in Section 10.23,A,3,a through c; and
- (33) Other structures, uses, or services which the Commission determines are consistent with the purposes of this subdistrict and of the Concept Plan and are not detrimental to the resources or uses they protect.

d. Resort and Tourist Destination Facilities

In addition to the uses and activities permitted above, resorts and tourist destination facilities, resort accommodations, employee housing, and related structures and uses (including commercial uses serving such facilities), and subdivisions for such uses, shall be allowed with a permit in the resort envelopes shown on the Concept Plan Land Use Guidance Maps, if approved by the Commission in accordance with the provisions of Section 10.25,T, below.

e. Road Construction Outside of Planning Envelopes and Protection Areas

In accordance with the regulations applicable to hauling and land management roads in the General Management (M-GN) subdistricts elsewhere in the Unorganized Territories, and except pursuant to Section 10.23,B or as expressly set forth in Sections 10.23,A,3,a-c, above, a permit shall not be required from the commission for the construction of winter haul road and land management roads covering a ground area of less than 3 acres. A permit from the commission is required for roads covering a ground area of 3 acres or more, unless those roads are constructed and maintained in accordance with the guidelines of the Commission’s Land Use Handbook, Section 6, “Erosion Control on Logging Jobs,” as the same may be revised from time to time (including Chapter 15 of the Commission’s Rules and Standards). The commission may require a person constructing a road to notify the commission of the location of the road within 21 days.

f. Prohibited Uses

All uses not expressly allowed, with or without a permit or by special exception, shall be prohibited in the Plan Area.

g. Residential Lot Creation in Shoreland Envelopes and Backland Envelopes

No new residential lot shall be created or residential subdivision approved in the shoreland envelopes or backland envelopes if the creation of such residential lot or approval of such residential subdivision would (i) result in more than 975 new residential lots in all shoreland envelopes and backland envelopes, combined, or (ii) result in a total number of new residential lots with frontage on any body of standing water in excess of the maximum number of new residential lots established for such body of standing water under the Concept Plan, as set forth in table 10.23,A,3,g-1, below; or (iii) result in more than 210 new residential lots in all backland envelopes in Beaver Cove Township, Bowdoin College Grant West, and Lily Bay Township, combined; or (iii) result in more than 125 new residential lots being created in any calendar year, provided that if fewer than 125 lots are approved in any one year, such shortage may be carried over to subsequent years.

BODY OF STANDING WATER	Maximum Number of New Residential Lots with Shore Frontage
Greenville/Rockwood Corridor	
Brassua Lake	164
Mooshead Lake, West Shore	96
Burnham Pond	21
Indian Pond	34
Greenville/Lily Bay Corridor	
Moosehead Lake, East Shore	16
Prong Pond	35
Upper Wilson Pond	35
Jackman/Long Pond Corridor	
Long Pond	79

Table 10.23,A,3,g-1 – Maximum numbers of lots fronting on standing water bodies

The above limits on new residential lots shall not apply to any new lots created in connection with 10.23,A,3,h, below.

Upon the initial sale of each new residential lot created in the planning envelopes pursuant to the Concept Plan, the greater of (i) one percent (1%) of the purchase price, or (ii) one thousand dollars (\$1,000.00), shall be deposited into the Community Fund described in Part IV of the Concept Plan.

h. Affordable Housing Development

Notwithstanding anything to the contrary in these Standards, affordable workforce housing projects undertaken in connection with governmental or quasi-governmental agencies, shall be allowed with a permit outside of the planning envelopes, provided that such projects are in compliance with the provisions of Chapter III of these Standards, and further provided that such projects do not, in the aggregate, comprise greater than 100 acres of total land area.

B. AREAS DESIGNATED AS PROTECTION SUBDISTRICTS PRIOR TO ADOPTION OF THE CONCEPT PLAN

Even though the Plan Area has been rezoned to a P-RP subdistrict, the land use standards applicable to all areas depicted on the Concept Plan Land Use Guidance Maps as being within any of the following existing protection subdistricts shall be the same land use standards applicable to subdistricts of such designation elsewhere in the Unorganized Territories, as the same may be amended from time to time, except that residential dwellings, sporting camps, remote rental cabins, and campgrounds shall not be permitted within the Plan Area; provided, however, that any changes to uses related to road construction or water crossings shall not be applicable to such areas within the Plan Area:

1. ACCESSIBLE LAKE PROTECTION SUBDISTRICT (P-AL)
2. AQUIFER PROTECTION SUBDISTRICT (P-AR)
3. FLOOD PRONE AREA PROTECTION SUBDISTRICT (P-FP)
4. FISH AND WILDLIFE PROTECTION SUBDISTRICT (P-FW)
5. GREAT POND PROTECTION SUBDISTRICT (P-GP)
6. MOUNTAIN AREA PROTECTION SUBDISTRICT (P-MA)
7. RECREATION PROTECTION SUBDISTRICT (P-RR)

8. SPECIAL RIVER TRANSITION PROTECTION SUBDISTRICT (P-RT)
9. SOILS AND GEOLOGY PROTECTION SUBDISTRICTS (P-SG)
10. SHORELAND PROTECTION SUBDISTRICT (P-SL)
11. UNUSUAL AREA PROTECTION SUBDISTRICT (P-UA)
12. WETLAND PROTECTION SUBDISTRICT (P-WL)

Chapter III

LAND USE STANDARDS

10.24 GENERAL CRITERIA FOR APPROVAL OF PERMIT APPLICATIONS

In approving applications submitted to it pursuant to the Concept Plan, the Commission may impose such reasonable terms and conditions as the Commission may deem appropriate in order to satisfy the criteria of approval and purpose set forth in the Commission's statute and rules and the Concept Plan.

"The commission shall approve no application, unless:

1. Adequate technical and financial provision has been made for complying with the requirements of the State's air and water pollution control and other environmental laws, and those standards and regulations adopted with respect thereto, including without limitation the minimum lot size laws, [12 M.R.S.A.] sections 4807 to 4807-G, the site location of development laws, 38 M.R.S.A. §481 to §490, and the natural resource protection laws, 38 M.R.S.A. §480-A to §480-Z, and adequate provision has been made for solid waste and sewage disposal, for controlling of offensive odors and for the securing and maintenance of sufficient healthful water supplies; and
2. Adequate provision has been made for loading, parking and circulation of land, air and water traffic, in, on and from the site, and for assurance that the proposal will not cause congestion or unsafe conditions with respect to existing or proposed transportation arteries or methods; and
3. Adequate provision has been made for fitting the proposal harmoniously into the existing natural environment in order to assure there will be no undue adverse effect on existing uses, scenic character, and natural and historic resources in the area likely to be affected by the proposal; and
4. The proposal will not cause unreasonable soil erosion or reduction in the capacity of the land to absorb and hold water and suitable soils are available for a sewage disposal system if sewage is to be disposed on-site; and
5. The proposal is otherwise in conformance with the [Concept Plan] and these standards.
6. In the case of an application for a structure upon any lot in a subdivision, that the subdivision has received the approval of the commission.

The burden is upon the applicant to demonstrate by substantial evidence that the criteria for approval are satisfied, and that the public's health, safety and general welfare will be adequately protected. The commission shall permit the applicant to provide evidence on the economic benefits of the proposal as well as the impact of the proposal on energy resources." 12 M.R.S.A. §685-B(4).

In addition, the applicant must demonstrate "evidence of sufficient right, title or interest in all of the property that is proposed for development or use." 12 M.R.S.A. §685-B(2)(D).

10.25 DEVELOPMENT STANDARDS

This section contains review standards for structures and uses that require issuance of a permit from the Commission, or as otherwise required in Chapter II. Except as herein provided, development not in conformance with the standards of this section is prohibited.

Nothing in this section shall preclude the Commission from imposing additional reasonable terms and conditions in its permits as the Commission may deem appropriate in order to satisfy the criteria for approval and purposes set forth in these standards and in the Concept Plan.

A. REVIEW STANDARDS FOR STRUCTURES ADJACENT TO LAKES

The standards set forth below must be met for all subdivisions and commercial, industrial, and other non-residential structures and uses proposed on land adjacent to lakes.

In applying the standards set forth below, the Commission shall consider all relevant information available including the Maine Wildlands Lake Assessment Findings (See Appendix C of Chapter 10 of the Commission's Rules and Standards), and relevant provisions of the Concept Plan.

1. Natural and cultural resource values: The proposal will not adversely affect natural and cultural resource values identified as significant or outstanding in the Wildland Lakes Assessment.
2. Water quality: The proposal will not, alone or in conjunction with other development, have an undue adverse impact on water quality;
3. Traditional uses: The proposal will not have an undue adverse impact on traditional uses, including without limitation, non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture;
4. Regional diversity: The proposal will not substantially alter the diversity of lake-related uses afforded within the region in which the activity is proposed;
5. Natural character: Adequate provision has been made to maintain the natural character of shoreland;
6. Lake management goals: The proposal is consistent with the management intent of the affected lake's classification; and
7. Maximum Lot Numbers: Proposed development on each lake or pond does not exceed the limits set forth in Section 10.23,A,3,g, above.

B. INTENTIONALLY DELETED

C. TECHNICAL AND FINANCIAL CAPACITY

The standards set forth below must be met for all subdivisions and commercial, industrial, and other non-residential development.

1. The applicant shall retain qualified consultants, contractors and staff to design and construct proposed improvements, structures, and facilities in accordance with approved plans. In determining the applicant's technical ability, the Commission shall consider the size and scope of the proposed development, the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of violations or previous approvals granted to the applicant.
2. The applicant shall have adequate financial resources to construct the proposed improvements, structures, and facilities and meet the criteria of all state and federal laws and the standards of these rules. In determining the applicant's financial capacity, the Commission shall consider the cost of the proposed subdivision or development, the amount and strength of commitment by the financing entity, and, when appropriate, evidence of sufficient resources available directly from the applicant to finance the subdivision or development.

D. VEHICULAR CIRCULATION, ACCESS AND PARKING

1. **General circulation.** Provision shall be made for vehicular access to and within the project premises in such a manner as to avoid traffic congestion and safeguard against hazards to traffic and pedestrians along existing roadways and within the project area. Development shall be located and designed so that the roadways and intersections in the vicinity of the development will be able to safely and efficiently handle the traffic attributable to the development in its fully operational stage.
2. **Access management.** Access onto any roadway shall comply with all applicable Maine Department of Transportation safety standards. For subdivisions and commercial, industrial and other non-residential development, the following standards also apply:
 - a. The number and width of entrances and exits onto any roadway shall be limited to that necessary for safe entering and exiting.
 - b. Access shall be designed such that vehicles may exit the premises without backing onto any public roadway or shoulder.
 - c. Shared access shall be implemented wherever practicable.
 - d. Access between the roadway and the property shall intersect the roadway at an angle as near to 90 degrees as site conditions allow, but in no case less than 60 degrees, and shall have a curb radius of between 10 feet and 15 feet, with a preferred radius of 10 feet.

- e. The Commission may require a traffic impact study of roadways and intersections in the vicinity of the proposed project site if the proposed development has the potential of generating significant amounts of traffic or if traffic safety or capacity deficiencies exist in the vicinity of the project site.
3. **Parking layout and design.** The following standards apply to all subdivisions and commercial, industrial and other non-residential development, except for parking areas associated with trailered ramps and hand-carry launches which are regulated under the provisions of Section 10.27,L:
- a. Sufficient parking shall be provided to meet the parking needs of the development. The minimum number of parking spaces required shall be based on parking generation rates determined in accordance with standard engineering practices. In cases where it is demonstrated that a particular structure can be occupied or use carried out with fewer spaces than required, the Commission may reduce number of required spaces upon finding that the proposed number of spaces will meet the parking needs of the structure or use and will not cause congestion or safety problems.
 - b. Parking areas and access roads shall be designed such that runoff water is discharged to a vegetated buffer as sheet flow or alternatively collected and allowed to discharge to a concentrated flow channel, wetland or water body at a rate similar to pre-construction conditions. If runoff water is discharged to a concentrated flow channel, wetland or water body, a sediment basin shall be constructed to collect sediment before the runoff water is discharged.
 - c. On-street parking. In areas where on-street parking already exists, new development shall have on-street parking where practicable and if there are sufficient spaces available in the immediate vicinity. Otherwise, parallel or diagonal on-street parking is permitted where the Commission finds that it will adequately meet the parking needs of the development and will not cause congestion or safety problems. Perpendicular on-street parking is prohibited.
 - d. Off-street parking for commercial, industrial and other non-residential development.
 - (1) Where practicable, off-street parking shall be located to the side or rear of the principal structure.
 - (2) Notwithstanding the dimensional requirements of Section 10.26, the Commission may reduce the minimum road setback requirement by up to 50 percent for development utilizing on-street parking in accordance with Section 10.25,D,3,c or for development whose parking area is located to the rear of the principal structure, except where the Commission finds that such parking will cause an undue adverse impact to the natural resources or community character of the area.
 - (3) Off-street parking shall not be directly accessible from any public roadway. Ingress and egress to parking areas shall be limited to driveway entrances.
 - (4) Off-street parking areas with more than two parking spaces shall be arranged so that each space can be used without moving another vehicle.
 - e. Parking spaces shall not be placed in the required roadway vegetative buffer. However, a “sight triangle” shall be maintained 25 feet in length on each side of the intersection of the driveway and the roadway right-of-way, with the third side connecting the other two

sides. Within each sight triangle, no landscape plants, other than low growing shrubs, shall be planted. These shrubs must be maintained to be no more than 30 inches in height above the driveway elevation.

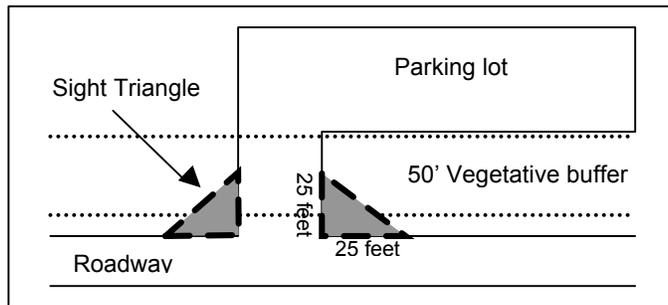


Figure 10.25,D-2. Sight triangle within a vegetative buffer.

- f. Except for sight triangles, parking areas for commercial, industrial or other non-residential development shall be visually buffered from the roadway by planting and maintaining a vegetative buffer of trees and shrubs or by locating parking areas to the rear of the principal structure.
 - g. When parking areas associated with commercial, industrial or other non-residential development are adjacent to residential structures or uses, landscaping and/or architectural screens shall be used to provide an effective visual buffer and separation between property lines and the edge of the parking area.
 - h. For parking areas associated with commercial, industrial or other non-residential development that are greater than one acre in size, a landscaping plan shall be developed and implemented that indicates planting locations, type and maintenance. The plan shall include the following:
 - (1) Parking areas shall have landscaped strips along the perimeter, as well as landscaped islands within the parking area.
 - (2) Expanses of parking area shall be broken up with landscaped islands that include shade trees and shrubs. Where possible, the area of ground left uncovered around the base of a tree must be at least equal to the diameter of the branch area or crown at maturity. Where not possible, adequate measures, including but not limited to soil enhancement techniques and underground irrigation, shall be used to ensure sufficient space for root growth and vegetative survival.
4. **Subdivision and development roadway design specifications.** The following standards apply to Level B and Level C road projects:
- a. Classification of roadways. The Commission shall determine which roadway classification is most appropriate for a particular project. For the purposes of Section 10.25,D,4, the following general criteria shall apply:
 - (1) **Class 1 Roadway:** Generally appropriate for most projects surrounded by a relatively compact development pattern, for high-intensity commercial or industrial projects surrounded by a relatively sparse development pattern, and for residential subdivisions with 15 or more lots surrounded by a relatively sparse development pattern.
 - (2) **Class 2 Roadway:** Generally appropriate for low-intensity commercial or industrial projects surrounded by a relatively sparse development pattern and for

residential subdivisions with fewer than 15 lots surrounded by a relatively sparse development pattern.

- (3) **Class 3 Roadway:** Generally appropriate for low-intensity, small-scale commercial projects surrounded by a relatively sparse development pattern or located on an island.

b. In making its determination on the appropriate roadway classification, the Commission shall consider the following factors:

- (1) The number of lots served by the roadway or projected level of use;
- (2) The nature of roadways accessing the project site;
- (3) Location in relation to surrounding patterns of development;
- (4) The level of development within the vicinity of the project;
- (5) Natural and imposed limits on future development;
- (6) The type and intensity of the proposed use; and
- (7) Service by utilities or likelihood of service in the future.

c. Where practicable, roadways shall be designed to minimize the use of ditching, fit the natural topography of the land such that cuts and fills are minimized, and protect scenic vistas while preserving the scenic qualities of surrounding lands.

d. Roadways in towns and plantations within the Commission’s jurisdiction that are proposed to be dedicated to the town or plantation shall also comply with the town’s or plantation’s roadway construction and design standards. The applicant shall clearly specify the ownership of all roadways proposed to be dedicated and shall submit a maintenance plan that includes roadway construction and design standards in accordance with the Commission’s standards.

e. Roadways shall adhere to the applicable standards of Section 10.27,D and Section 10.27,H and the roadway specifications outlined in Table 10.25,D-1, below, unless the applicant utilizes site-specific best management practices and the Commission determines that proposed alternative roadway specifications will meet the needs of the development and will not cause erosion or safety problems.

	Class 1 Roadway	Class 2 Roadway	Class 3 Roadway
Minimum roadway surface width	18 ft. or 14 ft. with turnouts every 500 feet, on average.	14 ft. or 8 ft. with turnouts every 500 feet, on average.	8 ft.
Minimum base (coarse gravel)	18 in.	12 in.	As needed.
Minimum wearing surface	3 in. fine gravel or 2.5 in. bituminous concrete.	3 in. fine gravel or 2.5 in. bituminous concrete.	2” fine gravel.
Maximum sustained grade	10%	15%	15%

Table 10.25,D-1. Roadway construction specifications.

f. Roadways that will be co-utilized for forest management purposes shall include turnouts that are large enough to accommodate wood haulers and other large vehicles.

E. SCENIC CHARACTER, NATURAL AND HISTORIC FEATURES

1. Scenic Character

- a. The design of proposed development shall take into account the scenic character of the surrounding area. Structures shall be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.
- b. To the extent practicable, proposed structures and other visually intrusive development shall be placed in locations least likely to block or interrupt scenic views as seen from traveled ways, water bodies, or public property.
- c. If a site includes a ridge elevated above surrounding areas, the design of the development shall preserve the natural character of the ridgeline.

2. Natural and Historic Features

- a. Natural Features. If any portion of a subdivision or commercial, industrial or other non-residential project site includes critically imperiled (S1) or imperiled (S2) natural communities or plant species, the applicant shall demonstrate that there will be no undue adverse impact on the community and species the site supports and indicate appropriate measures for the preservation of the values that qualify the site for such designation.
- b. Historic Features. If any portion of a subdivision or commercial, industrial or other non-residential project site includes an archaeologically sensitive area or a structure listed in the National Register of Historic Places, or is considered by the Maine Historic Preservation Commission or other pertinent authority as likely to contain a significant archaeological site or structure, the applicant shall conduct archaeological surveys or submit information on the structure, as requested by the appropriate authority. If a significant archaeological site or structure is located in the project area, the applicant shall demonstrate that there will be no undue adverse impact to the archaeological site or structure, either by project design, physical or legal protection, or by appropriate archaeological excavation or mitigation.

F. NOISE AND LIGHTING

1. Noise.

- a. The maximum permissible sound pressure level of any continuous, regular or frequent source of sound produced by any commercial, industrial and other non-residential development shall be as established by the time period and area listed below. Sound pressure levels shall be measured at all property boundary lines, at a height of at least 4 feet above the ground surface. The levels specified below may be exceeded by 10 dB(A) for a single period, no longer than 15 minutes per day.

Areas	7:00 AM to 7:00 PM	7:00 PM to 7:00 AM
Resorts	As determined by the Commission.	
D-CI	70 dB(A)	65 dB(A)
All Other Areas	55 dB(A)	45 dB(A)

Table 10.25,F-1. Sound pressure level limits.

- b. The following activities are exempt from the requirements of Section 10.25,F,1,a:
- (1) Sounds emanating from construction-related activities conducted between 7:00 A.M. and 7:00 P.M.;
 - (2) Sounds emanating from safety signals, warning devices, emergency pressure relief valves, and other emergency activities; and
 - (3) Sounds emanating from traffic on roadways or other transportation facilities.

2. Lighting standards for exterior light levels, glare reduction, and energy conservation.

- a. All residential, commercial and industrial building exterior lighting fixtures will be full cut-off, except for incandescent lights of less than 160 watts (for commercial or industrial buildings), or any other light less than 60 watts. Full cut-off fixtures are those that project no more than 2.5% of light above the horizontal plane of the luminary's lowest part. Figure 10.25,F-1 illustrates a cut-off fixture as defined by the Illuminating Engineering Society of North America (IESNA).

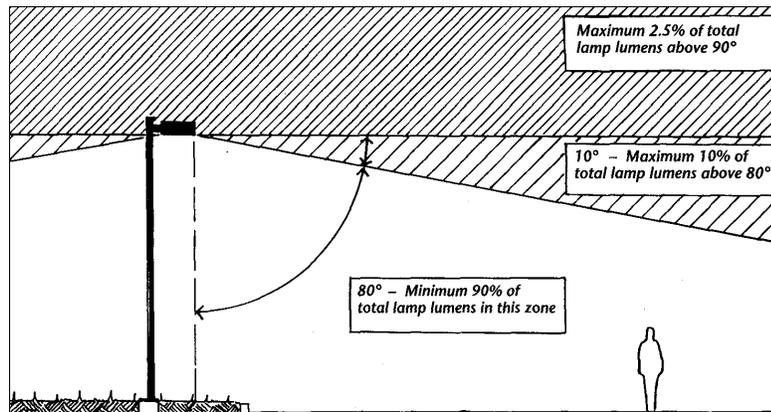


Figure 10.25,F-1. Cut-off fixture as defined by IESNA.

Light fixtures mounted on gasoline station or convenience store canopies shall be recessed so that fixtures are flush with the canopy. Alternatively, canopies may be indirectly lit using light beamed upward and then reflected down from the underside of the canopy. In this case light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.

- b. All exterior lighting shall be designed, located, installed and directed in such a manner as to illuminate only the target area, to the extent practicable. No activity shall produce a strong, dazzling light or reflection of that light beyond lot lines onto neighboring properties, onto any water bodies with a significant or outstanding scenic resource rating, or onto any roadway so as to impair the vision of the driver of any vehicle upon that roadway or to create nuisance conditions.
- c. For commercial, industrial and other non-residential development, all non-essential lighting shall be turned off after business hours, leaving only the minimal necessary

lighting for site security. The term “non-essential” applies, without limitation, to display, aesthetic and parking lighting.

- d. In addition to the lighting standards in Section 10.25,F,2, lighted signs shall also comply with the standards in Section 10.27,J,4 of the Commission’s Rules and Standards.
- e. The following activities are exempt from the lighting standards of Section 10.25,F,2,a through d:
 - (1) Roadway lighting;
 - (2) Temporary fair, event, or civic uses;
 - (3) Emergency lighting, provided it is temporary and is discontinued upon termination of the work;
 - (4) Lighting that is activated by motion-sensors; and
 - (5) Lighting that was in place on April 1, 2004.

G. SOIL SUITABILITY

The standards set forth below must be met for all subdivisions and commercial, industrial and other non-residential development.

- 1. Soil types shall be determined by a site-specific soil survey, according to the “Guidelines for Maine Certified Soil Scientists for Soil Identification and Mapping” (Maine Association of Professional Soil Scientists, 2004) as the same may be amended from time to time. The soil survey class shall be determined as follows, unless the Commission finds that a lower or higher intensity soil survey class is needed:
 - a. For residential subdivisions, a Class A high intensity soil survey shall be used to identify soils within the proposed building envelopes, driveway locations and other disturbed areas. A Class B soil survey may be used to identify soils elsewhere within the project area.
 - b. Intentionally deleted.
 - c. For new commercial, industrial and other non-residential development, a Class A high intensity soil survey shall be used to identify soils within any proposed disturbed area. A Class C soil survey may be used to identify soils elsewhere within the project area.

The Commission may waive one or more of the provisions of a Class A or B high intensity soil survey, including but not limited to the contour mapping requirement, where such provision is considered by the Commission unnecessary for its review.

- 2. Determination of soil suitability shall be based on the Natural Resources Conservation Service’s soils potential ratings for low density development. Soils with a low or very low development potential rating shall not be developed unless the Commission determines that adequate corrective measures will be used to overcome those limitations that resulted in a low or very low rating.
- 3. At least two test pits shall be dug within the boundaries of each subdivision lot proposed to be served by a combined septic system. At least one test pit shall be dug within the boundaries of each lot proposed to be served by a primitive septic system. The location of such test pits shall be shown on the subdivision plat.

H. SOLID WASTE DISPOSAL

The standards set forth below must be met for all subdivisions and commercial, industrial and other non-residential development.

1. Provision shall be made for the regular collection and disposal of site-generated solid wastes at a state-approved landfill or transfer station.
2. Provision shall be made for the legal disposal of all construction debris, stumps, brush, wood wastes, asphalt and pavement products.

I. SUBSURFACE WASTE WATER DISPOSAL

1. No permit will be issued for a project with subsurface waste water disposal unless an acceptable plan to construct the absorption area is prepared. Where waste water is to be disposed on-site by a subsurface waste water system, the system shall be designed by a licensed site evaluator or a Maine Licensed Professional Engineer, in accordance with the Subsurface Waste Water Disposal Rules.
2. The Commission will not require a permit for conversion from primitive to combined sewage disposal systems provided a subsurface waste water disposal permit is obtained from the local plumbing inspector or the Department of Human Services, Division of Health Engineering, and provided there are no limitations on combined sewage disposal systems established by prior permit conditions. Otherwise, a permit from the Commission is required.
3. Where waste water is to be collected and treated off-site by a municipal or quasi-municipal sewage treatment facility, the applicant shall demonstrate that there is adequate capacity in the collection and treatment systems to ensure satisfactory treatment, the facility is fully licensed by the Maine Department of Environmental Protection, and the facility agrees to accept these wastes.
4. When private central or clustered waste water disposal systems are proposed, adequate provision shall be made for ongoing maintenance and repair of the system and for reserving an area adequate for a future replacement system, in accordance with the Maine Subsurface Waste Water Disposal Rules.

J. WATER SUPPLY

1. Individual wells shall be sited and constructed to prevent infiltration of surface water and contamination from subsurface waste water disposal systems and other known sources of potential contamination.
2. Site design shall allow for placement of wells, subsurface waste water disposal areas, and reserve sites for subsurface waste water disposal in compliance with the Maine Subsurface Waste Water Disposal Rules.

3. Proposed activities involving sources of potential contamination, including junkyards, automobile graveyards, gas stations, and bulk storage of petroleum products, must be located at least 300 feet from existing private and public water supplies.
4. For subdivisions and commercial, industrial and other non-residential development, the applicant shall demonstrate that there is sufficient healthful water supply to serve the needs of the project.
5. When a project is to be served by a public water system, the location and protection of the source, the design, construction and operation of the system shall conform to the standards of the Maine Department of Human Services Rules Relating to Drinking Water (10-144A C.M.R. 231).

K. SURFACE WATER QUALITY

1. A development, or reasonably foreseeable consequences of a development, shall not directly discharge any water pollutants to a surface water body which cause the surface water body to fail to meet its state classification (38 M.R.S.A. §464 et seq.); which impart toxicity and cause a surface water body to be unsuitable for the existing and designated uses of the water body; or which otherwise would result in a violation of state or federal water quality laws.
2. Appropriate best management practices of point and nonpoint sources of water pollutants shall be utilized, unless the Commission determines that alternative specifications will meet the needs of the activity and will cause no undue adverse impact to the surface water quality of the affected surface water body.

L. PHOSPHORUS CONTROL

1. The standards set forth below must be met for:

- a. Subdivisions located within the direct watershed of a body of standing water 10 acres or greater in size; and
- b. Commercial, industrial or other non-residential development that creates a disturbed area of one acre or more within the direct watershed of a body of standing water 10 acres or greater in size.

2. General Standards.

- a. Provision shall be made to limit the export of phosphorus from the site following completion of the development or subdivision so that the project will not exceed the allowable per-acre phosphorus allocation for the water body, determined by the Commission according to "Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development" (Maine Department of Environmental Protection, 1992), as the same may be amended from time to time, and hereafter cited as the Phosphorus Control Guide.
- b. The phosphorus impact of a proposed subdivision or development on a water body shall be calculated using the Standard Method for Calculating Phosphorus Export, according to the procedures in the Phosphorus Control Guide.

3. Design and Maintenance Standards.

- a. Phosphorus control measures and their maintenance shall meet the design criteria contained in the Phosphorus Control Guide.
 - b. High maintenance structural measures, such as wet ponds and runoff infiltration systems, shall not be used unless:
 - (1) Other measures, such as increasing the width of vegetated buffers, greater limits on clearing, reducing road lengths, and clustering of lots to achieve less disturbed area are clearly demonstrated to be insufficient to allow the proposed subdivision to meet the standards of this section; and
 - (2) The Commission finds that the applicant has the technical and financial capabilities to properly design, construct, and provide for the long-term inspection and maintenance of the facility in accordance with the procedures in the Phosphorus Control Guide.
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M. EROSION AND SEDIMENTATION CONTROL

The standards set forth below must be met for all development that involves filling, grading, excavation or other similar activities which result in unstabilized soil conditions.

1. General Standards.

- a. Soil disturbance shall be kept to a practicable minimum. Development shall be accomplished in such a manner that the smallest area of soil is exposed for the shortest amount of time possible. Operations that result in soil disturbance shall be avoided or minimized in sensitive areas such as slopes exceeding 15% and areas that drain directly into water bodies, drainage systems, water crossings, or wetlands. If soil disturbance is unavoidable, it shall occur only if best management practices or other soil stabilization practices equally effective in overcoming the limitations of the site are implemented.
- b. Whenever sedimentation is caused by stripping of vegetation, regrading, or other construction-related activities, sediment shall be removed from runoff water before it leaves the site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands, or adjacent properties.
- c. Soil disturbance shall be avoided or minimized when the ground is frozen or saturated. If soil disturbance during such times is unavoidable, additional measures shall be implemented to effectively stabilize disturbed areas, in accordance with an approved erosion and sedimentation control plan.

2. Design Standards.

- a. Permanent and temporary erosion and sedimentation control measures shall meet the standards and specifications of the “Maine Erosion and Sediment Control BMP Manual” (Department of Environmental Protection, March 2003) as the same may be amended from time to time, or other equally effective practices. Areas of disturbed soil shall be stabilized according to the “Guidelines for Vegetative Stabilization” (Appendix B) or by alternative measures that are equally effective in stabilizing disturbed areas.

- b. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all sedimentation control devices have been installed and stabilized.
- c. Existing catch basins and culverts on or adjacent to the site shall be protected from sediment by the use of hay bale check dams, silt fences or other effective sedimentation control measures.
- d. If streams will be crossed, special measures shall be undertaken to protect the stream, as set forth in Section 10.27,D.
- e. Topsoil shall not be removed from the site except for that necessary for the construction of roads, parking areas, building excavations and other construction-related activities. Topsoil shall be stockpiled at least 100 feet from any water body.
- f. Effective, temporary stabilization of all disturbed and stockpiled soil shall be completed at the end of each workday.
- g. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
- h. All temporary sedimentation and erosion control measures shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been implemented.

3. Erosion and Sedimentation Control Plan.

- a. For development that occurs when the ground is frozen or saturated or that creates a disturbed area of one acre or more, the applicant must submit an erosion and sedimentation control plan for Commission approval in accordance with the requirements of Section 10.25,M,3,b,(2).
- b. A Commission approved erosion and sedimentation control plan in conformance with these standards shall be implemented throughout the course of the project, including site preparation, construction, cleanup, and final site stabilization. The erosion and sedimentation control plan shall include the following:
 - (1) For activities that create a disturbed area of less than one acre:
 - (a) A drawing illustrating general land cover, general slope and other important natural features such as drainage ditches and water bodies.
 - (b) A sequence of construction of the development site, including clearing, grading, construction, and landscaping.
 - (c) A general description of all temporary and permanent control measures.
 - (d) Provisions for the continued maintenance of all control devices or measures.
 - (2) For activities that create a disturbed area of one acre or more:
 - (a) A site plan identifying vegetation type and location, slopes, and other natural features such as streams, gullies, berms, and drainage ditches. Depending on the type of disturbance and the size and location of the disturbed area, the Commission may require a high intensity soil survey covering all or portions of the disturbed area.
 - (b) A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and

buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

- (c) A detailed description of all temporary and permanent erosion and sedimentation control measures, including, without limitation, seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.
- (d) Provisions for the continued maintenance and inspection of erosion and sedimentation control devices or measures, including estimates of the cost of maintenance and plans for meeting those expenses, and inspection schedules.

4. Inspection.

- a. For subdivisions and commercial, industrial or other non-residential development that occurs when the ground is frozen or saturated or that creates a disturbed area of one acre or more, provision shall be made for the inspection of project facilities, in accordance with Section 10.25,M,4,a,(1) or (2) below:
 - (1) The applicant shall hire a contractor certified in erosion control practices by the Maine Department of Environmental Protection to install all control measures and conduct follow-up inspections; or
 - (2) the applicant shall hire a Maine Registered Professional Engineer to conduct follow-up inspections.
- b. The purpose of such inspections shall be to determine the effectiveness of the erosion and sedimentation control plan and the need for additional control measures.
- c. Inspections shall be conducted in accordance with a Commission approved erosion and sedimentation control plan and the following requirements.
 - (1) Inspections shall be conducted at least once a week and after each rainfall event accumulating more than ½ inch of precipitation, until all permanent control measures have been effectively implemented. Inspections shall also be conducted (a) at the start of construction or land-disturbing activity, (b) during the installation of sedimentation and erosion control measures, and (c) at the completion of final grading or close of the construction season.
 - (2) All inspections shall be documented in writing and made available to the Commission upon request. Such documentation shall be retained by the applicant for at least six months after all permanent control measures have been effectively implemented.
- d. Notwithstanding Section 10.25,M,4,a, development may be exempt from inspection if the Commission finds that an alternative, equally effective method will be used to determine the overall effectiveness of the erosion and sedimentation control measures.

N. GROUNDWATER QUALITY

The standards set forth below must be met for all subdivisions and commercial, industrial and other non-residential development.

1. The development shall not pose an unreasonable risk that a discharge of pollutants to a groundwater aquifer will occur.
2. The project shall not result in the groundwater quality becoming inferior to the physical, biological, chemical, and radiological levels for raw and untreated drinking water supply sources specified in the Maine State Drinking Water Regulations, pursuant to 22 M.R.S.A. §601. If the pre-development groundwater quality is inferior to the Maine State Drinking Water Regulations, the development shall not degrade the water quality any further.

O. AIR QUALITY

Commercial, industrial and other non-residential development (including but not limited to solid waste disposal facilities, crematories, wood products manufacturing, pulp and paper mills, rock crushing operations, and asphalt batch plants) must comply with all State and Federal air quality laws and standards.

P. WETLAND ALTERATIONS

NOTE: For purposes of this Section, the terms P-WL, P-WL1, P-WL2, and P-WL3 shall refer to the existing subdistricts of such designations depicted on the Concept Plan Land Use Guidance Maps.

The following requirements apply to wetland alterations for Uses Requiring a Permit and Special Exceptions in Section 10.23,N,3. Except as hereinafter provided, wetland alterations not in conformance with the standards of this section are prohibited.

1. Procedural Requirements

a. Transition.

P-WL subdistricts identified on the Commission's Land Use Guidance Maps that were adopted prior to the adoption of this section will be regulated according to standards applying to wetlands of special significance (P-WL1 subdistrict), as defined herein, until the Commission adopts amended Land Use Guidance Maps pursuant to this section, unless the applicant demonstrates, through delineation or other means acceptable to the Commission, that the P-WL is not a wetland of special significance.

b. Area of Project Alteration.

- (1) If a proposed activity requires a permit and will alter 15,000 or more square feet of wetland area, or 1 acre or more of overall land area, the applicant must delineate on the ground and in a site plan all wetlands within the general project

area using methods described in the "Corps of Engineers Wetlands Delineation Manual" (1987).

- (2) If a proposed activity requires a permit and will alter 500 or more square feet of a P-WL1 wetland or 20,000 or more square feet of a P-WL2 or P-WL3 wetland, the Commission may require, as a condition of approval, mitigation, including compensation, as provided in the Commission's General Land Use Standards in Section 10.25,P,2.
- (3) In determining the area of wetland alteration or overall land alteration, all components of a proposed activity, including all phases of a multiphased project, are treated together as constituting one single and complete project.

c. Level of Permit Review.

The level of permit review required depends upon the size of the proposed wetland alteration and the P-WL subdistrict involved. If any part of the overall project requires a higher level of review, then the whole overall project will be reviewed under that higher tier, unless otherwise authorized by the Commission:

- (1) Tier 1 reviews are for projects altering 4,300 up to 15,000 square feet of P-WL2 or P-WL3 wetlands.
- (2) Tier 2 reviews are for projects altering 15,000 up to 43,560 square feet (one acre) of P-WL2 or P-WL3 wetlands not containing critically imperiled (S1) or imperiled (S2) natural communities.
- (3) Tier 3 reviews are for projects altering any area of P-WL1 wetlands, 15,000 up to 43,560 square feet (one acre) of P-WL2 or P-WL3 wetlands containing critically imperiled (S1) or imperiled (S2) natural communities, or one acre or more of P-WL2 or P-WL3 wetlands.

Alterations of P-WL1 wetlands may be eligible for Tier 1 or 2 review if the Commission determines, at the applicant's request, that the activity will have no undue adverse impact on the freshwater wetlands or other protected natural resources present. In making this determination, consideration shall include but not be limited to, such factors as the size of the alteration, functions of the impacted area, existing development or character of the area in and around the alteration site, elevation differences and hydrological connection to surface water or other protected natural resources.

- (4) When wetland delineation is required, the level of permit review required will be determined by the type of wetland indicated through delineation.

2. General Land Use Standards

a. Avoidance.

- (1) Projects requiring Tier 1 review must avoid alteration of wetland areas on the property to the extent feasible considering natural features, cost, existing technology and logistics based on the overall purpose of the project.
- (2) Projects requiring Tier 2 or Tier 3 review must not cause a loss in wetland area, functions and values if there is a practicable alternative to the project that would be less damaging to the environment. Each Tier 2 and Tier 3 application must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist.

- b. Minimal Alteration. Projects requiring Tier 1, Tier 2 or Tier 3 review must limit the amount of wetland to be altered to the minimum amount necessary to complete the project.
- c. Water Quality. Projects requiring Tier 1, Tier 2 or Tier 3 review must comply with applicable water quality standards; i.e., the activity will not violate any state water quality law, including those governing the classification of the State's waters. Projects that would alter wetland hydrology and could also alter stream flows or other adjacent surface waters must comply with the water quality classification standards contained in 38 M.R.S.A. §465.
- d. Erosion Control. Projects requiring Tier 1 or Tier 2 review must use erosion control measures to prevent sedimentation of surface waters. A 25-foot buffer strip must be maintained between the activity and any surface waters.
- e. Compensation. Compensation is the off-setting of a lost wetland function with a function of equal or greater value. The goal of compensation is to achieve no net loss of wetland functions and values.
 - (1) For projects requiring Tier 2 or Tier 3 review, the Commission may require compensation when it determines that a wetland alteration will cause a wetland function or functions to be lost or degraded as identified by an assessment of wetland functions and values in accordance with application requirements or by the Commission's evaluation of the project.
 - (2) The Commission may waive the requirement for a functional assessment, compensation, or both. The Commission may waive the requirement for a functional assessment if it already possesses the information necessary to determine the functions of the area proposed to be altered. The Commission may waive the requirement for compensation if it determines that any impact to wetland functions and values from the activity will be insignificant.
- f. No Unreasonable Impact. The following standards apply only to applications requiring Tier 3 review:
 - (1) Even if a project has no practicable alternative and the applicant has minimized the proposed alteration as much as possible, the application will be denied if the activity will have an unreasonable impact on the wetland. A project will be determined to have an "unreasonable impact" if the Commission makes one or more of the following findings:
 - (a) Existing uses. The activity will unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses.
 - (b) Soil erosion. The activity will cause unreasonable erosion of soil or sediment or unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
 - (c) Harm to habitats; fisheries.

The activity will unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic habitat, travel corridor, freshwater or marine fisheries or other aquatic life.

In determining whether there is unreasonable harm to significant wildlife habitat, the Commission may consider proposed mitigation if that mitigation does not diminish the overall value of significant wildlife

habitat and species utilization of the habitat in the vicinity of the proposed activity and if there is no specific biological or physical feature unique to the habitat that would be adversely affected by the proposed activity.

- (d) Interference with natural water flow. The activity will unreasonably interfere with the natural flow of any surface or subsurface water.
 - (e) Flooding. The activity will unreasonably cause or increase the flooding of the alteration area or adjacent properties.
 - (f) Sand supply. If the activity is on or adjacent to a sand dune, it will unreasonably interfere with the natural supply or movement of sand within or to the sand dune system or unreasonably increase the erosion hazard to the sand dune system.
 - (g) Outstanding river segments. If the proposed activity is a crossing of any outstanding river segment as identified in Section 10.23,I, the applicant cannot demonstrate that no reasonable alternative exists which would have less adverse effect upon the natural and recreational features of the river segment.
 - (h) Dredging. If the proposed activity involves dredging, dredge spoils disposal or transporting dredge spoils by water, the applicant cannot demonstrate that the transportation route minimizes adverse impacts on the fishing industry and that the disposal site is geologically suitable.
 - (i) In determining if an activity will have an unreasonable impact, the Commission shall consider:
 - (i) The area of wetland that will be affected by the alteration and the degree to which the wetland is altered, including wetland beyond the physical boundaries of the project;
 - (ii) The functions and values provided by the wetland;
 - (iii) Any proposed compensation and the level of uncertainty regarding it; and
 - (iv) Cumulative effects of frequent minor alterations on the wetland.
- (2) Activities may not occur in, on or over any wetland of special significance containing threatened or endangered species unless the applicant demonstrates that:
- (a) The wetland alteration will not disturb the threatened or endangered species; and
 - (b) The overall project will not affect the continued use or habitation of the site by the species.

When considering whether a single activity is reasonable in relation to the direct and cumulative impacts on the resource, the Commission shall consider factors such as the degree of harm or benefit to the resource; the frequency of similar impacts; the duration of the activity and ability of the resource to recover; the proximity of the activity to protected or highly developed areas; traditional uses; the ability of the activity to perform as intended; public health or safety concerns addressed by the activity; and the type and degree of benefit from the activity (public, commercial or personal)

Q. SUBDIVISION AND LOT CREATION

This section governs the division of lots and the creation of subdivisions.

1. Counting Parcels, Lots, or Dwelling Units Under the Definition of Subdivision.

- a. **Lots Created by Dividing a Parcel.** When a parcel is divided, the land retained by the person dividing land is always counted in determining the number of lots created unless the lot retained qualifies for any of the exemptions listed in Section 10.25,Q,1,g below. This figure illustrates two examples:

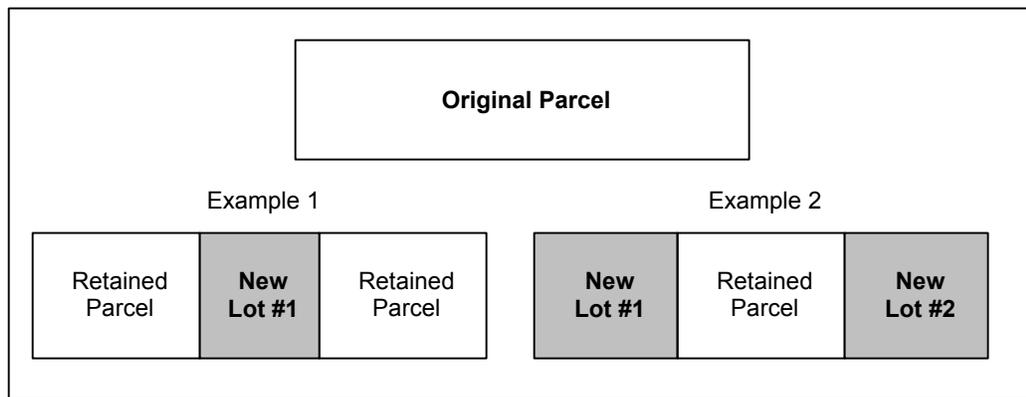


Figure 10.25,Q-1. Two examples where two new lot lines were drawn, each resulting in the creation of three parcels.

- b. **Subdivision Created by the Placement of Dwelling Units.** The placement of three or more dwelling units on a single lot within a five-year period creates a subdivision. The division of one lot into two parcels coupled with the placement of one or two dwelling units on either or both lots does not create a subdivision.
- c. **Parcels Originally Part of a Subdivision.** A lot or parcel which, when sold, leased or developed, was not part of a subdivision but subsequently became part of a subdivision by reason of another division by another landowner is counted as a lot under the subdivision definition. The Commission, however, will not require a subdivision permit be obtained for such lot, unless the intent of such transfer or development is to avoid the objectives of 12 M.R.S.A. §206-A.
- d. **Intentionally deleted.**
- e. **Renewal of Leases.** For the purpose of counting lots under the Commission's definition of subdivision, the renewal of a lease within a Commission approved subdivision shall not be counted as the creation of a lot. For the renewal of leases in other than Commission approved subdivisions, a lease that is renewed within two (2) years of its expiration shall not be counted as the creation of a lot. Renewal of leases in other circumstances shall be counted as the creation of a lot, except for those leases in existence on January 1, 1998.
- f. **Existing parcels.** For the purposes of the definition of subdivision in 12 M.R.S.A. §682(2) and in these rules, an "existing parcel" shall include the contiguous area within one township, plantation, or town owned or leased by one person or group of persons in common ownership.
- g. **Exempt lots.** The following divisions are exempt when counting lots for purposes of subdivision, unless the intent of such transfer is to avoid the objectives of 12 M.R.S.A. §206-A:

(1) Transfer of Lots for Forest Management, Agricultural Management or Conservation of Natural Resources.

A lot or parcel is not considered a subdivision lot if the following conditions are met:

- (a) The lot is transferred and managed solely for forest management, agricultural management or conservation of natural resources;
- (b) The lot is at least 40 acres in size;
- (c) If the lot is less than 1,000 acres in size, no portion of the lot is located within 1,320 feet of the normal high water mark of any great pond or river or within 250 feet of the upland edge of a freshwater wetland as these terms are defined in 38 M.R.S.A. §436-A;
- (d) The original parcel from which the lot was divided is divided into an aggregate of no more than 10 lots within any 5-year period; and
- (e) When 3 to 10 lots each containing at least 40 acres in size are created within any 5-year period, a plan is recorded in accordance with 12 M.R.S.A §685-B(6-A). Any subsequent division of a lot created from the original parcel within 10 years of the recording of the plan in the registry of deeds or any structural development unrelated to forest management, agricultural management or conservation creates a subdivision and may not occur without prior commission approval. 12 M.R.S.A §682-B(4).

(2) Retained Lots.

A lot is not counted as a lot for the purposes of subdivision if it is retained by the person dividing the land, and for a period of at least 5 years:

- (a) is retained and not sold, platted, leased, conveyed or further divided; and
- (b) is used solely for forest or agricultural management activities, or natural resource conservation purposes.

(3) Transfers to an Abutter and Contiguous Lots.

A lot transferred to an abutting owner of land is not counted as a lot for the purposes of subdivision. Where a lot is transferred to an abutter, or two or more contiguous lots are held by one person, the contiguous lots are considered merged for regulatory purposes except for:

- (a) lots that are part of a subdivision approved by the Commission;
- (b) a land division certified by the Commission as qualifying under 12 M.R.S.A. §682-B; or
- (c) as provided in Section 10.11;

(4) Divisions by Inheritance, Court Order, or Gifts.

Divisions of land accomplished solely by inheritance, or by court order, to a person related to the donor by blood, marriage, or adoption are not counted as lots for the purposes of this subsection.

A division of land accomplished by bona fide gift, without any consideration paid or received, to a spouse, parent, grandparent, child, grandchild or sibling of the donor of the lot or parcel does not create a subdivision lot if the donor has owned the lot or parcel for a continuous period of 5 years immediately preceding the division by gift and the lot or parcel is not further divided or transferred within 5 years from the date of division. 12 M.R.S.A. §682-B(1)

(5) Conservation Lots.

A lot or parcel transferred to a nonprofit, tax-exempt nature conservation

organization qualifying under the United States Internal Revenue Code, Section 501(c)(3) is not considered a subdivision lot if the following conditions are met:

- (a) For a period of at least 20 years following the transfer, the lot or parcel must be limited by deed restriction or conservation easement for the protection of wildlife habitat or ecologically sensitive areas or for public outdoor recreation; and
- (b) The lot or parcel is not further divided or transferred except to another qualifying nonprofit, tax-exempt nature conservation organization or governmental entity. 12 M.R.S.A. §682-B(3)

(6) Transfer to Governmental Entity.

A lot or parcel transferred to a municipality or county of the State, the State or an agency of the State is not considered a subdivision lot if the following conditions are met:

- (a) The lot or parcel is held by the governmental entity for the conservation and protection of natural resources, public outdoor recreation or other bona fide public purposes and is not further sold or divided for a period of 20 years following the date of transfer; and
- (b) At the time of transfer the transferee provides written notice to the commission of transfer of the lot or parcel, including certification that the lot or parcel qualifies for exemption under this subsection. 12 M.R.S.A. §682-B(2)

(7) Large Lots Managed for Forest or Agricultural Management Activities or Conservation.

A lot transferred or retained following transfer containing at least 5,000 acres is not counted as a lot for the purposes of this subsection, provided the lot is managed solely for the purposes of forest or agricultural management activities or conservation and the lot is not further divided for a period of at least 5 years. Nothing in this paragraph, however, shall be construed to prohibit public outdoor recreation on the lot.

2. Subdivision Application Required.

No new residential lot may be created within the shoreland envelopes or backland envelopes without first obtaining subdivision approval from the Commission, except that historic lease lots (in existence on January 1, 1998) may be sold to lessees or third parties anywhere in the Plan Area without Commission approval, and may be expanded to conform with current dimensional requirements.

3. Layout and Design for all Subdivisions.

- a. Subdivisions shall be designed to harmoniously fit into the natural environment and shall cause no undue adverse impact on existing surrounding uses. When determining “harmonious fit“, the Commission shall consider the implementation of conservation measures proposed under the Concept Plan, existing character of the surrounding area, potential for conflict with surrounding uses, proposed driveway and roadway locations, and proposed lot sizes, among other factors.
- b. Subdivisions shall be designed to avoid the linear placement of long, uninterrupted stretches of lots and driveways along roadways or shorelines.

Because the Concept Plan does not allow residential subdivision development outside of the shoreland envelopes and backland envelopes, and because the Concept Plan will result in the creation of vast areas of permanently undeveloped land, the Commission will

allow design flexibility in subdivision layouts. Residential subdivisions shall be designed using the design types, guidelines, criteria and illustrations set forth in Parts V and VI of the Concept Plan.

- c. To the extent practicable, subdivisions shall be designed to reduce the number of driveway access points onto public roadways through the utilization of shared driveways and interior subdivision roads. Notwithstanding Section 10.26,C, the Commission may reduce the minimum road frontage for individual lots within subdivisions with shared driveways by up to 50 percent, as long as the Commission finds that reducing road frontage will not adversely affect resources or existing uses or that reducing road frontage will prevent the loss of important natural features.
- d. Building envelopes shall be marked and identified on the subdivision plat for each proposed lot in accordance with the following requirements:
 - (1) Building envelopes shall identify all areas within each subdivision lot where structural development may occur;
 - (2) Building envelopes shall be arranged to conform with the minimum water body, road and property line setback and maximum lot coverage requirements, as provided in Section 10.26; and
 - (3) Where practicable, building envelopes shall be arranged so as to avoid the placement of structures and driveways along ridge lines, on agricultural land, wetlands, slopes greater than 15%, or any other important topographic and natural features.
- e. All subdivision and lot boundary corners and angle points shall be marked by suitable, permanent monumentation as required by the Maine Board of Registered Land Surveyors.
- f. Shorefront subdivisions with proposed permanent docks, trailered ramps, hand-carry launches or water-access ways shall comply with the requirements of Section 10.27,L,2.

4. Spaghetti-lots.

- a. A person may not divide any parcel of land in such a way as to create a spaghetti-lot. This prohibition does not apply to utility or transportation rights-of-ways, government purchases, or a parcel of land that the Commission determines has significant public benefit and cannot be configured in any other way in order to provide that benefit. 12 M.R.S.A. §682-A

5. Location of Subdivision Open Space.

Residential Subdivisions are allowed only in shoreland envelopes and backland envelopes. However, the Commission may approve subdivisions which include land area designated as open space that is not within shoreland envelopes or backland envelopes, provided the designated land area meets the requirements of Section 10.25,S.

6. Subdivision Filing with Registry of Deeds and Sale of Lots.

- a. Filing requirements.

Following the approval of any subdivision by the Commission, the applicant must file the subdivision plat signed by the Commission's Director with the County Registry of Deeds where the real estate is located.

A registrar of deeds shall not record a copy of conditions or any plat or plan purporting to subdivide real estate located within the unorganized and deorganized lands of the State, unless the Commission's approval is evidenced thereon. 12 M.R.S.A §685-B(6)

- b. Certificates of Compliance.

The sale of lots in any subdivision approved by the Commission may not proceed until a certificate of compliance has been issued. A certificate of compliance requires that, among other things, proposed deeds and plats be reviewed and approved by the Commission to ensure that permit conditions have been fulfilled. 12 M.R.S.A. §685-B(8)

7. Open Space Requirements for Shorefront Subdivisions.

Residential subdivisions containing lots fronting on any body of standing water shall be designed to ensure that no less than 30% of shoreland within the applicable shoreland envelope is placed in open space that meets the requirements of 10.25,S, below.

8. Phasing of Conservation Easements.

Upon approval of any subdivision, the applicant shall cause the corresponding conservation easement(s), if any, to be implemented as set forth in Part II of the Concept Plan.

R. CLUSTER DEVELOPMENT

1. Applicability

- a. The cluster development standards set forth below must be met for all subdivisions located within 250 feet of the normal high water mark of a Management Class 4 or 5 lake.
- b. Other subdivisions located on land that could be developed under normal applicable standards may also be clustered if the subdivisions provide for the efficient use of land and the protection of a significant amount of open space, in accordance with the standards of Section 10.25,R and Section 10.25,S.
- c. The cluster development standards may be waived for subdivisions located within 250 feet of the normal high water mark of a Management Class 4 or 5 lake, where the Commission finds that cluster development is clearly inappropriate due to physical site limitations. Such site limitations may include, without limitation, the presence of soils that are unsuitable for high density development or the size and configuration of a parcel that does not lend itself to clustering.

2. Cluster Development Standards.

- a. Cluster subdivisions shall provide for a reasonable balance between development and conservation. Specifically, cluster subdivisions shall reserve no more than 50% of net developable land for development and, within shorefront subdivisions, shall reserve no more than 50% of net developable shore frontage for development.
 - (1) For the purposes of this section, “net developable land“ is the area of a parcel which, as determined by the Commission, is suitable for development. The area shall be calculated by subtracting the following from the total acreage of the parcel:
 - (a) Portions of the parcel subject to rights-of-way and easements for vehicular traffic; and

- (b) Unbuildable land which includes, without limitation, land that has a low soil potential rating, in accordance with Section 10.25,G, or contains sensitive areas such as slopes exceeding 15%, water bodies or wetlands.
- (2) For the purposes of this section, “net developable shorefront“ is land that:
 - (a) Meets the minimum water body setback requirements of Section 10.26,D;
 - (b) Does not have a low soil potential rating, in accordance with Section 10.25,G; and
 - (c) Contains land area at least 40,000 contiguous square feet in size that is not comprised of sensitive areas such as slopes exceeding 15%, water bodies or wetlands.
- b. Cluster subdivisions shall be designed to protect developable land as open space through (1) clusters of dwellings on commonly-owned land; (2) creation of individual lots with reduced dimensional requirements, reduced road frontage or, within shorefront subdivisions, reduced shore frontage as permitted under these rules; or (3) a decrease in the number of individual lots that meet dimensional requirements.
- c. Open space within cluster subdivisions shall be preserved and maintained in accordance with Section 10.25,S.
- d. The Commission may reduce dimensional requirements for individual dwellings or lots in a cluster development, provided that, in the aggregate, dimensional requirements are met within the development.
- e. Notwithstanding Section 10.25,R,2,d, the Commission may waive the provision that dimensional requirements for individual dwellings or lots in a cluster development be met, in the aggregate, where the following conditions are satisfied:
 - (1) Dimensional requirements, in the aggregate, are not waived by more than 50%;
 - (2) site conditions are suitable for more concentrated development on some portions of a site and such concentrated development will not adversely affect resources; and
 - (3) the specific benefits afforded by the cluster approach will prevent the loss of or enhance the conservation of important natural features.
- f. No individual lot or dwelling unit for which road frontage has been reduced shall have direct vehicular access onto an existing roadway, unless the individual lot or dwelling unit uses a shared driveway.

S. OPEN SPACE

The standards set forth below must be met for all cluster subdivisions and other land area designated as open space.

- 1. Preservation and Maintenance of Open Space. Open space may be owned, preserved and maintained as required by this section, by any of the following mechanisms or combinations thereof, listed in order of preference, upon approval by the Commission:

- a. Conveyance of open space to a qualified holder, as defined under Section 10.25,S,2.
 - b. Dedication of development rights of open space to a qualified holder, as defined under Section 10.25,S,2 with ownership and maintenance remaining with the property owner or a lot owners association.
 - c. Common ownership of open space by a lot owners association which prevents future structural development and subsequent subdivision of open space and assumes full responsibility for its maintenance.
 - d. Any other mechanism that fully provides for the permanent protection or conservation of open space and that is acceptable to the Commission.
2. Qualified Holders. The following entities are qualified to own, preserve and maintain open space:
- a. “A governmental body empowered to hold an interest in real property under the laws of this State or the United States; or
 - b. A nonprofit corporation or charitable trust, the purposes or powers of which include retaining or protecting the natural, scenic or open space values of real property; assuring the availability of real property for agricultural, forest, recreational or open space use; protecting natural resources; or maintaining or enhancing air or water quality or preserving the historical, architectural, archaeological or cultural aspects of real property.” 33 M.R.S.A. §476, sub-§2; or
 - c. A nonprofit homeowners association, provided that the deed to such association shall prohibit the conversion of the parcel to any use not consistent with this Section 10.25,S.
3. Open space may be usable for low-intensity non-commercial recreation or for purposes intended to conserve land and preserve important natural features of the site. Uses within the open space may be limited or controlled by the Commission at the time of approval, as necessary, to protect natural resources and adjacent land uses. Specifically, open space lots are subject to subdivision and other permit conditions prohibiting residential, commercial, industrial or other structures and uses.
4. If any or all of the open space is to be reserved for common ownership by the residents of the subdivision, the bylaws of the proposed lot owners association shall specify responsibilities and methods for maintaining the open space and shall prohibit all residential, commercial, industrial or other structures and uses.
5. Open space shall be dedicated as a separate lot of record with no further subdivision or conversion of use of that lot allowed. Such lot shall be shown on the subdivision plat with a notation thereof to indicate that no further subdivision or conversion of use is allowed.

T. RESORT AND TOURIST DESTINATION FACILITY DEVELOPMENT

NOTE: This section is based upon the Planned Development (D-PD) Subdistrict standards set forth in Section 10.21,G of the Commission’s Rules and Standards.

Well-planned resorts and tourist destination facilities, including resort accommodations, benefit both the State and the region by encouraging tourism, a valuable segment of the Maine economy – particularly in

regions areas such as the Moosehead Lake region. In furtherance thereof, these standards allow for well-planned resorts and tourist destination facilities and developments in the resort envelopes shown on the Concept Plan Land Use Guidance Maps. Resorts and tourist destination facilities shall be developed using creative and imaginative design and site planning, and to promote efficient use of the land. Because such developments are built out over long periods of time and often reflect cyclical market forces, such developments may be proposed, and built, in phases. These facilities shall be developed in such a manner so that they complement, but do not replace, services in the established service centers of Greenville, Jackman, and Rockwood.

Applications for development of resorts and tourists destination facilities within the resort envelopes shall be submitted to and reviewed by the Commission under the following procedures. These procedures are not intended to replace the specific review criteria or processes for technical permits such as building permits, utility line permits, and road permits. Instead, these procedures are intended to establish a process that allows a public hearing and review by the Commission at the conceptual level to ensure compliance with the Concept Plan, and to set forth a procedure for ensuring that subsequent development is undertaken in accordance with the same.

1. Procedure

The development review procedure shall consist of three stages:

- (1) Preapplication Conference;
- (2) Submission of Conceptual Site Plan; and
- (3) Submission of Final Development Plans for each phase of the proposed development.

The Preapplication Conference serves to inform the prospective applicant, prior to formal application, of the proposed plan's filing requirements. Formal application is made by submitting a Conceptual Site Plan that meets the requirements specified herein. No decision thereon can be made until a Public Hearing is held. Thereafter, the Commission may approve, approve with conditions, or, in the case of an application that is inconsistent with these Standards, deny the application. An approval will include a preliminary development permit that specifies under what conditions, if any, the Commission will accept the Conceptual Site Plan proposal as the standard against which the Final Development Plans for each phase associated with such Conceptual Site Plan will be judged. Development may occur in one or more phases, provided that no development of any phase or area will be allowed until a Final Development Plan has been submitted and approved for such phase or area. Because resorts and tourist destination facilities are typically proposed and built over time, Conceptual Site Plans may be submitted in phases, with each phase being treated as a separate application. It is not necessary that Conceptual Site Plans for all phases be approved before Final Development Plans can be submitted and approved for each phase of development. Final Development Plans for one or more phases may be submitted for review following approval of the Conceptual Site Plan for such phase(s), or at the same time as the Conceptual Site Plan. Following approval of a Final Development Plan for a project or phase of a project, applicable building permits, road permits, utility line permits, and other such approvals must be obtained prior to construction of buildings, roads, utility lines, and other features for which permits are required under these Standards. It is anticipated that multiple projects, each with multiple phases, may be submitted for each resort planning envelope.

2. Burden of Proof

The burden of proof is upon the applicant to show by substantial evidence that the proposal satisfies the criteria established in this Section.

3. Preapplication Conference

A preapplication conference shall be held with the staff of the Commission and representatives from other relevant agencies. At this conference the procedures, regulations, and policies that will govern the application shall be discussed. The conference shall provide a forum for an informal discussion on the acceptability of all aspects of the project proposal, prior to its filing with the Commission. The conference proceedings shall be summarized in writing and made available to the applicant. The conference shall be held pursuant to the rules established in Chapter 5 of the Commission's Rules and Standards, as the same may be amended from time to time.

4. Conceptual Site Plan

a. Application

The Conceptual Site Plan shall include: evidence that the proposal conforms with the purpose of the Concept Plan and the resort design guidelines set forth in Parts V and VII of the Concept Plan; evidence showing that the permit criteria set forth in Section 10.24, above, will be satisfied; and the submission of various written and illustrative documents, as described hereinafter. Prior to any decision relative to such application, a public hearing shall be held in accordance with Chapter 5 of the Commission's Rules and Standards, as the same may be amended from time to time, and the staff shall make known its findings and recommendations, in writing, to the Commission.

The following items are required to be submitted with any Conceptual Site Plan application:

Written Statements

- (1) A legal description of the property boundaries proposed for development, including a statement of present and proposed ownership.
- (2) A statement indicating the proposed uses to be located on the site, including the quantity and type of resort accommodations, if any.
- (3) A general statement indicating whether it is anticipated that the project will be completed in phases, provided that failure to indicate in the Conceptual Site Plan application that development might be phased will not prohibit phasing of development.
- (4) A preliminary development and construction plan that indicates the total area of the site and the total floor area and ground coverage of each proposed building and structure, the maximum level of development proposed, the general location of development components within the project, and the estimated commencement date of initial construction.
- (5) A general statement of the applicant's present intentions with regard to the number and type of resort accommodations, and to selling, leasing, or subdividing of all or portions of the project or phase of the project. The statement should describe the type of covenants, restrictions or conditions that are proposed to be imposed upon buyers, lessees, or tenants of the property. Changes in the ownership structure of the resort accommodations shall not require an amendment to the Conceptual Site Plan if the number and type of resort accommodations remains materially the same.
- (6) A statement of any probable significant adverse environmental impact of the proposed development which sets forth the reasonably foreseeable adverse effects and measures to be taken by the applicant to minimize such effects.

- (7) A description of the proposed methods for handling solid waste disposal;
- (8) A statement of the applicant's evaluation and demonstration of the adequacy and availability of public facilities and services necessary to serve the proposed development, including sewer, water, and power, to the extent that public services are intended to be utilized, and, if public services are not intended to be utilized, a statement indicating how such services will be provided by private means.
- (9) A general statement that indicates how the natural resources of the area will be properly integrated into the planning and development.
- (10) A statement demonstrating how the proposed development will meet the design guidelines set forth in Parts V and VII of the Concept Plan.

Maps

- (11) A location map (drawn on a USGS topographic map base or equivalent, or Commission Land Use Guidance Map) that indicates the area for which approval is sought, and indicating that all of the project will be located within a resort envelope, or that components of the project located outside of a resort envelope (such as trails) are a permitted use, with or without a permit, in the areas in which such components are to be located. This map should show all existing development within the applicable resort envelope.
- (12) A map showing existing site conditions including contours at 10 foot intervals, water courses, unique natural conditions, forest cover, swamps, lakes, ponds, existing buildings, road boundaries, property lines and names of adjoining property owners, scenic locations and other prominent topographical or environmental features.
- (13) A soils map of at least medium intensity that covers those portions of the site where any development is proposed. The description should use the soil group designations utilized in the Subsurface Waste Water Disposal Rules or the USDA Soil Series names.
- (14) A site plan that shows the approximate location and size of all existing buildings, structures and other improvements, and the general location of proposed development components, including open spaces, recreational areas, and utility systems.

b. Hearings and Criteria for the Approval of a Conceptual Site Plan

The Commission shall schedule a public hearing within ninety (90) days after a complete Conceptual Site Plan application is filed, unless the applicant requests in writing that this time be extended. The public hearing notification and proceedings shall meet the requirements of Chapter 5 of the Commission's Rules and Standards. Within ninety (90) days after the close of the record of the public hearing, the Commission may approve, approve with conditions, or, in the case of an application that is inconsistent with these Standards, deny the application in writing. In making this decision, the Commission shall ensure that the proposal:

- (1) Conforms with the objectives and policies of the Concept Plan, and the resort design guidelines set forth in Parts V and VII of the Concept Plan;

- (2) Incorporates high quality site planning and design in accordance with accepted contemporary planning principles;
- (3) Envisions a project where public services can be provided on site or by providers in existing service centers;
- (4) Provides for safe and efficient traffic circulation; and
- (5) Utilizes the best practical technology to reduce pollution, waste and energy consumption.

c. Approval or Denial of Conceptual Site Plan

- (1) Simultaneously with approval of development under this section, a preliminary development permit will be issued. The preliminary development permit may contain such reasonable conditions as the Commission deems appropriate and are consistent with Concept Plan, and will specify the conditions for approval of the Final Development Plan or Plans. The terms of the preliminary development permit will be in writing and shall be deemed to be incorporated into the land use standards of Section 10.23.,A, above, with respect to the areas subject to the application.
- (2) If, after weighing all the evidence, the Commission finds the submission does not meet the criteria established above for its approval, the application shall be denied and the reasons for the denial shall be stated in writing.
- (3) Within a maximum of 24 months following a Commission decision to approve a development proposal under this section, the applicant shall file a Final Development Plan (or, if the development is to be phased, a Final Development Plan for the first phase of development) containing in detailed form the information required in Section 10.25,T,6,a, below. Upon request of the applicant, and for good cause shown, the Commission may extend the deadline for filing the Final Development Plan.
- (4) If the applicant fails for any reason to apply for final approval by submitting a Final Development Plan (or, if the development is to be phased, a Final Development Plan for the first phase of development) within the prescribed time, the approval shall be deemed to be revoked.

5. Application Fee

The application fee to be submitted with the Conceptual Site Plan(s) shall be the fee specified in Chapter 1, Section 4 of the Commission's rules. No fee shall be required at any of the Final Development Plan phases.

6. Final Development Plan

a. Application

The final Development Plan application procedure serves to ensure that an applicant's detailed design and construction plans conform with the approved preliminary development permit issued.

- (1) An application for final approval may be for all of the land which is the subject of the Conceptual Site Plan or for a section thereof, and Final Development Plans may be submitted in such phases as the applicant deems necessary or desirable. The Final Development Plan application for each phase of development, once deemed complete by the staff, shall be reviewed and acted upon by the Commission within 90 days.
- (2) A Final Development Plan shall include statements, drawings, specifications, covenants and conditions sufficient to fully detail the nature and scope of the proposed development, but is not required to include building and engineering specifications (which specifications shall be submitted in connection with building permit, road permit, utility line permit, and other similar permit applications). Without limitation of the foregoing, the Final Development Plan submission shall include:
 - (a) Drawings that illustrate all roads, parking service and traffic circulation areas. The dimensions of curve radii, grades and number of parking spaces are to be specified. Detailed traffic volume estimates and traffic studies may be required, at the discretion of the Commission.
 - (b) If individual sewage disposal systems are proposed, an on-site soil report for each proposed lot is required from the applicant. The reports are to be on Department of Human Services form HHE-200 or any amended or replacement version thereof. If development of individual units or structures is proposed at a later date, or following sale to a third party, this information may be submitted in connection with individual applications for subsurface waster water disposal permits for each lot. Where a central sewage collection and/or treatment system or central or public water supply system or fire hydrant system is proposed, reasonably full engineering drawings shall be required to conform with all applicable governmental requirements.
 - (c) Drawings that indicate all surface water runoff and storm drainage systems, soil stabilization procedures, and landscape plans for planting, screening, revegetation and erosion control and lighting of outdoor spaces.
 - (d) To the extent reasonably available, copies of the restrictions, covenants, conditions, and/or contractual agreements that will be imposed upon persons buying, leasing, using, maintaining, or operating land or facilities within the project.
 - (e) Statements to satisfy the Commission that the project is realistic, and can be financed and completed. Such statements shall demonstrate that the applicant has the financial resources and support to achieve the proposed development and that a sufficient market exists for the goods and/or services the development will provide.
- (3) The items submitted as part of the Final Development Plan shall comply with the conditions of approval of the Conceptual Site Plan and shall conform with applicable regulations, including Section 10.24 of these Standards and the resort design guidelines set forth in Parts V and VII of the Concept Plan. In addition, the Final Development Plan shall conform with progressive site planning standards which permit flexibility and imagination in the layout of different building types.
- (4) A public hearing shall not be held on a Final Development Plan application provided it is in substantial compliance with the Conceptual Site Plan. The burden shall, nevertheless, be on the applicant to show good cause for any

variation between the Conceptual Site Plan and the Final Development Plan submitted for final approval. A public hearing shall not be held for variations that do not materially affect the findings of fact made in connection with Conceptual Site Plan approval.

c. Approval or Denial of Final Development Plan

Upon accepting a Final Development Plan, the Commission shall issue a permit pursuant to Section 10.24 for the Final Development Plan. Such permit may contain reasonable conditions as the Commission may deem appropriate to make the approval consistent with these Standards and the Concept Plan.

d. Amendments to the Final Development Plan

Minor changes in the location, siting, height, or character of buildings and structures may be authorized by the Director of the Commission if required by engineering or other circumstances not foreseen at the time of Final Development Plan approval, except for the following:

- (i) A material change in the site, scope or nature of the project;
- (ii) A material increase in traffic volume;
- (iii) A material reduction in open space, landscaping, or parking; or
- (iv) A material change giving rise to significant adverse environmental impact.

All other amendments to the Final Development Plan proposed by the applicant shall require submission to and the approval of the Commission after consultation with the staff and due consideration of the standards set forth in Section 10.25,T,4,c, above.

e. Time for Construction

If no substantial development has occurred pursuant to the Final Development Plan by the later of: (a) 36 months after the date of approval or (b) expiration of any extension of time for starting development granted by the Commission, the approved Final Development Plan shall become null and void and the permit shall be deemed to be revoked. Such an event, however, shall not affect the validity of other Final Development Plan permits or the preliminary development permit issued in connection with the Conceptual Site Plan.

10.26 DIMENSIONAL REQUIREMENTS

The following dimensional requirements apply to all lots on which structural development is proposed unless otherwise provided by Section 10.26,G.

A. MINIMUM LOT SIZE

1. Residential Uses

The minimum lot size for residential uses is 40,000 square feet per dwelling unit except where each dwelling unit is to use a common or community sewer and off-site subsurface waste water disposal and a common or community water source, the minimum lot size shall be 20,000 square feet per dwelling unit.

2. Commercial, industrial, and other non-residential uses

The minimum lot size for commercial, industrial, and other non-residential uses involving one or more buildings is 40,000 square feet.

B. MINIMUM SHORELINE FRONTAGE

1. For lots fronting on a flowing water draining more than 2 square miles but less than 50 square miles, a body of standing water less than 10 acres in size, or a tidal water, the minimum shoreline frontage shall be:

- a. 150 feet per dwelling unit for residential uses; and
- b. 200 feet for commercial, industrial, and other non-residential uses involving one or more buildings.

2. For lots fronting on a flowing water draining 50 square miles or more or a body of standing water 10 acres or greater in size, the minimum shoreline frontage shall be:

- a. 150 feet per dwelling unit for residential uses; and
- b. 300 feet for commercial, industrial, and other non-residential uses involving one or more buildings.

3. In the case of a lot which borders more than one water body, the shoreline frontage requirement must be met on each water body bordered by the lot.

4. Frontage shall be measured in a straight line between the points of intersection of side lot lines with the normal high water mark of the shoreline.

5. The minimum width of any portion of any lot within 100 feet, horizontal distance, of the normal high water mark of a water body shall be equal to or greater than the applicable minimum shoreline frontage requirement.

6. The shoreline frontage may be waived to no less than 200 feet for public boat launches where the applicant demonstrates there will be no undue adverse impact to surrounding uses.

C. MINIMUM ROAD FRONTAGE

1. Except as provided for in Section 10.26,C,6 below, the minimum road frontage shall be:

- a. 100 feet per dwelling unit for residential uses, and
- b. 200 feet for commercial, industrial, and other non-residential uses involving one or more buildings;

2. These requirements apply to any privately or publicly owned road that is used for public access, including roads used by the public for which a toll is paid.

3. Where the lot is located at the end of a road or on a circular turnaround with an outside diameter of less than 25 feet, the road frontage requirements shall not apply.
4. Frontage shall be measured along the traveled portion of the road between the points of intersection of side lot lines with the traveled portion of the road.
5. In the case of a lot which borders more than one road, the road frontage requirement must be met on at least one road bordered by the lot.

D. MINIMUM SETBACKS

1. The minimum setbacks for structures, other than those described in Section 10.26,D,2 and except as provided in Section 10.26,G are:
 - a. 75 feet from the nearest shoreline of a flowing water draining less than 50 square miles, a body of standing water less than 10 acres in size, or a tidal water, and from the upland edge of wetlands designated as existing P-WL1 subdistricts;
 - b. 100 feet from the nearest shoreline of a flowing water draining 50 square miles or more and of a body of standing water 10 acres or greater in size;
 - c. 50 feet from the traveled portion of all roadways except as provided for in Section 10.26,D,1,d and e or Section 10.26,D,5 below; and
 - d. 15 feet from side and rear property lines.

These setbacks also apply to all parking areas associated with single-family residential uses, parking areas for trailered ramps or hand-carry launches, and those structures within a sporting camp complex constructed solely for the housing of guests.

2. The minimum setbacks for multi-family dwellings and commercial, industrial, and other non-residential principal and accessory structures are:
 - a. 100 feet from the nearest shoreline of a flowing water draining less than 50 square miles, a body of standing water less than 10 acres in size, or a tidal water, and from the upland edge of wetlands designated as existing P-WL1 subdistricts;
 - b. 150 feet from the nearest shoreline of a flowing water draining 50 square miles or more and a body of standing water 10 acres or greater in size;
 - c. 75 feet from the traveled portion of the nearest roadway except as provided for in Section 10.26,D,2,d below;
 - d. 20 feet from the traveled portion of all roadways on coastal islands; and
 - e. 25 feet from the side and rear property lines.

Except as provided for in Section 10.26,D,1 above, these setbacks also apply to all parking areas associated with multi-family dwellings and commercial, industrial, and other non-residential uses.

3. These requirements apply to any privately or publicly owned road that is used for public access, including roads used by the public for which a toll is paid.
4. Campsites shall be set back such that the area designed for camping, including cleared or graded areas, fire rings, tables, and related construction, is at least 75 feet from shoreline, 50 feet from

roads, and 25 feet from property lines. Remote campsites shall be set back at least 50 feet from roads, 25 feet from property lines, and 25 feet from shorelines, except that the Commission may require a greater setback from shorelines for remote campsites where necessary due to site conditions in order to avoid accelerated soil erosion or sedimentation of surface waters.

E. MAXIMUM LOT COVERAGE

1. The maximum lot coverage shall be 30% for all uses involving one or more buildings.
2. "Coverage" shall be calculated by determining the percentage of lot area covered by all structures including paved driveways, sidewalks, parking lots and other impervious surfaces.

F. MAXIMUM BUILDING HEIGHT

1. Except as provided for in Section 10.26,F,2, below, the maximum building height shall be:
 - a. 35 feet for residential uses, measured at the original grade at the uphill side of the structure;
 - b. 100 feet for commercial, industrial, and other non-residential uses involving one or more buildings; and
 - c. 4 stories for any uses within resort envelopes.
2. Except as otherwise set forth above for residential uses, structures within 500 feet of the normal high water mark of a body of standing water 10 acres or greater or tidal water shall be no higher than 30 feet. The Commission may apply this provision at greater distances from the normal high water mark of bodies of standing water having significant or outstanding scenic values where there is the likelihood that such structures would have an adverse impact on scenic values. Bodies of standing water having such scenic values are shown in Appendix C of Chapter 10 of the Commission's Rules and Standards.
3. Features of buildings which contain no floor area such as chimneys, towers, ventilators and spires may exceed these maximum heights with the Commission's approval.

G. EXCEPTIONS TO DIMENSIONAL REQUIREMENTS

1. The Commission may reduce dimensional requirements for individual buildings in a cluster development, in accordance with Section 10.25,R.
2. The dimensional requirements applicable to uses within resort envelopes shall be established by the Commission pursuant to the provisions of Section 10.25,T, provided that the shoreline setback and maximum height requirements hereof shall not be reduced.
3. Notwithstanding other provisions of these rules, in a proposed subdivision or area that has or is likely to have relatively dense development, the Commission may increase the minimum lot size when the Commission determines that:

- a. A larger lot size is required to provide sufficient area of suitable soil to accommodate the principal building and accessory structures, and subsurface waste water disposal, including a replacement system; and
 - b. The density of development in the vicinity of the proposed site is likely to cause nitrate or other contaminant levels in ground water to exceed public drinking water standards at any public or private well or at the property boundary. The Commission may require a nitrate study to estimate likely nitrogen levels in ground water as part of a subdivision application.
4. Where development would otherwise have an undue adverse impact on existing uses, scenic character or natural and historic resources in the area likely to be affected by the proposal, the Commission may impose additional or more protective standards with respect to clearing, frontage and setback requirements, waste water disposal, and other aspects of the development to reasonably assure that undue adverse impact is avoided.
 5. An exception may be made to the shoreline, road, and/or property line setback requirements for structures where the Commission finds that such structures must be located near to the shoreline, road, or property line due to the nature of their use. Structures which must be located near to the shoreline include structures which require direct access to the water as an operational necessity, such as piers, docks, retaining walls, and structures necessary for commercial fishing activities or water dependent uses within a D-MT subdistrict. This provision shall not apply to boat houses or float plane hangars not included within a D-MT subdistrict.
 6. An exception may be made to the minimum extent necessary to the shoreline frontage and lot size requirement on tidal waters for structures necessary for commercial fishing activities or water dependent uses within a D-MT subdistrict where such reduction would better serve the purpose of this subdistrict.
 7. Where development is proposed in the vicinity of a water quality limiting lake, the Commission may vary the applicable dimensional requirements in accordance with Section 10.23,E,3,f of the Commission's Rules and Standards.
 8. To the extent consistent with 12 M.R.S.A. §685-B(4), the Commission may reduce the minimum lot size required for a structure whose sole purpose is to house a public utility facility or to function as a public utility, provided that:
 - a. the size, height, and bulk of the facility is of a scale that permits such a reduction without adverse effect on surrounding properties; and
 - b. the facility is sited and buffered to fit harmoniously into the surrounding environment.
 9. The Commission may apply the dimensional requirements for residential uses to single outpost camps operated by commercial sporting camps, except in cases where such a camp is likely to have a greater impact than a residential use.
 10. Notwithstanding the provisions of Section 10.11, structures necessary for disabled persons to gain access to buildings may be greater than the allowable size or located less than the standard setback distance from a shoreline, road and property line to the minimum extent necessary when the following criteria are met:
 - a. A person with a disability as defined in 5 M.R.S.A. §4553 resides in or regularly uses the dwelling or facility;
 - b. The encroachment into the standard setback distance or exceeding of the allowable size applies only to the installation of equipment or construction of structures necessary for access to or egress from the dwelling or facility by the person with the disability;
 - c. The access structure is necessary to create an accessible route;

- d. The access structure cannot reasonably or feasibly be created without exceeding the allowable size or encroachment into the standard setback distance; and
 - e. The design of the access structure minimizes the need for exceeding the allowable size or encroachment into the standard setback distance.
11. The Commission may reduce the minimum road setback requirement for subdivisions and commercial, industrial and other non-residential structures and uses, in accordance with Section 10.25,D,3,d,(2).
 12. The Commission may reduce the minimum road frontage requirement for individual lots within subdivisions with shared driveways in accordance with Section 10.25,Q,3,c.
 13. The Commission may reduce the property line setback where there is no practical alternative and upon prior written agreement of the adjoining property owner.

10.27 ACTIVITY-SPECIFIC STANDARDS

The documents referenced within this section may be obtained from the Commission’s office in Augusta, or any of its regional offices.

A. AGRICULTURAL MANAGEMENT ACTIVITIES

Agricultural management activities shall be conducted in accordance with the standards of Section 10.27.A of the Commission’s Rules and Standards, or such other standards regulating agricultural management activities as may be applicable from time to time elsewhere in the Unorganized Territories.

B. VEGETATION CLEARING

Vegetation clearing activities not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

The following requirements shall apply to vegetation clearing activities for any purpose other than road construction, road reconstruction and maintenance, wildlife or fishery management, forest management, agricultural management, public trailered ramps or hand-carry launches:

1. A vegetative buffer strip shall be retained within:
 - a. 50 feet of the right-of-way or similar boundary of any public roadway,
 - b. 75 feet of the normal high water mark of any body of standing water less than 10 acres in size, or any tidal water or flowing water draining less than 50 square miles, and
 - c. 100 feet of the normal high water mark of a body of standing water 10 acres or greater in size or flowing water draining 50 square miles or more.

2. Within this buffer strip, vegetation shall be maintained as follows:
- a. There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a footpath is permitted, provided it does not exceed six (6) feet in width as measured between tree trunks, and, has at least one bend in its path to divert channelized runoff.
 - b. Selective cutting of trees within the buffer strip is permitted provided that a well-distributed stand of trees and other natural vegetation is maintained.

For the purposes of this section a “well-distributed stand of trees” adjacent to a body of standing water 10 acres or greater in size shall be defined as maintaining a rating score of 24 or more in a 25-foot by 50-foot rectangular area as determined by the following rating system.

Near other water bodies, tributary streams and public roadways a “well-distributed stand of trees” shall be defined as maintaining a rating score of 16 or more per 25-foot by 50-foot (1250 square feet) rectangular area as determined by the following rating system.

Diameter of Tree at 4-1/2 feet Above Ground Level (inches)	Points
2.0 to < 4.0	1
4.0 to < 8.0	2
8.0 to < 12.0	4
12.0 +	8

Table 10.27,B-1. Rating system for a well-distributed stand of trees.

The following shall govern in applying this rating system:

- (1) The 25-foot x 50-foot rectangular plots shall be established where the landowner or lessee proposes clearing within the required buffer;
- (2) Each successive plot shall be adjacent to but not overlap a previous plot;
- (3) Any plot not containing the required points shall have no vegetation removed except as otherwise allowed by these rules;
- (4) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by these rules; and
- (5) Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of this section, “other natural vegetation” is defined as retaining existing vegetation under 3 feet in height and other ground cover and retaining at least 5 saplings less than 2 inches in diameter at 4½ feet above ground level for each 25-foot by 50-foot rectangular area. If 5 saplings do not exist, the landowner or lessee may not remove any woody stems less than 2 inches in diameter until 5 saplings have been recruited into the plot. In addition, the soil shall not be disturbed, except to provide for a footpath or other permitted use.

- c. In addition to Section 10.27,B,2,b above, no more than 40% of the total basal area of trees 4.0 inches or more in diameter, measured at 4½ feet above ground level, may be removed in any ten (10) year period.
- d. Pruning of live tree branches is prohibited, except on the bottom 1/3 of the tree provided that tree vitality will not be adversely affected.
- e. In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings in excess of 250 square feet, these openings shall be established with native tree species.

3. At distances greater than one hundred (100) feet, horizontal distance, from the normal high water mark of a body of standing water greater than 10 acres, no more than 40% of the total basal area of trees four inches or more in diameter, measured at 4½ feet above ground level, may be removed in any ten (10) year period. In no instance shall cleared openings exceed, in the aggregate, 10,000 square feet, including land previously cleared. These provisions apply to areas within 250 feet of all bodies of standing water greater than ten (10) acres, and to the full depth of the existing P-AL zone. This requirement does not apply to the development of uses allowed by permit.
4. Cleared openings legally in existence as of the date of adoption of the Concept Plan may be maintained, but shall not be enlarged except as permitted by these regulations.

In all subdistricts where natural vegetation is removed within the required vegetative buffer strip of a flowing water, body of standing water, tidal water, or public roadway, it shall be replaced by other vegetation (except where the area cleared is built upon) that is effective in preventing erosion and retaining natural beauty.

C. MINERAL EXPLORATION AND EXTRACTION

Mineral exploration and extraction activities not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

The following requirements for mineral exploration and extraction activities shall apply in all subdistricts except as otherwise hereinafter provided:

1. Mineral Exploration: The following requirements shall apply to mineral exploration activities:
 - a. All excavations, including test pits and holes, shall be promptly capped, refilled or secured by other equally effective measures so as to reasonably restore disturbed areas and to protect the public health and safety.
 - b. Mineral exploration activities or associated access ways where the operation of machinery used in such activities results in the exposure of mineral soil, shall be located such that an unscarified filter strip of at least the width indicated below is retained between the exposed mineral soil and the normal high water mark of a flowing water, body of standing water, tidal water, or wetland identified as a existing P-WL1 subdistrict:

Average Slope of Land Between Exposed Mineral Soil and Normal High Water Mark (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark (Feet Along Surface of the Ground)
0	25
10	45
20	65
30	85
40	105
50	125
60	145
70	165

Table 10.27,C-1. Unscarified filter strip width requirements for exposed mineral soil created by mineral exploration activities or associated access ways.

The provisions of Section 10.27,C,1,b apply only on a face sloping toward the water, provided, however, no portion of such exposed mineral soil on a back face shall be closer than 25 feet; the provisions of Section 10.27,C,1,b do not apply where access ways cross such waters.

- c. Except when surface waters are frozen, access ways for mineral exploration activities shall not utilize stream channels bordered by existing P-SL2 subdistricts except to cross the same by the shortest possible route; unless culverts or bridges are installed in accordance with Section 10.27,D,2 and 5, such crossings shall only use channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged.
 - d. Access way approaches to stream channels shall be located and designed so as to divert water runoff from the way in order to prevent such runoff from directly entering the stream.
 - e. In addition to the foregoing minimum requirements, when conducting mineral exploration activities and creating and maintaining associated access ways, provision shall be made to effectively stabilize all area of disturbed soil so as to reasonably avoid soil erosion and sedimentation of surface waters. These measures shall include seeding and mulching if necessary to insure effective stabilization.
2. Mineral Extraction: The following requirements shall apply to mineral extraction activities in all subdistricts:
- a. A vegetative buffer strip shall be retained between the ground area disturbed by the extraction activity and:
 - (1) 75 feet of the normal high water mark of any body of standing water less than 10 acres in size, any flowing water draining less than 50 square miles, tidal water, or wetland identified as a P-WL1 subdistrict; and
 - (2) 100 feet of the normal high water mark of any body of standing water 10 acres or greater in size or flowing water draining 50 square miles or more.
 - b. No portion of any ground area disturbed by the extraction activity shall be closer than 250 feet from any public roadway, or 250 feet from any property line in the absence of the prior written agreement of the owner of such adjoining property.
 - c. Within 250 feet of any water body the extraction area shall be protected from soil erosion by ditches, sedimentation basins, dikes, dams, or such other control devices which are effective in preventing sediments from being eroded or deposited into such water body.

Any such control device shall be deemed part of the extraction area for the purposes of Section 10.27,C,2,a, above;
 - d. A natural vegetative screen of not less than 50 feet in width shall be retained from any facility intended primarily for public use, excluding privately owned roads; and
 - e. If any mineral extraction operation located within 250 feet of any property line or public roadway or facility intended primarily for public use, excluding privately owned roads, is

to be terminated or suspended for a period of one year or more, the site shall be rehabilitated by grading the soil to a slope of 2 horizontal to 1 vertical, or flatter.

D. ROADS AND WATER CROSSINGS

Roads and water crossings not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

The following road and water crossing requirements shall apply in areas designated as existing P-WL1, P-WL2, P-SL, P-FP, P-GP and in all planning envelopes, but shall not apply to other areas within the Plan Area:

1. The following requirements shall apply to construction and maintenance of roads:
 - a. All cut or fill banks and areas of exposed mineral soil outside the roadbed within 75 feet of a flowing water, body of standing water, tidal water, or a wetland shall be revegetated or otherwise stabilized so as to prevent erosion and sedimentation of water bodies or wetlands;
 - b. Road banks shall have a slope no steeper than 2 horizontal to 1 vertical;
 - c. Drainage ditches shall be provided so as to effectively control water entering and leaving the road area. Such drainage ditches will be properly stabilized so that the potential for unreasonable erosion does not exist;
 - d. In order to prevent road surface drainage from directly entering water bodies or wetlands, roads and their associated drainage ditches shall be located, constructed, and maintained so as to provide an unscarified filter strip, of at least the width indicated below, between the exposed mineral soil of the road and the normal high water mark of a surface water body or upland edge of a wetland:

Average Slope of Land Between Exposed Mineral Soil and Normal High Water Mark (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark (Feet Along Surface of the Ground)
0	25
10	45
20	65
30	85
40	105
50	125
60	145
70	165

Table 10.27,D-1. Unscarified filter strip width requirements for exposed mineral soil created by roads and their associated drainage ditches.

This requirement shall not apply to road approaches to water crossings or wetlands.

- e. Drainage ditches for roads approaching a water crossing or wetland shall be designed, constructed, and maintained to empty into an unscarified filter strip, of at least the width indicated in the table set forth in Section 10.27,D,1,d above, between the outflow point of the ditch and the normal high water mark of the water or the upland edge of a wetland.

Where such filter strip is impracticable, appropriate techniques shall be used to reasonably avoid sedimentation of the water body or wetland. Such techniques may include the installation of sump holes or settling basins, and/or the effective use of additional ditch relief culverts and ditch water turnouts placed so as to reasonably avoid sedimentation of the water body or wetland;

- f. Ditch relief (cross drainage) culverts, drainage dips and water turnouts will be installed in a manner effective in getting drainage onto unscarified filter strips before the flow in the road or its drainage ditches gains sufficient volume or head to erode the road or ditch.
 - (1) Drainage dips may be used in place of ditch relief culverts only where the road grade is 10% or less;
 - (2) On roads having slopes greater than 10%, ditch relief culverts shall be placed across the road at approximately a 30 degree angle downslope from a line perpendicular to the center line of the road;
 - (3) Ditch relief culverts, drainage dips and water turnouts shall direct drainage onto unscarified filter strips as required in Section 10.27,D,1,d and e above;
 - (4) Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials; and
 - (5) Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road at intervals no greater than indicated in the following table:

Road Grade (Percent)	Spacing (Feet)
0-2	500-300
3-5	250-180
6-10	167-140
11-15	136-127
16-20	125-120
21+	100

Table 10.27,D-2. Spacing requirements for drainage dips and associated water turnouts.

- 2. The following requirements shall apply to water crossings when surface waters are unfrozen:
 - a. Bridges and culverts shall be installed and maintained to provide an opening sufficient in size and structure to accommodate 10 year frequency water flows or with a cross-sectional area at least equal to 2 ½ times the cross-sectional area of the stream channel.
 - b. Culvert and bridge sizes may be smaller than provided in Section 10.27,D,2,a if techniques are employed such that in the event of culvert or bridge failure, the natural course of water flow is reasonably maintained and sedimentation of the water body is reasonably avoided; such techniques may include, but are not limited to, the effective use of any or all of the following:
 - (1) removing culverts prior to the onset of frozen ground conditions;
 - (2) using water bars in conjunction with culverts; or
 - (3) using road dips in conjunction with culverts.
 - c. Culverts utilized in water crossings shall:
 - (1) be installed at or below stream bed elevation;
 - (2) be seated on firm ground;
 - (3) have soil compacted at least halfway up the side of the culvert;

- (4) be covered by soil to a minimum depth of 1 foot or according to the culvert manufacturer's specifications, whichever is greater; and
 - (5) have a headwall at the inlet end which is adequately stabilized by rip-rap or other suitable means to reasonably avoid erosion of material around the culvert.
3. The design and construction of land management road systems through wetlands, other than those areas below the normal high water mark of standing or flowing waters, must avoid wetlands unless there are no reasonable alternatives, and must maintain the existing hydrology of wetlands.

To maintain the existing hydrology of wetlands, road drainage designs shall provide cross drainage of the water on the surface and in the top 12 inches of soil in wetlands during both flooded and low water conditions so as to neither create permanent changes in wetland water levels nor alter wetland drainage patterns. This shall be accomplished through the incorporation of culverts or porous layers at appropriate levels in the road fill to pass water at its normal level through the road corridor. Where culverts or other cross-drainage structures are not used, all fills shall consist of free draining granular material.

To accomplish the above, the following requirements apply:

- a. Road construction on mineral soils or those with surface organic layers up to 4 feet in thickness:
 - (1) Fill may be placed directly on the organic surface compressing or displacing the organic material until equilibrium is reached. With this method, culverts or other cross-drainage structures are used instead of porous layers to move surface and subsurface flows through the road fill material.
 - (a) For road construction on mineral soils or those with surface organic layers less than 16 inches in thickness, culverts or other cross-drainage structures shall be appropriately sized and placed at each end of each wetland crossing and at the lowest elevation on the road centerline with additional culverts at intermediate low points as necessary to provide adequate cross drainage. Culverts or other cross-drainage structures shall be placed at maximum intervals of 300 feet.
 - (b) For road construction on surface organic layers in excess of 16 inches but less than 4 feet in thickness, cross drainage must be provided by placing culverts at each end of each wetland crossing and at the lowest elevation on the road centerline with additional culverts at intermediate low points as necessary to provide adequate cross drainage. Culverts or other cross-drainage structures shall be placed at maximum 300-foot intervals. Culverts shall be a minimum of 24 inches in diameter, or the functional equivalent, and buried halfway below the soil surface.
 - (c) Where necessary to maintain existing water flows and levels in wetlands, ditches parallel to the road centerline shall be constructed along the toe of the fill to collect surface and subsurface water, carry it through the culvert(s) and redistribute it on the other side. Unditched breaks shall be left midway between culverts to prevent channelization.
 - (2) Alternatively, a porous layer may be created to move surface and subsurface flows through the road fill materials. If a porous layer is used, geotextile fabric must be placed above and below fill material to increase the bearing strength of the road and to preserve the bearing strength of fill material by preventing contamination with fine soil particles.
- b. Road construction on soils with organic layers in excess of 4 feet in thickness:
 - (1) Such construction shall only take place under frozen ground conditions.

- (2) Geotextile fabric shall be placed directly on the soil surface. Road fill or log corduroy shall then be placed on the geotextile fabric.
- (3) Cross drainage shall be provided by either a continuous porous layer or appropriate placement of culverts or other cross-drainage structures and ditching as specified below:
 - (a) A continuous porous layer or layers shall be constructed by placement of one or more layers of wood corduroy and/or large stone or chunkwood separated from adjacent fill layers by geotextile fabric placed above and below the porous layer(s) such that continuous cross drainage is provided in the top 12 inches of the organic layer; or
 - (b) Cross drainage culverts or other cross-drainage structures shall be placed at points where they will receive the greatest support. Culverts or other cross-drainage structures shall be a minimum of 24 inches in diameter, or the functional equivalent, and buried halfway below the soil surface. Where necessary to maintain existing water flows and levels in wetlands, ditches parallel to the roadbed on both sides shall be used to collect surface and subsurface water, carry it through the culvert(s) and redistribute it on the other side. Such ditches shall be located three times the depth of the organic layer from the edge of the road fill. Unditched breaks shall be left midway between culverts to prevent channelization.

- 4. Ditches, culverts, bridges, dips, water turnouts and other water control installations associated with roads shall be maintained on a regular basis to assure effective functioning.
- 5. Maintenance of the above required water control installations shall continue until the road is discontinued and put to bed by taking the following actions:

a. Water bars shall

- (1) be constructed and maintained across the road at intervals established below:

Road Grade (Percent)	Distance Between Water Bars (Feet)
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21+	40

Table 10.27,D-3. Spacing requirements for water bars.

- (2) be constructed at approximately 30 degrees downslope from the line perpendicular to the center line of the road;
- (3) be constructed so as to reasonably avoid surface water flowing over or under the water bar; and
- (4) extend sufficient distance beyond the traveled way so that water does not reenter the road surface.

b. Any bridge or water crossing culvert in such road shall satisfy one of the following requirements:

- (1) it shall be designed to provide an opening sufficient in size and structure to accommodate 25 year frequency water flows;

- (2) it shall be designed to provide an opening with a cross-sectional area at least 3 ½ times the cross-sectional area of the stream channel; or
 - (3) it shall be dismantled and removed in a fashion so as to reasonably avoid sedimentation of the water body.
6. Provided they are properly applied and used for circumstances for which they are designed, methods including but not limited to the following are acceptable to the Commission as means of calculating the 10 and 25 year frequency water flows and thereby determining crossing sizes as required in Section 10.27,D,2 and 5:
 - a. The USDA Soil Conservation Service (SCS) Methods; specifically: “Urban Hydrology for Small Watersheds,” June 1986 Soil Conservation Service Technical Release #55.
 - b. The United States Geological Survey (USGS) Methods; specifically: U.S. Geological Survey. 1975. “A Technique for Estimating the Magnitude and Frequency of Floods in Maine.” Open- file Report 75-292.
7. Extension, enlargement or resumption of use of presently existing roads, which are not in conformity with the provisions of Section 10.27,D, are subject to the provisions of Section 10.11.
8. Publicly owned roads may be constructed in a fashion that is not in strict conformity with the provisions of this section, provided that other measures are applied that are effective in reasonably avoiding sedimentation of surface waters.
9. Except that Section 10.27,D,10 below always applies, trail crossings of minor flowing waters shall be exempt from the standards of Section 10.27,D, provided such crossings are constructed in a manner that causes no disturbance to the stream bed, and no substantial disturbance to the banks or shoreland areas in the vicinity of the crossing, and provided such crossings do not impede the flow of water or the passage of fish. If properly undertaken, acceptable methods may include but not be limited to the laying of logs from bank to bank, or placement of bed logs and stringers with decking. This exemption shall not extend to the construction of abutments or piers.

Trail crossings not so exempted shall be subject to the water crossing standards of Section 10.27,D, including specifically Sections 10.27,D,2, 4, 5, 6, 10 and 11.
10. In addition to the foregoing minimum requirements, provision shall otherwise be made in the construction and maintenance of roads and water crossings in order to reasonably avoid sedimentation of surface waters.
11. Written notice of all road and water crossing construction activities, except level A road projects and exempt trail crossings as provided in Section 10.27,D,9 above, shall be given to the Commission prior to the commencement of such activities. Such notice shall conform to the requirements of Section 10.16 and shall state the manner in which the water crossing size requirements of this section will be satisfied.

E. TIMBER HARVESTING

The timber harvesting standards set forth in this section shall only apply to those areas depicted on the Concept Plan Land Use Guidance Maps as being with the D-CI or various P (Protection) areas, or as otherwise expressly set forth in these standards. In all other areas, timber harvesting and forest management activities shall continue to be regulated by the standards applicable to the General Management (M-GN) Subdistrict set forth in Section 10.22,A of the Commission’s Rules and Standards. Further, the statutory protections for timber harvesting and forest management activities guaranteed by 12 M.R.S.A. § 685-A(5) shall remain in full force and effect, notwithstanding the rezoning of the Plan Area to the P-RP subdistrict. Specifically, the Commission may not limit the right, method, or manner of

cutting or removing timber or crops, the construction and maintenance of hauling roads, the operation of machinery or the erection of buildings, including buildings to store equipment and materials for maintaining road, and other structures used primarily for agriculture or forest production purposes, including tree farms, and the Commission may not require a permit for such activities.

For all areas depicted on the Concept Plan Land Use Guidance Maps as being with the D-CI or various P (Protection) areas, and other areas expressly made subject to the standards of this section, the following standards shall apply:

Timber harvesting activities not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

The following requirements apply to timber harvesting within all protection areas and planning envelopes except as otherwise hereinafter provided:

1. Except when surface waters are frozen, skid trails and skid roads shall not utilize stream channels bordered by an existing P-SL1 subdistrict except to cross such channels with a culvert or bridge according to the water crossing requirements of Section 10.27,D,2 and 5;
2. Timber harvesting operations in existing P-SL1 and P-GP subdistricts shall be conducted in the following manner:
 - a. Within 50 feet of the normal high water mark, no clearcutting shall be allowed and harvesting operations shall be conducted in such a manner that a well-distributed stand of trees is retained so as to maintain the aesthetic and recreational value and water quality of the area and to reasonably avoid sedimentation of surface waters.
 - b. At distances greater than 50 feet from the normal high water mark, harvesting activities may not create single openings greater than 14,000 square feet in the forest canopy. In such areas single canopy openings of over 10,000 square feet shall be no closer than 100 feet apart.
 - c. Harvesting shall not remove, in any ten year period, more than 40 percent of the volume on each acre involved of trees 6 inches in diameter and larger measured at 4½ feet above ground level. Removal of trees less than 6 inches in diameter, measured as above is permitted if otherwise in conformance with these regulations. For the purpose of these standards, volume may be determined as being equivalent to basal area.
 - d. No accumulation of slash shall be left within 50 feet of the normal high water mark of surface water protected by the existing P-SL1 and P-GP subdistricts. In such subdistricts, at distances greater than 50 feet from the normal high water mark of such waters, all slash larger than 3 inches in diameter shall be disposed of in such a manner that no part thereof extends more than 4 feet above the ground.
3. Except as provided in Section 10.27,E,7, skid trails and other sites, where the operation of machinery used in timber harvesting results in the exposure of mineral soil, shall be located such that an unscarified filter strip of at least the width indicated below is retained between the exposed mineral soil and the normal high water mark of surface water areas:

Average Slope of Land Between Exposed Mineral Soil and Normal High Water Mark (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark (Feet Along Surface of the Ground)
0	25

10	45
20	65
30	85
40	105
50	125
60	145
70	165

Table 10.27,E-1. Unscarified filter strip width requirements for exposed mineral soil created by the operation of machinery used in timber harvesting.

The provisions of Section 10.27,E,3 apply only on a face sloping toward the water, provided, however, no portion of such exposed mineral soil on a back face shall be closer than 25 feet; the provisions of Section 10.27,E,3 do not apply where skid roads cross such waters;

4. Timber harvesting operations shall be conducted in such a manner that slash is not left below the normal high water mark of a body of standing water or tidal waters, or below the normal high water mark of stream channels downstream from the point where such channels drain 300 acres or more;
5. Except when surface waters are frozen, skid trails and skid roads shall not utilize stream channels bordered by existing P-SL2 subdistricts except to cross the same by the shortest possible route; unless culverts or bridges are installed in accordance with Section 10.27,D,2 and 5, such crossings shall only use channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged. The requirements of Section 10.27,E,5 may be modified according to the provisions of Section 10.27,E,7;
6. Except as provided in Section 10.27,E,7, skid trail and skid road approaches to stream channels shall be located and designed so as to divert water runoff from the trail or road in order to prevent such runoff from directly entering the stream;
7. Timber harvesting operations in existing P-SL2 subdistricts along stream channels upstream from the point where they drain 300 acres or less, and in existing P-WL subdistricts adjacent to such existing P-SL2 subdistricts, may be conducted in a manner not in conformity with the requirements of the foregoing Sections 10.27,E,3, 5, and 6 provided that such operations are conducted so as to avoid the occurrence of sedimentation of water in excess of 25 Jackson Turbidity Units as measurable at the point where such stream channel drains 1 square mile or more. Jackson Turbidity Units are a standard measurement of the relative amount of light that will pass through a sample of water compared with the amount of light that will pass through a reference suspension; the Jackson Turbidity Unit measurement for water without turbidity is 0;
8. Harvesting operations in existing P-SL2 subdistricts along stream channels downstream from the point where they drain 300 acres or more and along bodies of standing water shall be conducted in such a manner that sufficient vegetation is retained to maintain shading of the surface waters;
9. Written notice of all timber harvesting operations shall be given to the Commission prior to the commencement of such activity. Such notice shall conform to the requirements of Section 10.16 and shall state whether or not such operations will be conducted according to the provisions of Section 10.27,E,7; and
10. In addition to the foregoing minimum requirements, except as provided for in Section 10.27,E,7, provision shall otherwise be made in conducting timber harvesting operations in order to reasonably avoid sedimentation of surface waters.

F. FILLING AND GRADING

The following requirements for filling and grading shall apply in all subdistricts except as otherwise provided herein.

Filling and grading activities not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

These standards do not apply to filling or grading activities which constitute forest or agricultural management activities, the construction, reconstruction and maintenance of roads, or the construction of public trailered ramps, hand-carry launches, or driveways. Such activities are separately regulated.

1. Within 250 feet of water bodies and wetlands, the maximum size of a filled or graded area, on any single lot or parcel, shall be 5,000 square feet. This shall include all areas of mineral soil disturbed by the filling or grading activity; and
2. Beyond 250 feet from water bodies, the maximum size of filled or graded areas, as described above, shall be 20,000 square feet, except that there shall be no limit to the size of filled or graded areas outside of the planning envelopes and existing Protection Subdistricts and which are greater than 250 feet from water bodies and wetlands. In such areas areas, the provisions of Section 10.27,F,4 and 6 shall apply; and
3. Clearing of areas to be filled or graded is subject to the clearing standards of Section 10.27,B; and
4. Imported fill material to be placed within 250 feet of water bodies shall not contain debris, trash, rubbish or hazardous or toxic materials. All fill, regardless of where placed, shall be free of hazardous or toxic materials; and
5. Where filled or graded areas are in the vicinity of water bodies or wetlands such filled or graded areas shall not extend closer to the normal high water mark of a flowing water, a body of standing water, tidal water, or upland edge of wetlands identified as existing P-WL1 subdistrict than the distance indicated in the following table:

Average Slope of Land Between Exposed Mineral Soil and Normal High Water Mark or Upland Edge (Percent)	Width of Strip Between Exposed Mineral Soil and Normal High Water Mark or Upland Edge (Feet Along Surface of the Ground)
10 or less	100
20	130
30	170
40	210
50	250
60	290
70	330

Table 10.27,F-1. Unscarified filter strip width requirements for exposed mineral soil created by filling and grading.

6. All filled or graded areas shall be promptly stabilized to prevent erosion and sedimentation.

Filled or graded areas, including all areas of disturbed soil, within 250 feet of water bodies and wetlands, shall be stabilized according to the Guidelines for Vegetative Stabilization contained in Appendix B of this chapter.

G. INTENTIONALLY DELETED

H. DRIVEWAYS ASSOCIATED WITH RESIDENTIAL STRUCTURES AND USES

Driveways not in conformance with the standards of this section may be allowed upon issuance of a permit from the Commission provided that such types of activities are allowed in the subdistrict involved. An applicant for such permit shall show by a preponderance of the evidence that the proposed activity, which is not in conformance with the standards of this section, shall be conducted in a manner which produces no undue adverse impact upon the resources and uses in the area.

1. Applicability:

The following requirements apply to the construction of driveways for single family and two family dwelling units in all subdistricts where driveways associated with residential uses are allowed without a permit. These standards, along with the standards of Section 10.25,D,4, may be used as guidance in processing an application for driveways to be located in those subdistricts where driveways require a permit from the Commission.

- a. Other Permits: If a permit has been issued for the development of the lot to be served by the driveway or if the lot is part of a subdivision for which a permit has been issued, conditions of the building permit or subdivision permit regarding construction of driveways supersede provisions of this subsection.
- b. Length: If the length of a proposed driveway is greater than 1000 feet, it is regulated as a road and requires a permit from the Commission unless it qualifies as a land management road.

2. Water Body Setback:

- a. Minimum Setback: The minimum water body setback for a driveway which accesses an undeveloped lot or a lot having residential structures is:
 - (1) 100 feet from the nearest shoreline of a flowing water draining 50 square miles, and a body of standing water greater than 10 acres in size;
 - (2) 75 feet from the nearest shoreline of a tidal water; and
 - (3) 50 feet from the upland edge of minor flowing waters and mapped existing P-WL1 wetlands.
- b. Exceptions to Water Body and Wetland Setback Requirements:
 - (1) The water body and wetland setback requirements do not apply to approaches to water body or wetland crossings.
 - (2) A lesser setback may be allowed with a permit in the following instances provided no other reasonable alternative exists and appropriate techniques are used as needed to prevent sedimentation of the water body:
 - (a) In the case of legally existing nonconforming structures located in the shoreland area, the driveway may extend to the portion of the principal structure farthest from the normal high water mark of the water body, but in no case closer than 50 feet from the normal high water mark of the water body; or
 - (b) To allow access to permitted facilities located nearer to the shoreline due to an operational necessity as described in Section 10.26,G,5.

3. Property Line Setback:
 - a. Minimum Setback: The minimum property line setback for a driveway is 15 feet.
 - b. Exceptions to Property Line Setback:
 - (1) A shared driveway need not meet the minimum setback.
 - (2) The minimum setback standard does not apply to authorized approaches to and crossings of property lines or to crossings along easements or rights of way established in deed or lease.
 - (3) A lesser setback may be allowed with a permit upon written permission of the abutting landowner.
4. Road Frontage: The lot to be served by the driveway must have a minimum of 100 feet of road frontage.
5. Entry onto Roadways, including State Highways: The entry must not be located on a curve and must be placed so as to allow adequate line of sight for safe entry onto the roadway. If a driveway is to enter directly onto a state or state-aid highway, the person wishing to construct the driveway must first obtain written permission from the Maine Department of Transportation.
6. Crossings of Flowing Waters: If a driveway will cross a flowing water, the crossing must be accomplished in accordance with the standards for installation of water crossings set forth in Section 10.27,D,2.
7. Wetlands Alteration: The driveway must not alter any portion of a mapped existing P-WL1 subdistrict or more than 4,300 square feet of a mapped existing P-WL2 or P-WL3 subdistrict without a permit.
8. Maximum Slope: The driveway must not have a sustained slope of more than 8%.
9. Erosion and Sedimentation Control:
 - a. The driveway must be located, designed and constructed so that:
 - (1) It will not erode or create any undue restriction or disruption of existing surface water drainage ways;
 - (2) It will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped existing P-WL1 wetland, or roadway.
 - b. Except for the travel surface of the driveway, all areas of disturbed soil must be promptly reseeded and mulched to prevent soil erosion.
10. Fill Material: Fill material used in the construction of a driveway must not contain demolition debris, trash, rubbish, or hazardous or toxic materials.

I. PESTICIDE APPLICATION

Pesticide application in any portion of the Plan Area will not require a permit from the Commission provided such application is in conformance with applicable State and Federal statutes and regulations.

J. SIGNS

All signs shall be in compliance with the standards of Section 10.27.J of the Commission's Rules and Standards, or such other standards regulating signs as may be applicable from time to time elsewhere in the Unorganized Territories.

K. WATER IMPOUNDMENTS

The establishment of impoundment water levels and the maintenance of impoundments shall conform to the provisions of 38 M.R.S.A. Art 3-A §815 et seq., Maine Dam Inspection, Registration and Abandonment Act, or successor laws and/or regulations thereto.

L. TRAILED RAMP, HAND-CARRY LAUNCHES, AND WATER-ACCESS WAYS

Trailer ramps, hand-carry launches, and water-access ways shall all be in accordance with the standards of Section 10.27.L of the Commission's Rules and Standards, or such other standards as may be applicable to trailer ramps, hand-carry launches, and water-access ways from time to time elsewhere in the Unorganized Territories.

M. SERVICE DROPS

Service drops not in conformance with the standards of this section are prohibited. A permit is not required for a service drop provided one of the following conditions is met:

1. The Commission has issued a permit for the structure or development to be served; or
2. The Commission has confirmed, in writing, that the structure or development to be served is exempt from the Commission's permitting requirements.

N. HOME OCCUPATIONS

Home occupations shall be conducted in accordance with the standards of Section 10.27.N of the Commission's Rules and Standards, or such other standards as may be applicable to home occupations from time to time elsewhere in the Unorganized Territories.

O. PERMANENT DOCKING FACILITIES

Permanent docking facilities shall all be in accordance with the standards of Section 10.27.O of the Commission's Rules and Standards, or such other standards as may be applicable to permanent docking facilities elsewhere in the Unorganized Territories.

APPENDICES

APPENDIX A. INTENTIONALLY DELETED

APPENDIX B. GUIDELINES FOR VEGETATIVE STABILIZATION

Areas of disturbed soil, including but not limited to areas that are filled, graded or otherwise disturbed during construction projects, should be stabilized according to the following guidelines. These guidelines do not apply to forest management activities and are not strict regulations, and therefore alternative methods of stabilizing soil may be used. However, whenever soil stabilization or stabilization of disturbed areas is required by regulation or by the terms of individual permits, individuals must assure that either these guidelines, or measures equally effective in stabilizing disturbed areas of soil are employed.

The goals to be achieved by proper stabilization are the avoidance of accelerated soil erosion and the avoidance of sedimentation or pollution of water bodies. All stabilization measures must be maintained so that grass or other vegetation remains intact and healthy, otherwise these measures will be ineffective.

In General:

1. Sterile soils such as sands and gravels should be covered with 2 to 4 inches of soil medium that will support vegetative growth.
2. Disturbed soil areas should be graded such that runoff water is either minimized or eliminated from running over the site.
3. Disturbed areas which can be seeded between May 1 and September 15 should be prepared and seeded during that period.
4. Disturbed areas which cannot be seeded between May 1 and September 15 should be mulched with hay, straw or some other suitable material to keep them as stable as possible over the winter, and particularly during spring runoff the following year. For over-wintering, mulch must be tacked down, as it is easily blown around on frozen ground, leaving areas of soil exposed. Mulch hay should be applied at a depth of 4 inches, or between 150 to 200 lbs. per 1000 square feet, over the disturbed site. Mulched over-wintered areas should be prepared and seeded the following spring as soon as conditions allow.

It is not recommended that disturbed areas be seeded after September 15th (“dormant seeding”) for a number of reasons. Among the reasons, seeding rates are doubled, which is more expensive; timing is critical to ensure that germination does not occur before the following spring; there is an increased risk of sedimentation because sites are generally wetter in the fall; the thicker mulch must be removed in the spring in order to allow the germinating seed to survive; and the application of fertilizer during this time increases the risk of leaching or runoff loss of nutrients into water bodies.

5. Seeding preparation, in addition to providing a soil medium that will support vegetative growth if the site is sterile, includes the application of lime and fertilizer, which should be lightly raked prior to seeding. After the area is seeded, it should be lightly watered and then mulched with 70 to 90 lbs. (2 standard bales) per 1,000 square feet of weed free hay or straw to protect the seed. Keep the site stable and moist, and allow the seed to germinate and grow.
6. For accurate liming as well as fertilization, it is recommended that you have the soil analyzed to determine the specific nutrient requirements of your site.

Lime should be applied at a rate of approximately 140 pounds to 1000 square feet of area. This rate may vary depending on the natural conditions of the soil on the site. 10-5-20 fertilizer should be applied at a rate of 18.5 lbs. per 1000 square feet of area. Following the establishment of vegetation, non-phosphorous fertilizer should be used in accordance with the Department of Environmental Protection's recommendations.

7. In shoreland areas in particular, fertilizers should be of the "quick release" low phosphorus type, such as 12-4-8 mixtures applied at a rate of 8 pounds per 1000 square feet of area. If you are near water bodies, it is important not to apply more than approximately this amount of fertilizer, as excess may be washed into streams or lakes and contribute to lowering water quality and such things as algae blooms in lakes.

Following the establishment of vegetation, non-phosphorous fertilizer should be used in accordance with the Department of Environmental Protection's recommendations.

Fertilizers should never be applied right before thunder storms or before spring runoff, because the great amounts of water running over the land will wash the fertilizer, particularly phosphorus, into water bodies. However, a light watering after the fertilizer is applied will help bind the phosphorus to the soil.

8. There are many combinations of grasses that can be used. One combination particularly good for providing soil stability, generally referred to as the Soil Conservation Mixture, consists of: (Proportions, by weight)

Creeping Red Fescue	35%
Kentucky Bluegrass	25%
Annual Rye Grass	15%
Perennial Rye Grass	10%
Red Top	10%
White Dutch Clover	5%
*Oats - See Below	

This seed would be applied at a rate of 1 pound per 1000 square feet. These particular grasses do best if mowed no closer than 2-1/2 to 3 inches from the ground. Of course, other seed mixtures are available.

It is important, in choosing a mixture, to choose one suitable for the site being stabilized. There are many different types of seeding mixtures designed for particular site conditions such as shade, sun, and drainage. Any mix should contain some seed which germinates rapidly to provide the quickest stabilization possible while awaiting the germination of the remaining types.

- (*) For quick germination, oats are very good. They germinate in 7 to 10 days. They should be planted at a rate of approximately 1 to 1-1/2 bushels per acre, in addition to the basic grass mixture. Oats should be mowed when they reach knee height to allow the germinating grasses to receive sunlight.

Alternatives:

As indicated above, other stabilization programs may be used, provided they are equivalently effective in stabilizing disturbed areas and preventing accelerated soil erosion and sedimentation of water bodies. Further assistance may be obtained, including in some cases site-specific recommendations, as follows:

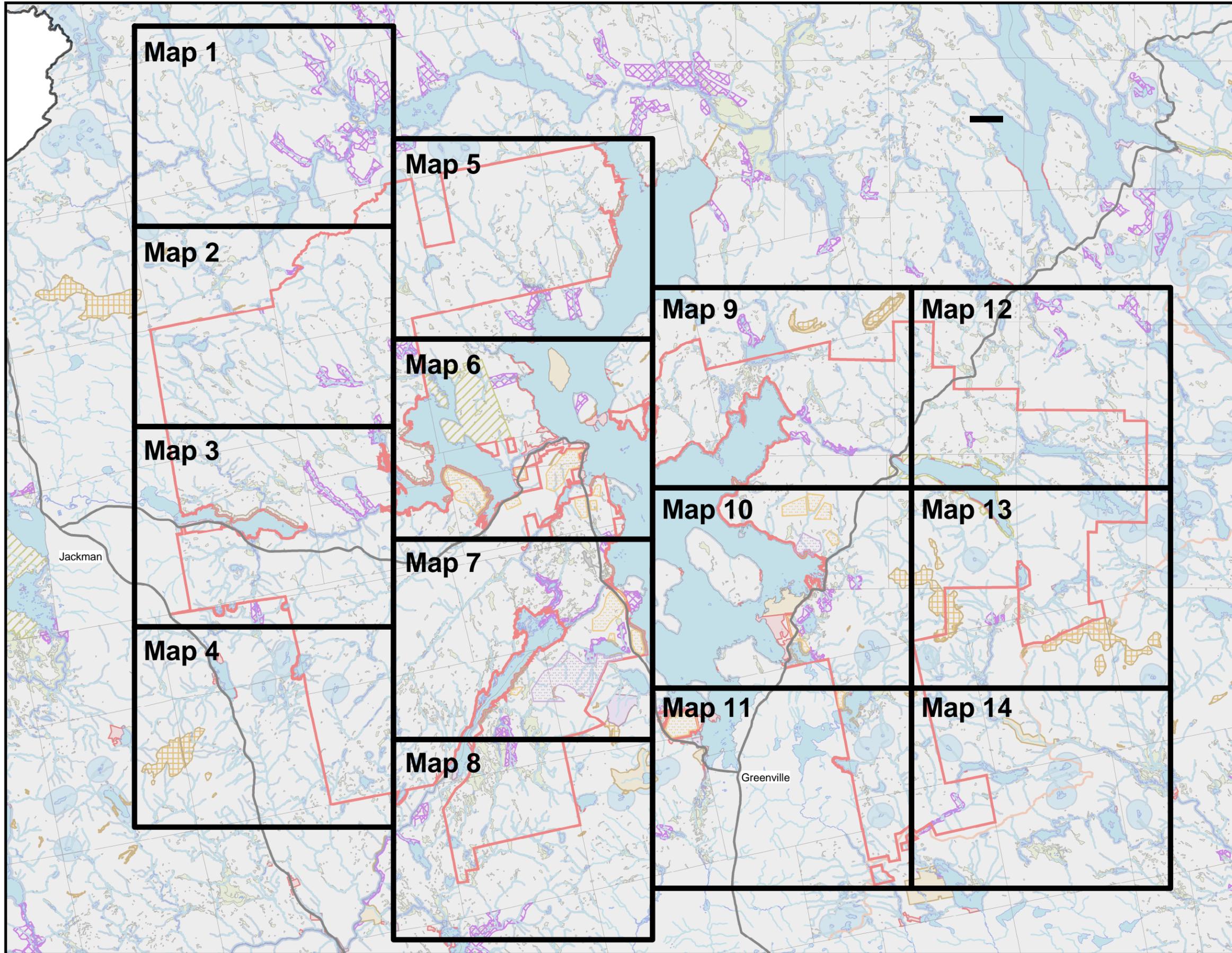
- Local Soil and Water Conservation Districts
- The USDA Natural Resource Conservation Service
- Maine Department of Environmental Protection, Lakes Program
- Landscaping Professionals
- Reputable Lawn and Garden Supply Dealers

The following documents may provide valuable assistance to those developing a soil stabilization plan:

Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (Cumberland County Soil & Water Conservation District and Maine Department of Environmental Protection, 1991)

Strategy for Managing Nonpoint Source Pollution From Agricultural Sources and Best Management Guidelines (NPS Agricultural Task Force, 1991)

Erosion and Sediment Control Handbook for Maine Timber Harvesting Operations, Best Management Practices (Maine Forest Service, 1991)



Land Use Guidance Map Index

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

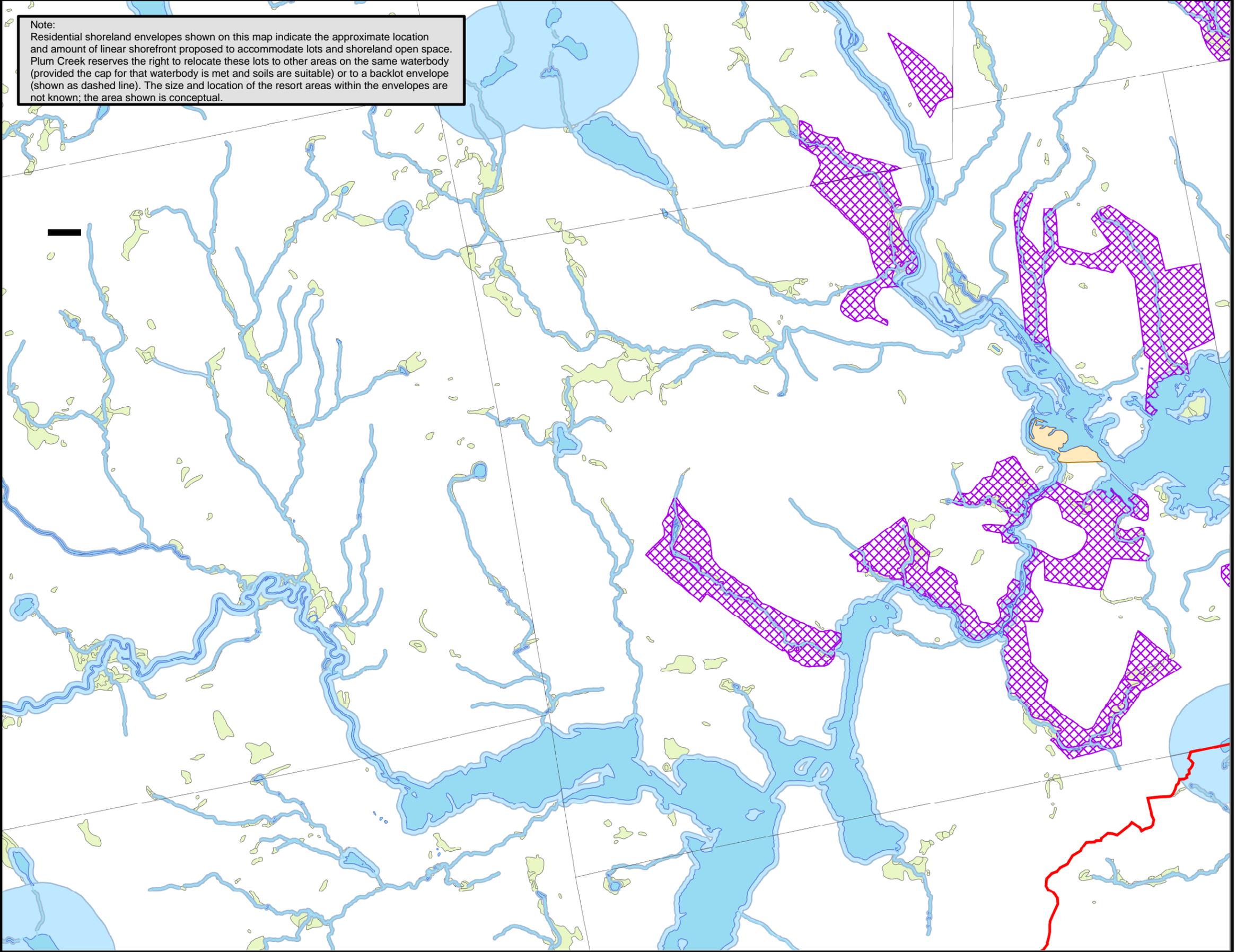
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0 5 10
Miles

April 2006

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Land Use Guidance Map 1

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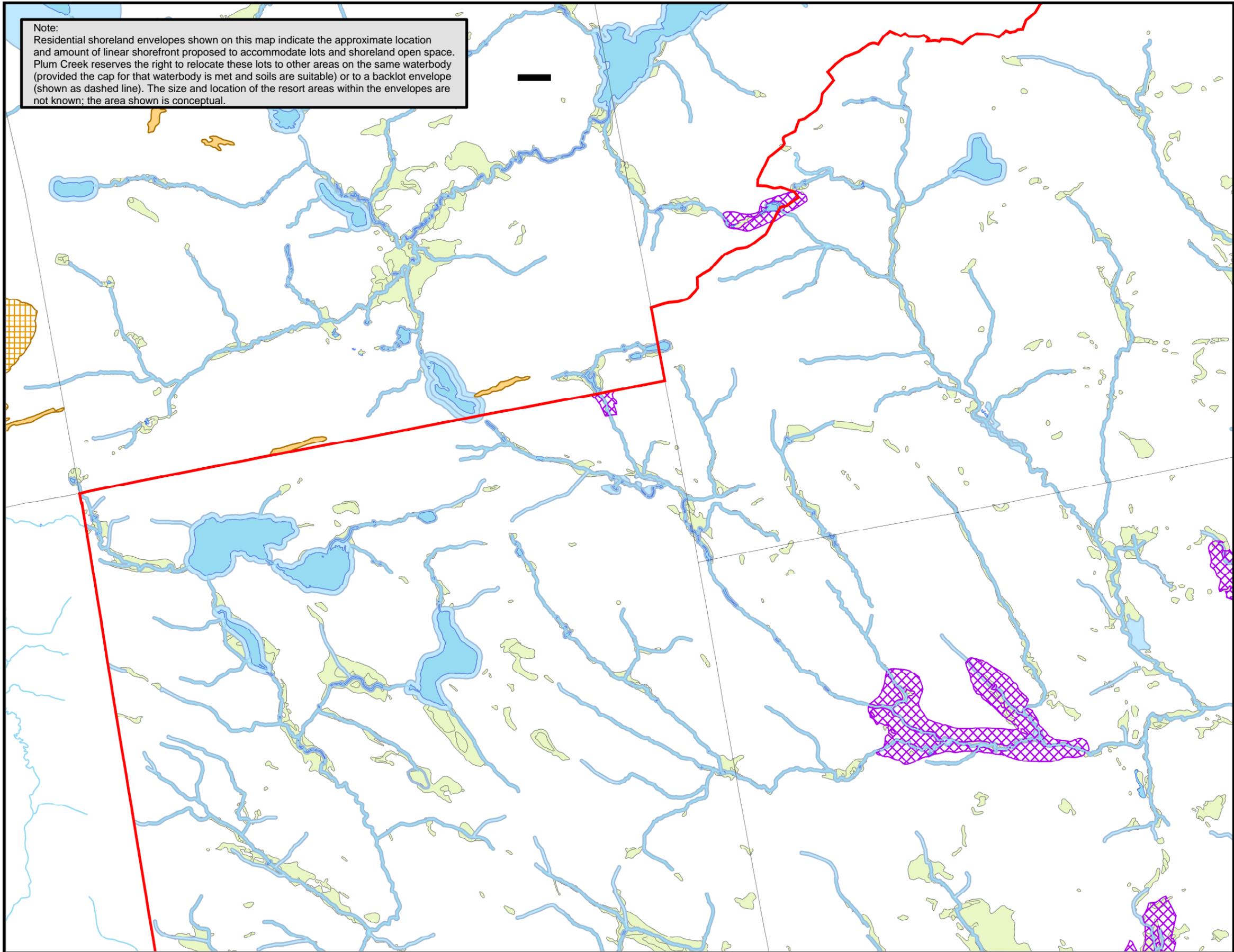
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Land Use Guidance Map 2

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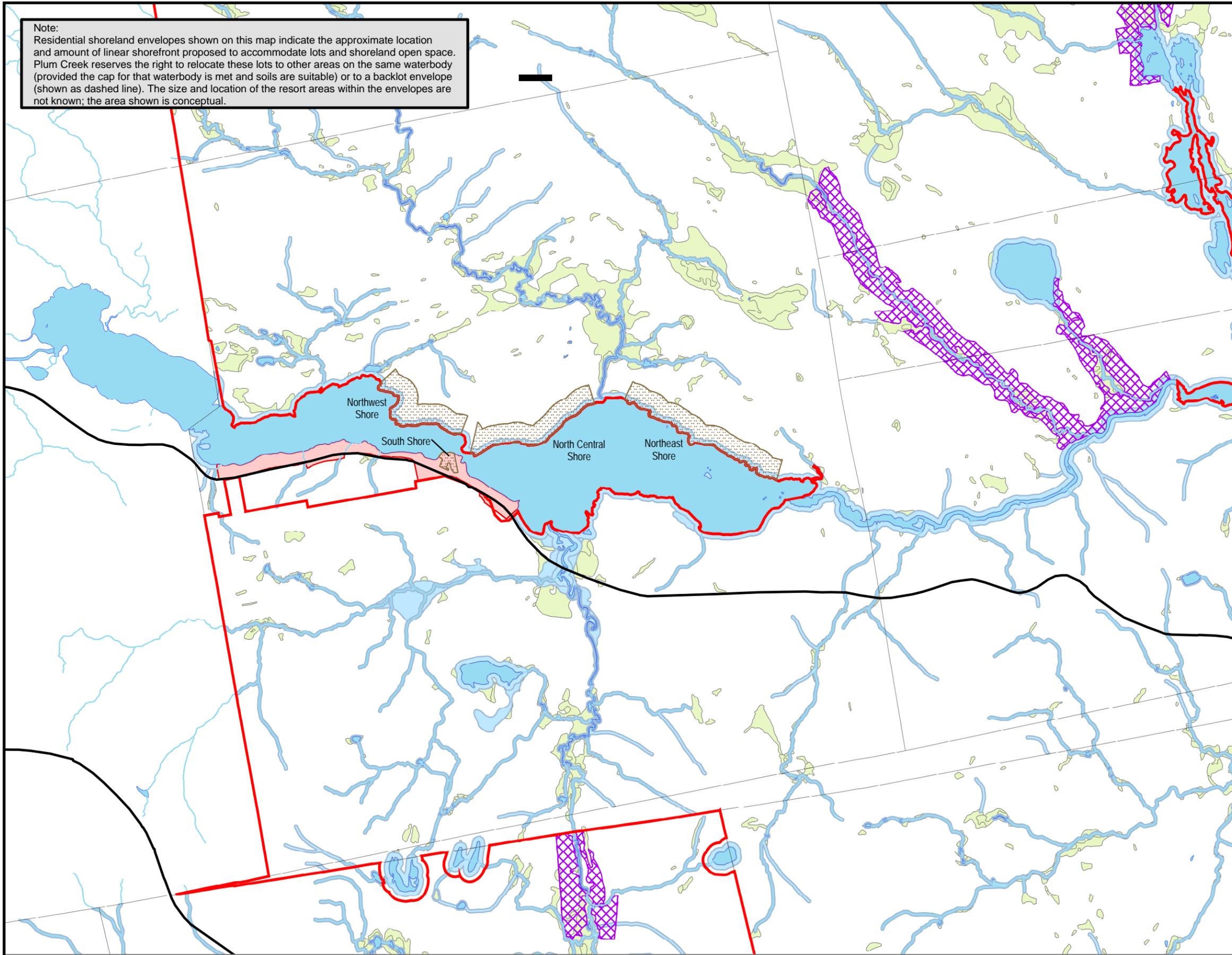
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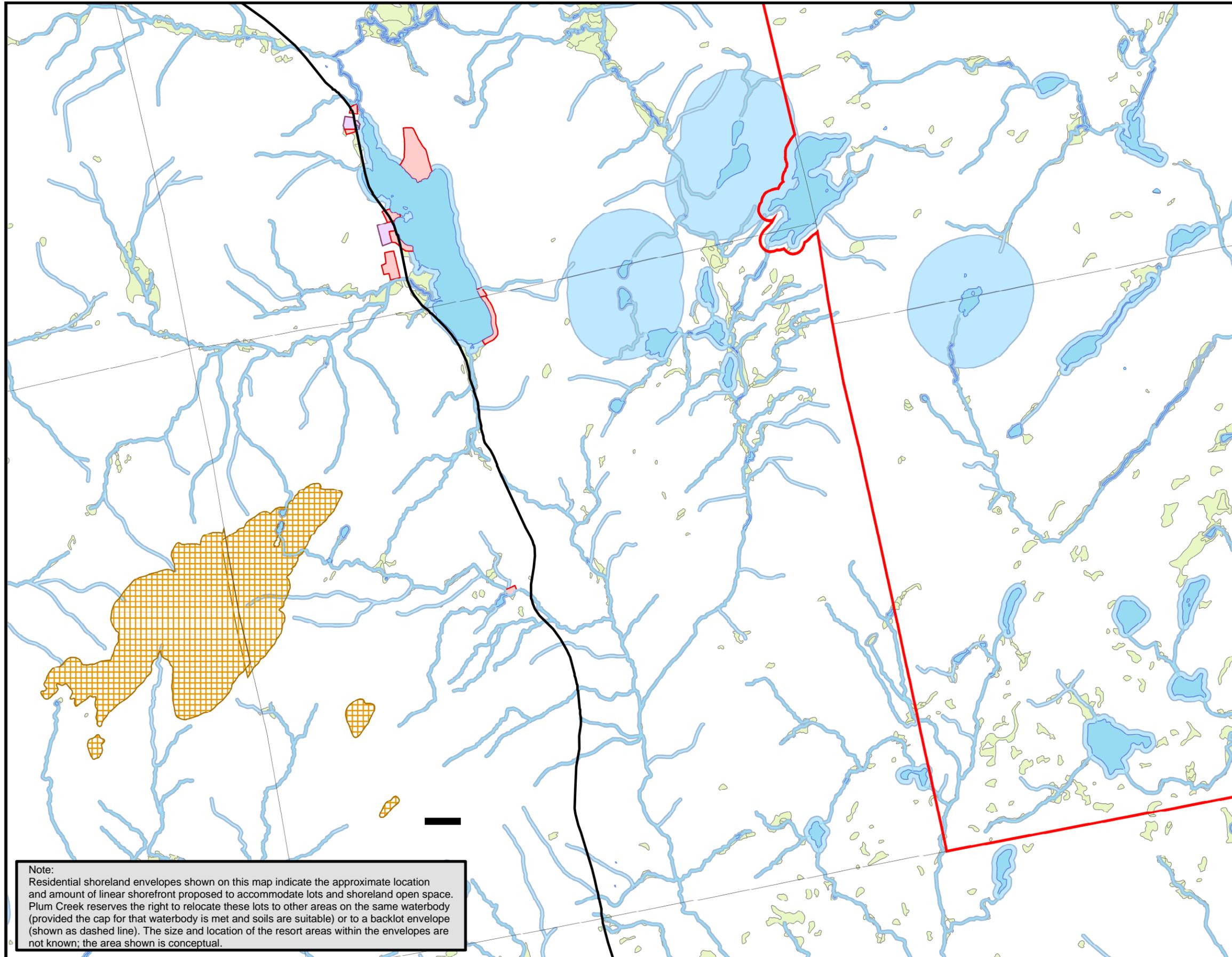
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0 1 2 Miles

April 2006

Land Use Guidance Map 4

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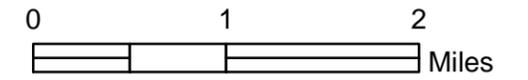


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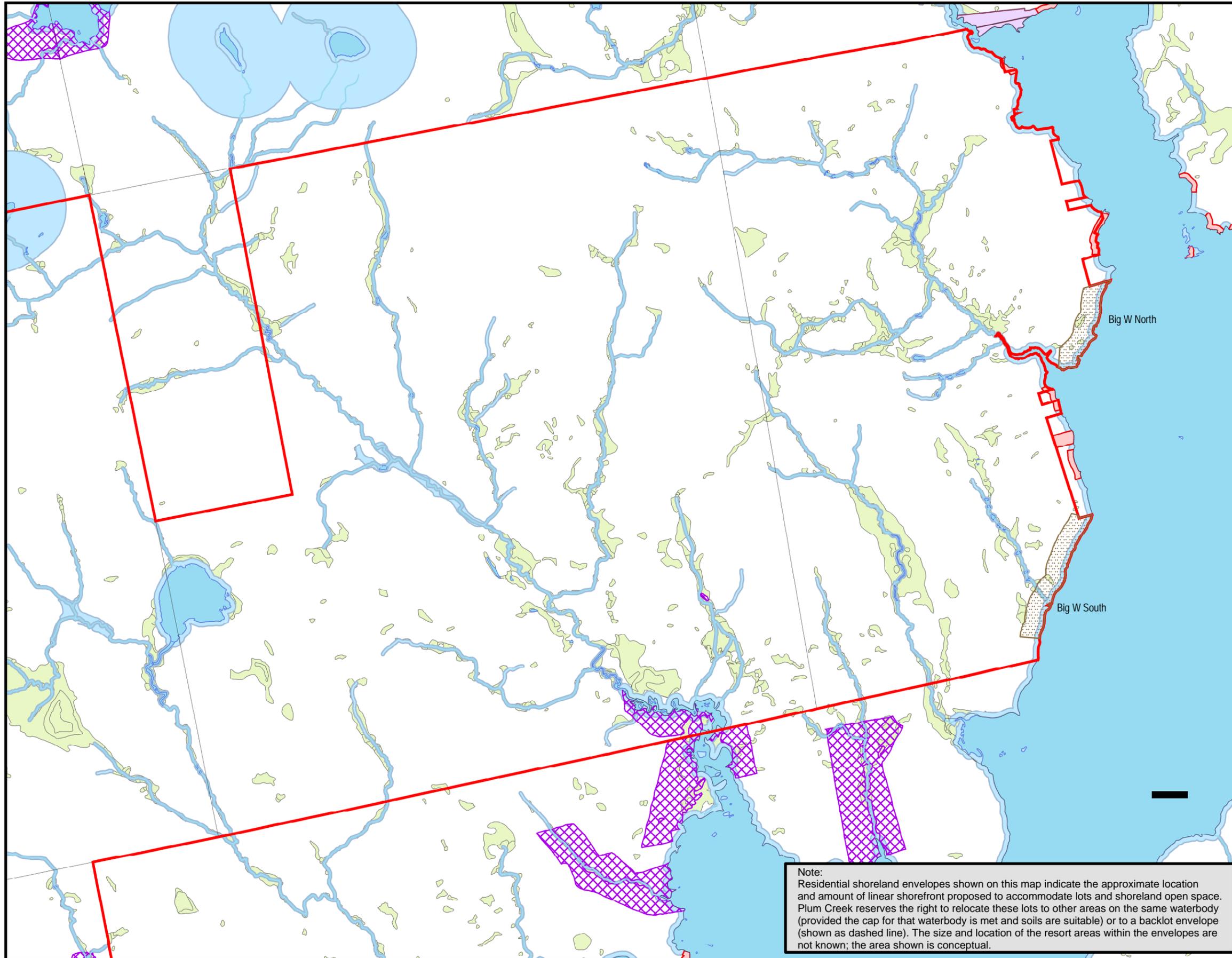
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Land Use Guidance Map 5

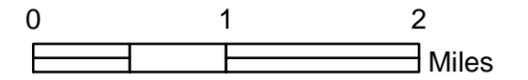
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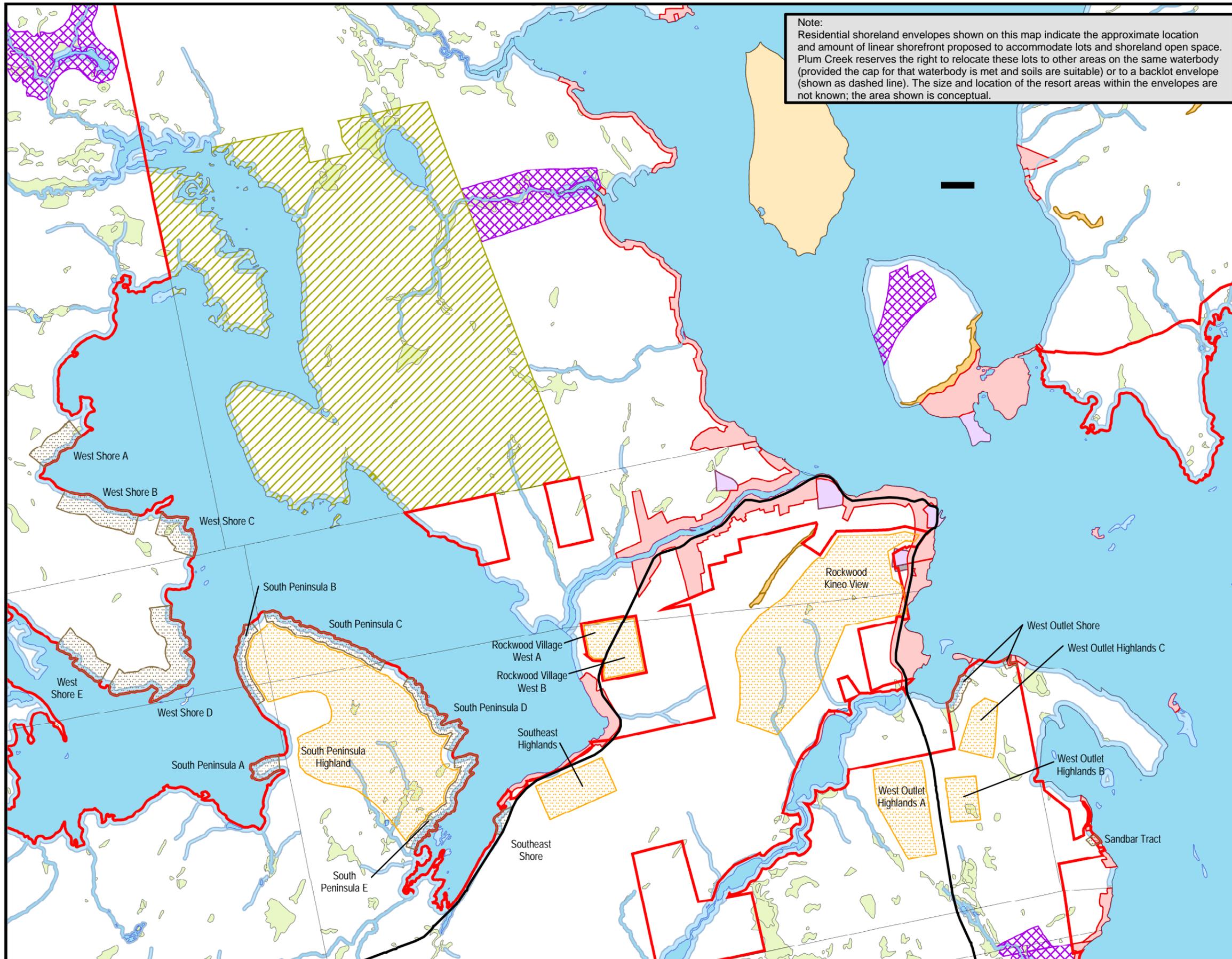


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Land Use Guidance Map 6

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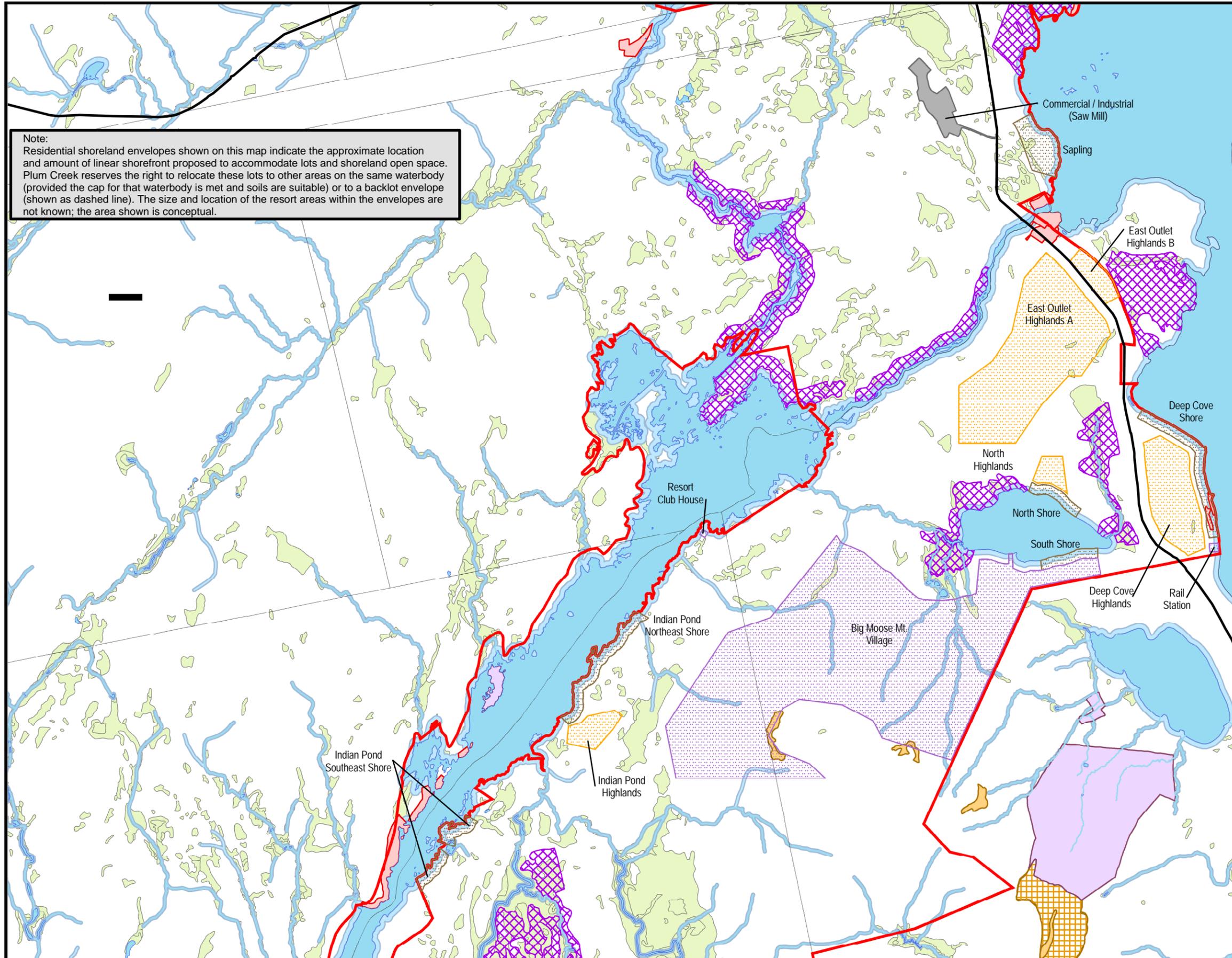
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Land Use Guidance Map 7

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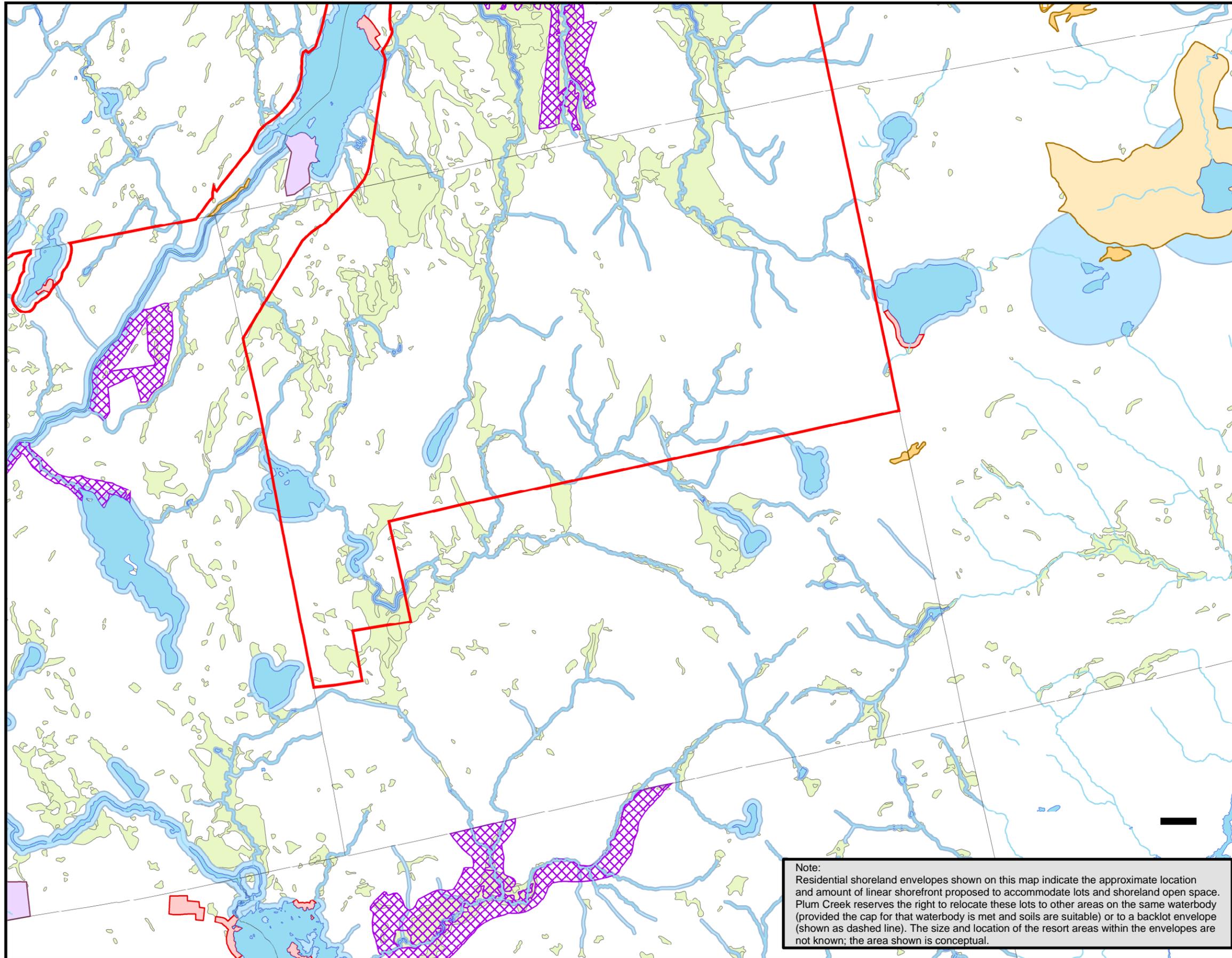
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Land Use Guidance Map 8

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION



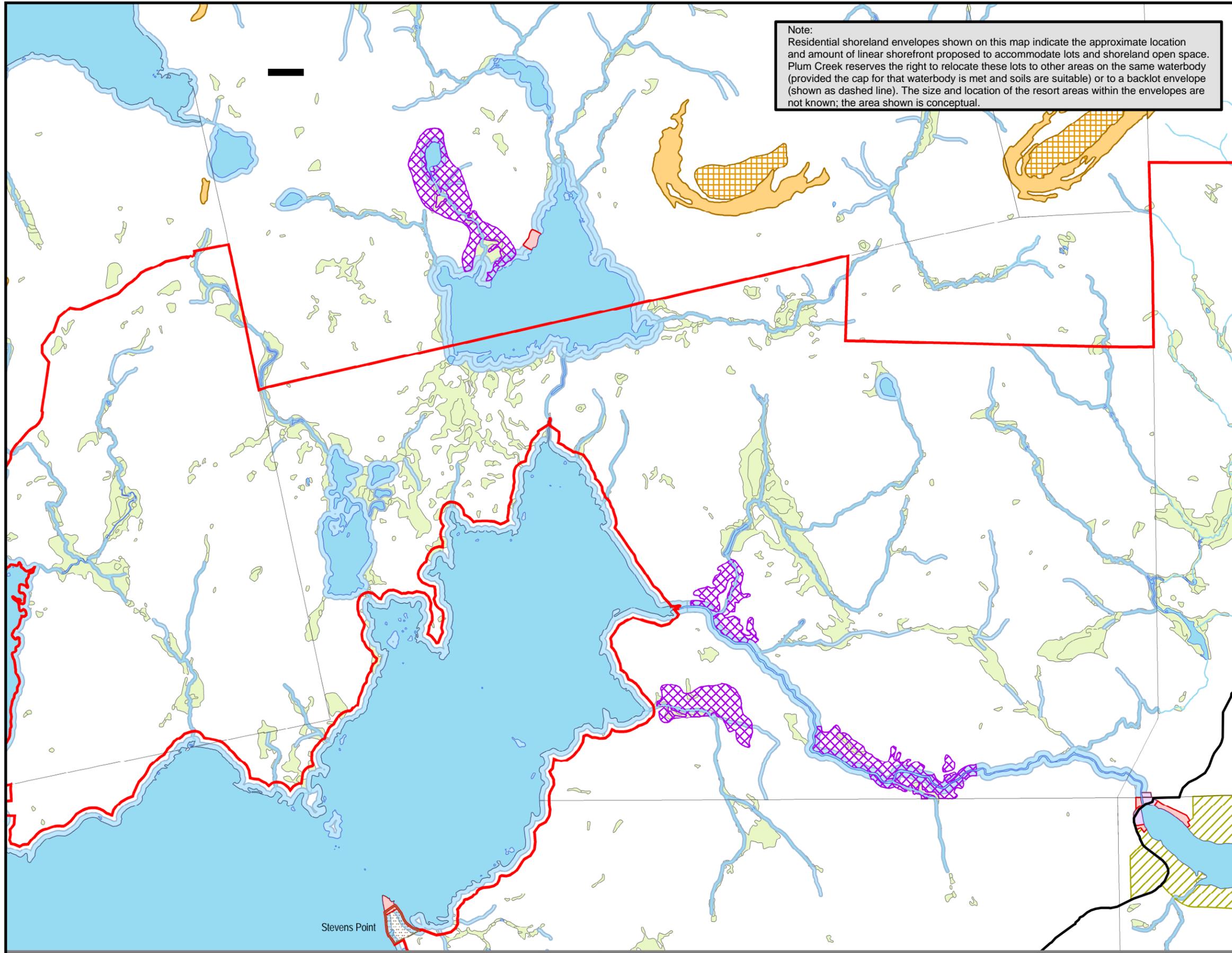
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Miles



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Land Use Guidance Map 9

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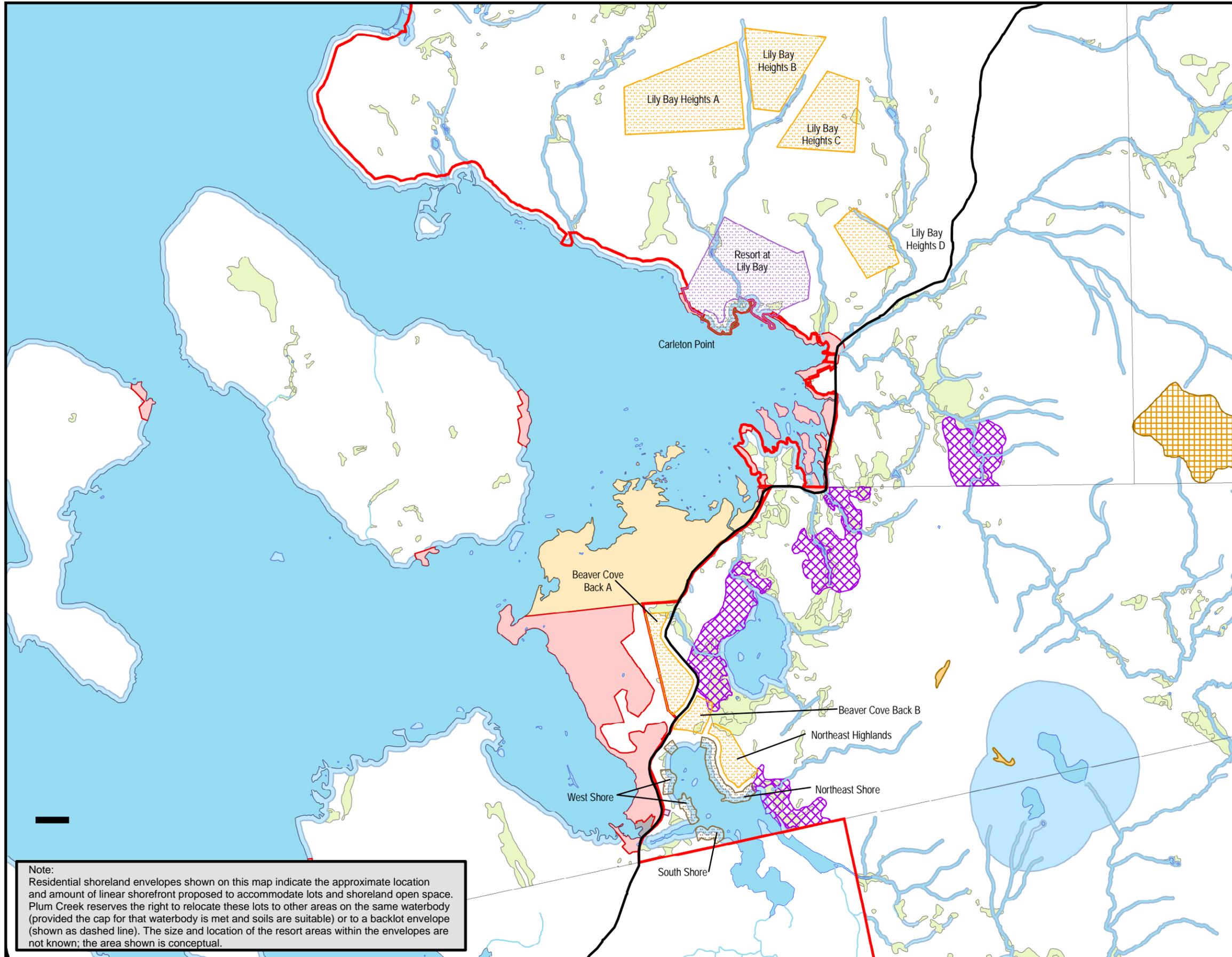
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0 1 2
 Miles

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Land Use Guidance Map 10

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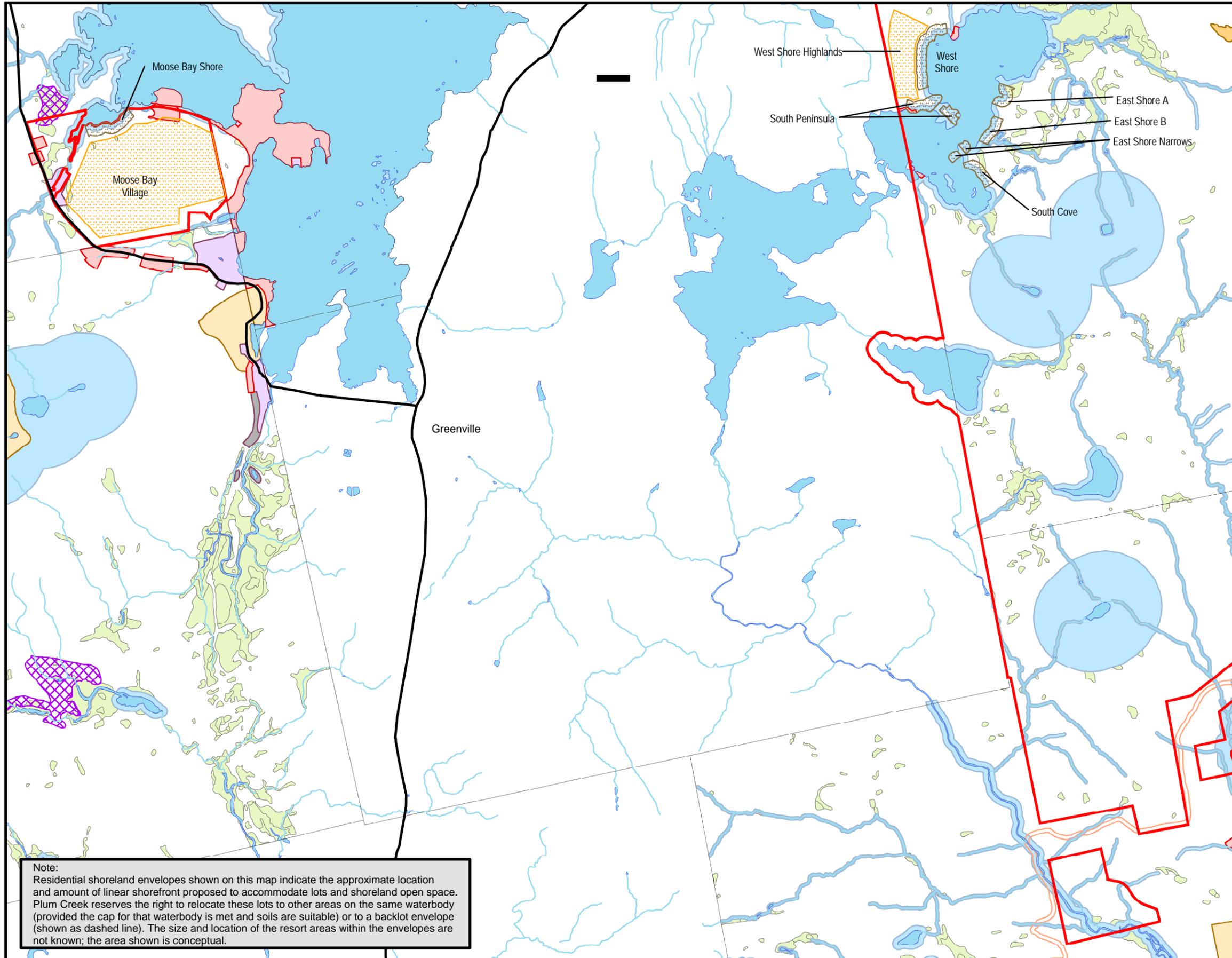
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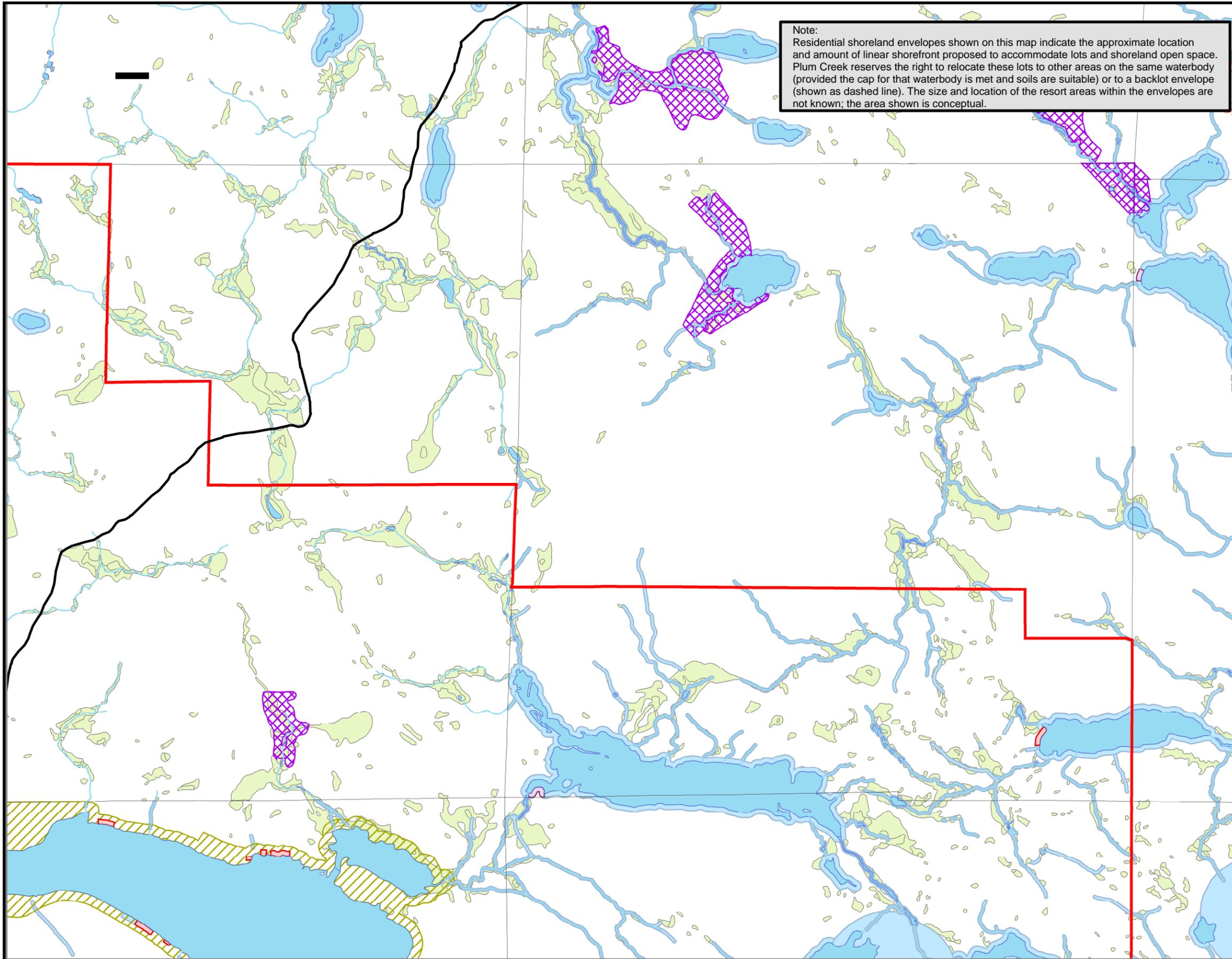
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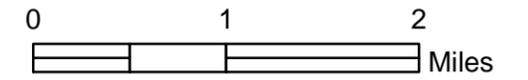
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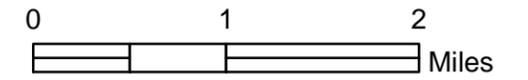
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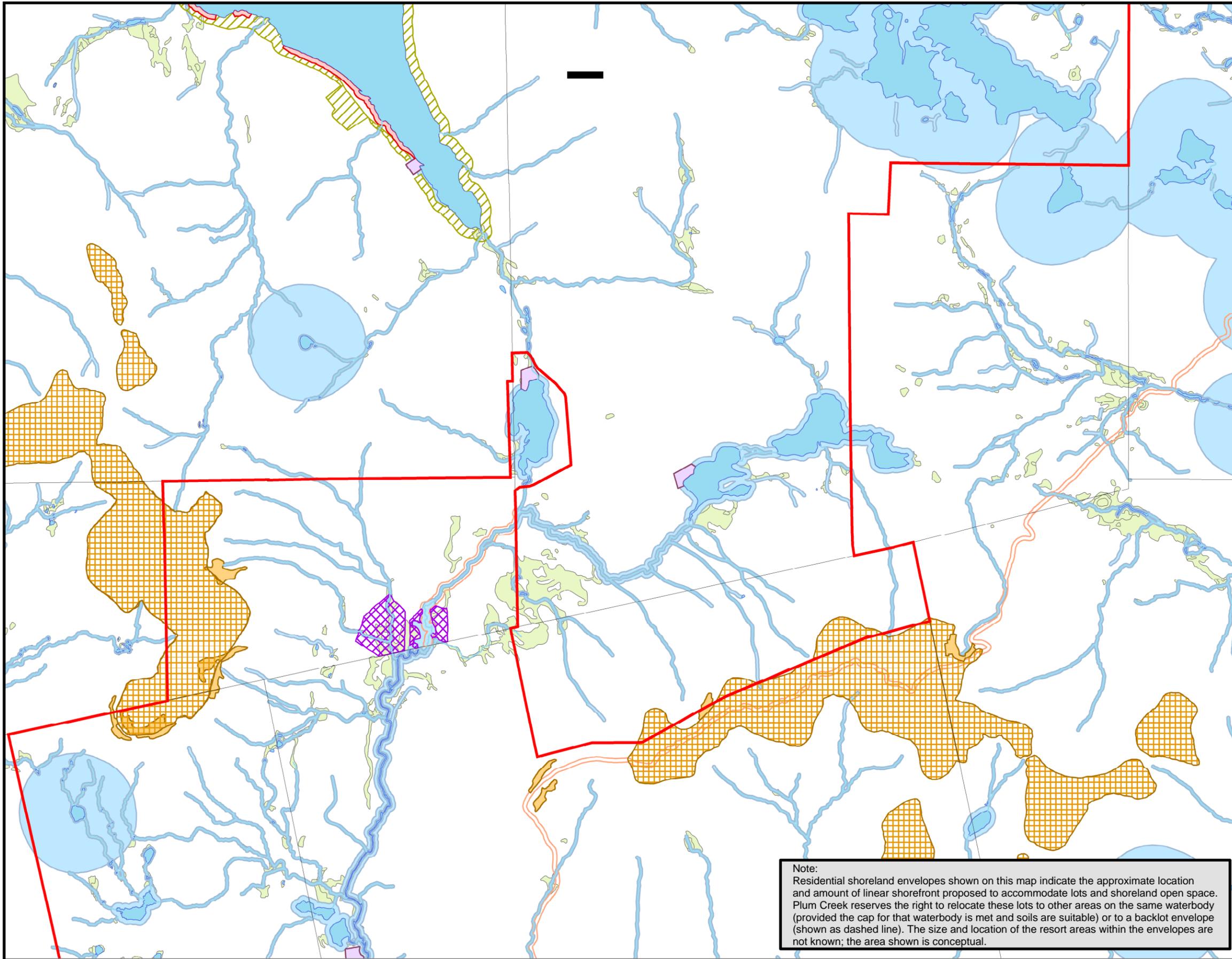
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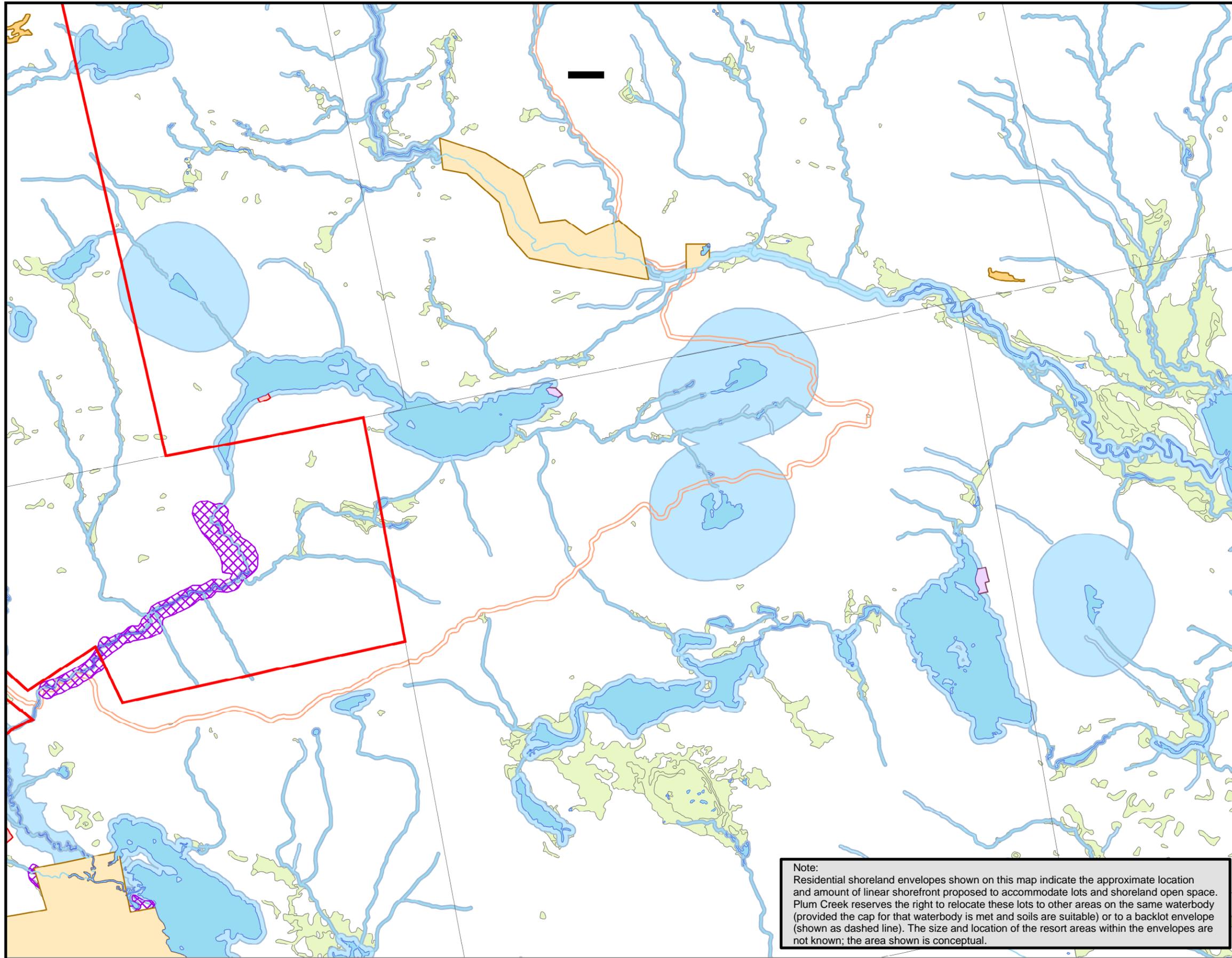
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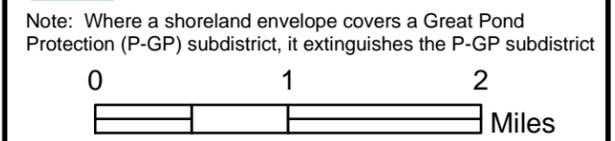
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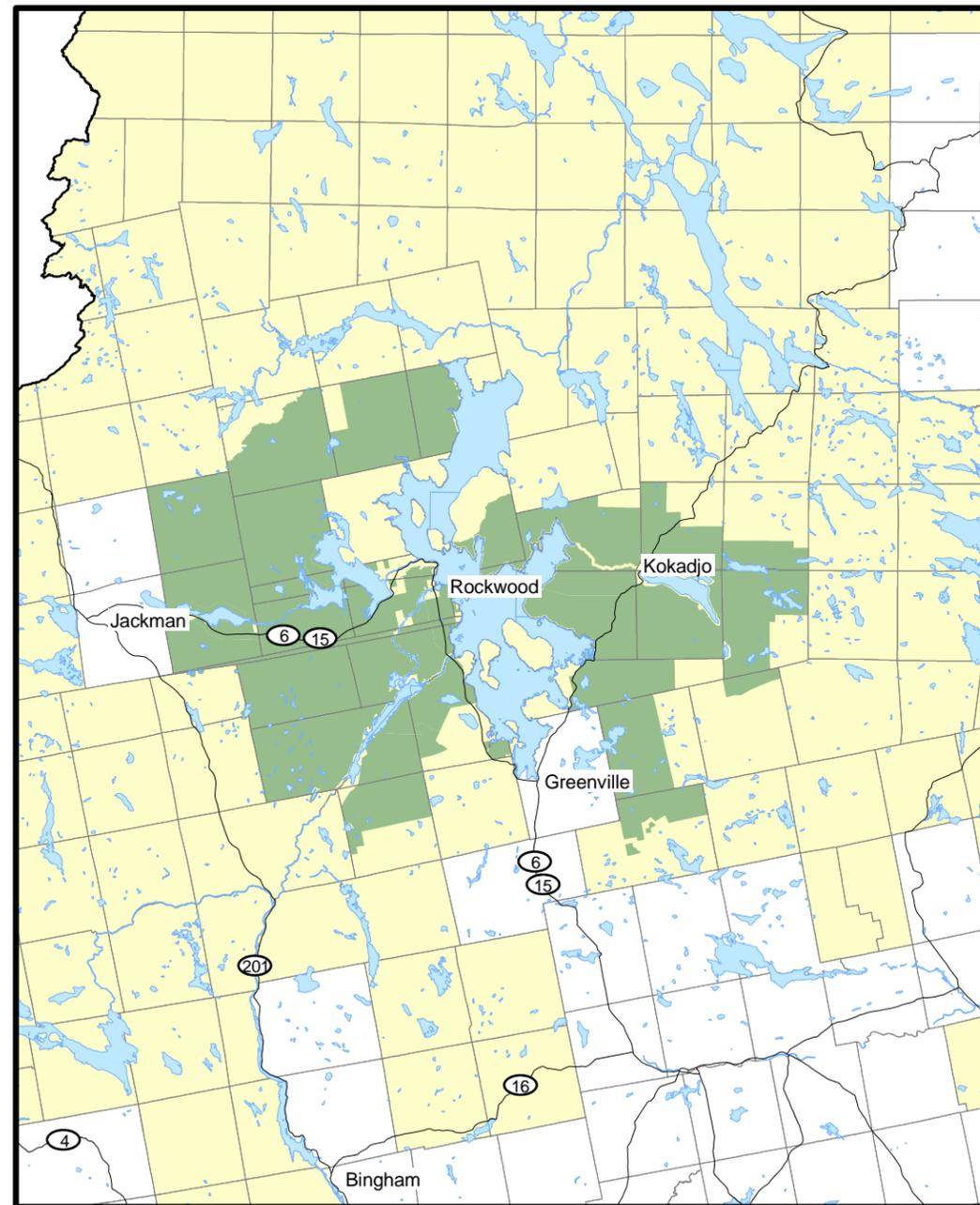
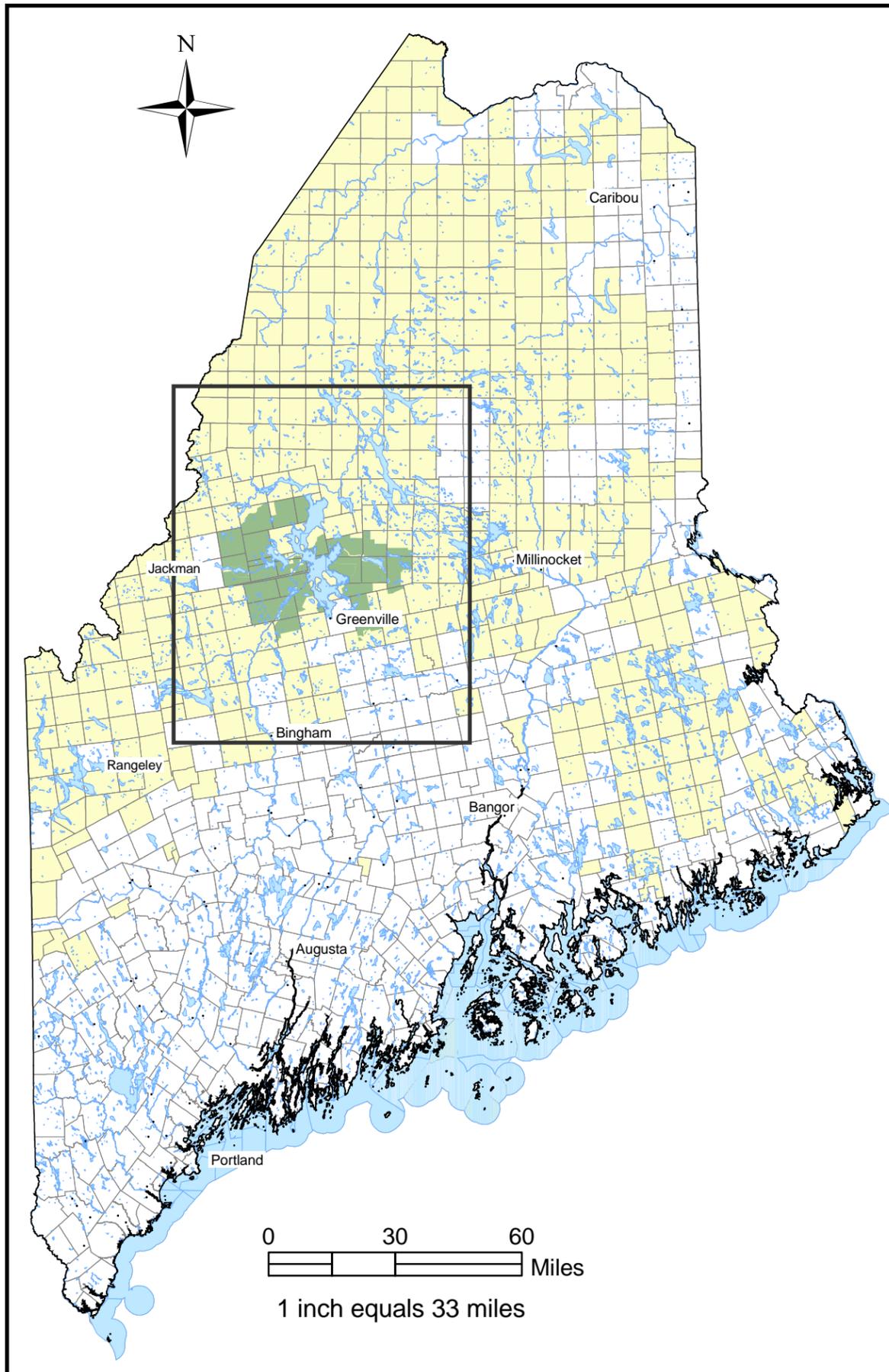
IX Inventory

IX. A. Introduction

One of the over-arching purposes of planning is to look to the future from the context of the past and present. This *Inventory of the Plan Area* is the context within which the conservation and development proposed by the Plan fit. The Inventory looks at the history of the area, its natural resources, economy, the existing developed and conserved areas, services and infrastructure, and the land use regulations that are in place today. All of these characteristics of the region have influenced the design of the Plan.

IX. A. 1. The Plan Area

This Concept Plan is for approximately 421,000 acres of Plum Creek Maine Timberlands, LLC lands located in Somerset and Piscataquis Counties. The Plan Area extends from Thorndike and Long Pond Townships on the west, to Shawtown in the east, and from Big W and West Middlesex Canal Grant to the north, to Squaretown and Elliotsville townships in the south. Additional Plum Creek land adjoins these areas and either falls under the jurisdiction and control of organized municipalities, such as Jackman and Greenville, or falls within LURC's jurisdiction, but outside the Plan Area. Map 1: Concept Plan Location on page IX-2 highlights the Plan Area in relation to the entire state and LURC jurisdiction.



"Concept Plan" area, shown in green, contains approximately 421,000 acres

Concept Plan Location

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

- Plum Creek Ownership Subject to Concept Plan
- Rivers - Lakes - Ponds
- Major Road
- Town lines
- LURC Jurisdiction

The Plan Area covers 29 Minor Civil Divisions, or MCDs: 17 in Somerset County and 12 in Piscataquis (see Map 1: Concept Plan Location on page IX-2). Four population centers border the Area: Jackman/Moose River on the northwest corner, Rockwood and Beaver Cove in the center of the Plan Area (on opposite sides of Moosehead Lake), and Greenville on its southern border. The Forks area (The Forks Plantation, West Forks, and Moxie Gore) is just to the southwest of the Plan Area. To the east, the closest community is Millinocket, approximately 24 miles away, as the crow flies. To the north is the vast, unpopulated interior of LURC jurisdiction: millions of acres stretching to the Canadian border, with Baxter State Park just to the northeast of the Plan Area.

Table 1: Plan Area MCDs

Name	County	Total Acres per MCD	Plan Area Acres per MCD ¹	Percent of MCD in Plan Area
Town of Beaver Cove	Piscataquis	20,100	12,569	63%
Big Moose Twp.	Piscataquis	21,481	11,234	52%
Big W Twp., NBKP	Somerset	11,647	11,492	99%
Bowdoin College Grant East	Piscataquis	28,370	2,728	10%
Bowdoin College Grant West	Piscataquis	28,199	17,497	62%
Brassua Twp.	Somerset	26,784	25,636	96%
Chase Stream Twp.	Somerset	25,337	24,276	96%
Days Academy Grant	Piscataquis	15,965	8,477	53%
Elliotsville Twp.	Piscataquis	43,518	9,470	22%
Frenchtown Twp.	Piscataquis	23,726	19,882	84%
Indian Stream Twp.	Somerset	11,647	9,672	83%
Lily Bay Twp.	Piscataquis	22,542	21,989	98%
Long Pond Twp.	Somerset	25,388	24,607	97%
Misery Gore	Somerset	(see Misery and Sapling Townships)		
Misery Twp.*	Somerset	24,628	24,628	100%
Rockwood Strip East	Somerset	5,800	1,206	21%
Rockwood Strip West	Somerset	6,093	5,004	82%
Sandbar Tract	Somerset	954	117	12%
Sandwich Academy Grant	Somerset	16,379	14,536	89%
Sapling Twp.*	Somerset	19,764	17,410	88%
Shawtown Twp.	Piscataquis	26,807	20,497	76%
Smithtown Twp.	Piscataquis	22,539	15,275	68%
Soldiertown Twp.	Somerset	30,217	22,576	75%
Spencer Bay Twp.	Piscataquis	28,171	20,106	71%
Squaretown Twp.	Somerset	24,492	12,873	53%
TI R12 WELS	Piscataquis	23,196	7,581	33%
Taunton & Raynham Academy Grant	Somerset	15,748	13,043	83%
Thorndike Twp.	Somerset	23,046	23,046	100%
West Middlesex Canal Grant	Somerset	24,203	21,405	88%
Total		292,037	219,303	70%

* Acreage in Misery Gore located north of Misery and Sapling Townships is included in the acreages for these respective townships.

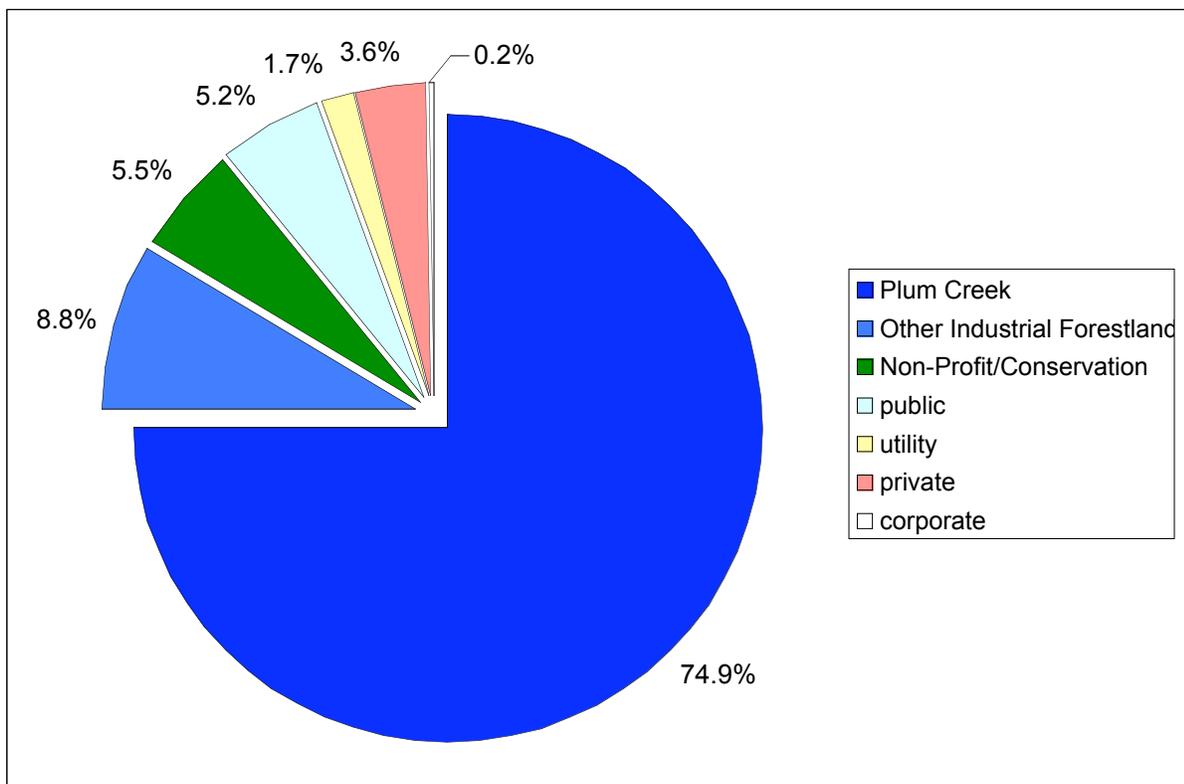
¹ Acreage totals deviate from totals reported elsewhere in this Plan Description by less than 2% due to different methods of calculation.

Collectively, Plum Creek's ownership covers 70% of the MCDs in which it is located. This land has been primarily zoned M-GN (General Management) since LURC's inception. The only development Plum Creek has undertaken since purchasing land in Maine has been through the First Roach Concept Plan, which created 89 lots.

IX. A. 2. Current Ownership

A primary reason why a concept plan – and its consequent comprehensive planning approach – is appropriate for this area is that such a large percentage of the land in the region is owned by Plum Creek. Outside of Plum Creek ownership, there is little opportunity for a landowner-initiated plan that takes into consideration the multitude of economic, cultural, historic, and natural resource values of the region. Looking at the other owners of parcels over 50 acres within the 29 MCDs of the Plan Area, they fall into six categories: forest industries, non-profit/conservation groups, public entities, utilities, corporations, and private owners (see Figure 1). Lands owned by the public or non-profit/conservation groups will not be developed for the foreseeable future. The other industrial forestlands are divided among seven different companies and as many townships, some of them contiguous, some not. What is left – the corporate, utility, and private parcels over 50 acres – represents only 5.5% of the land within these MCDs. Any planning for this region must engage Plum Creek as the major landowner. Indeed, Plum Creek is the *only* landowner that can initiate a truly comprehensive plan for this region.

Figure 1: Land Ownership in Plan Area MCDs: Lots Over 50 Acres



Source: Maine Revenue Services, 2003.

IX. B. Area History

The history of the region of which the Plan Area is a part has a general theme: utilization of natural resources. Native Americans prized the area for fish and game, as well as for flint for their tools and weapons. The first white settlers in the early 1800s came to (briefly, but not productively) prospect for silver, farm, and cut timber. As logging roads became stage coach routes, the region began to be frequented by tourists who had heard of the area's natural beauty. Lodging houses that had been established to serve the loggers began to serve tourists – and the wood and tourism industries have developed side by side in the region ever since.

IX. B. 1. Moosehead Lake Area

Surveying parties from Massachusetts first arrived in 1764, but the first road to the shore of Moosehead Lake was not cut until 1825. Farmers used this road to supply the logging operations that were underway. A second road from the foot of the lake was cut in 1830; this one running south to Monson. That same year, Eleazer Coburn and his sons began cutting their timberlands and sending logs down the Kennebec River. At one point, the Coburns owned 700 square miles of land, including the best timber on Brassua. As roads were cut, commerce increased, and in 1835, the area's first hotel was built: Seboomook House. Farms served as way stations for loggers and grew hay to feed the oxen and horses that pulled the logs out of the woods. Thus, the farms followed the cutting operations up the shores.

Rockwood, despite having no road access, was the primary settlement on Moosehead Lake in the early 1800s. The 1830 census lists 316 residents in Rockwood and 193 in Tomhegan. Transportation to Kineo or Greenville was by boat or by stage coach over a road plowed on the lake ice. The Town of Greenville was incorporated in 1836, but was comparatively sparsely populated: the 1840 census records 128 residents at that time.

Steamboats first appeared on Moosehead in 1836, but the first boat to be used to tow boomed logs is not recorded until 1846. Three years later, the *Moosehead* was built to accommodate passenger traffic up and down the lake. Twice a week, the boat would transport people between Northeast Carry and Greenville, stopping at Kineo and other points along the way.

Throughout the latter half of the 19th century, the Moosehead Lake region of Maine saw a steady increase in tourism, particularly in the Greenville and Mount Kineo areas, and at points around Moosehead Lake itself. Greenville's population grew steadily throughout the mid- to late-1800s, reaching 1,117 by 1900. Rockwood, on the other hand, lost its year-round residents. Its population dwindled to a low of 30 in 1890, but then started to rebound again thereafter. This is probably a consequence of the economy shifting from logging to tourism: Rockwood was becoming home to guides and employees of the Mt. Kineo resort.

Several factors contributed to the rise of the tourism and wood products industries between 1850 and World War II, not the least of which was the railroad. Greenville became a junction for the Bangor & Piscataquis and Canadian Pacific Railroads in the 1880s. The effect on both the tourism and wood products industries was to significantly broaden their respective marketing areas. Now tourists were traveling by rail to the Moosehead area from as far away as California, but particularly from New York and Boston, spending weeks, and sometimes months. Their stays were solicited through an abundance of advertisements, guidebooks, public relations

materials and the like, funded by local guide services, nature writers, resorts, and the rail lines themselves.



Figure 2: Hotel Rockwood

Mt. Kineo House was perhaps the most famous resort in the region. It was first built in 1844, but burned to the ground in 1870, and its replacement burned in 1882. The resort that gained fame as a getaway for well-to-do Bostonians and New Yorkers was opened in 1884.

All types of entertainment were provided for guests of the Kineo House. There was a bowling alley, a library and a golf course. Ladies and gentlemen participated in horseback riding and canoeing, played tennis, and dressed at all times in the appropriate formal attire expected of aristocrats in that period.

Visitors also hired guides for sport hunting and fishing, and strayed from the resort for days at a time to recreate in the woods and waters of the region. Because many guests stayed for long periods of time, there are written accounts indicating that people would often frequent other hotels, camps, inns and campsites throughout the region over the course of their stay, using Kineo House as a “home base.” There was also a yacht club at the Mt. Kineo House, where guests and regular yachtsmen could race sailboats in-season, with house rules for racing and all of the features of a yacht club of that era, including a cannon and a mast-and-yardarm-style flagpole. Additionally, formal dances were offered several times a week.

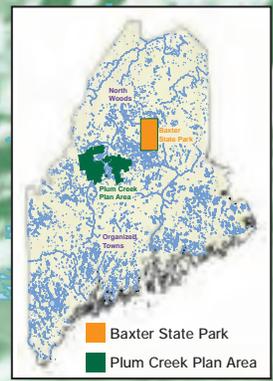
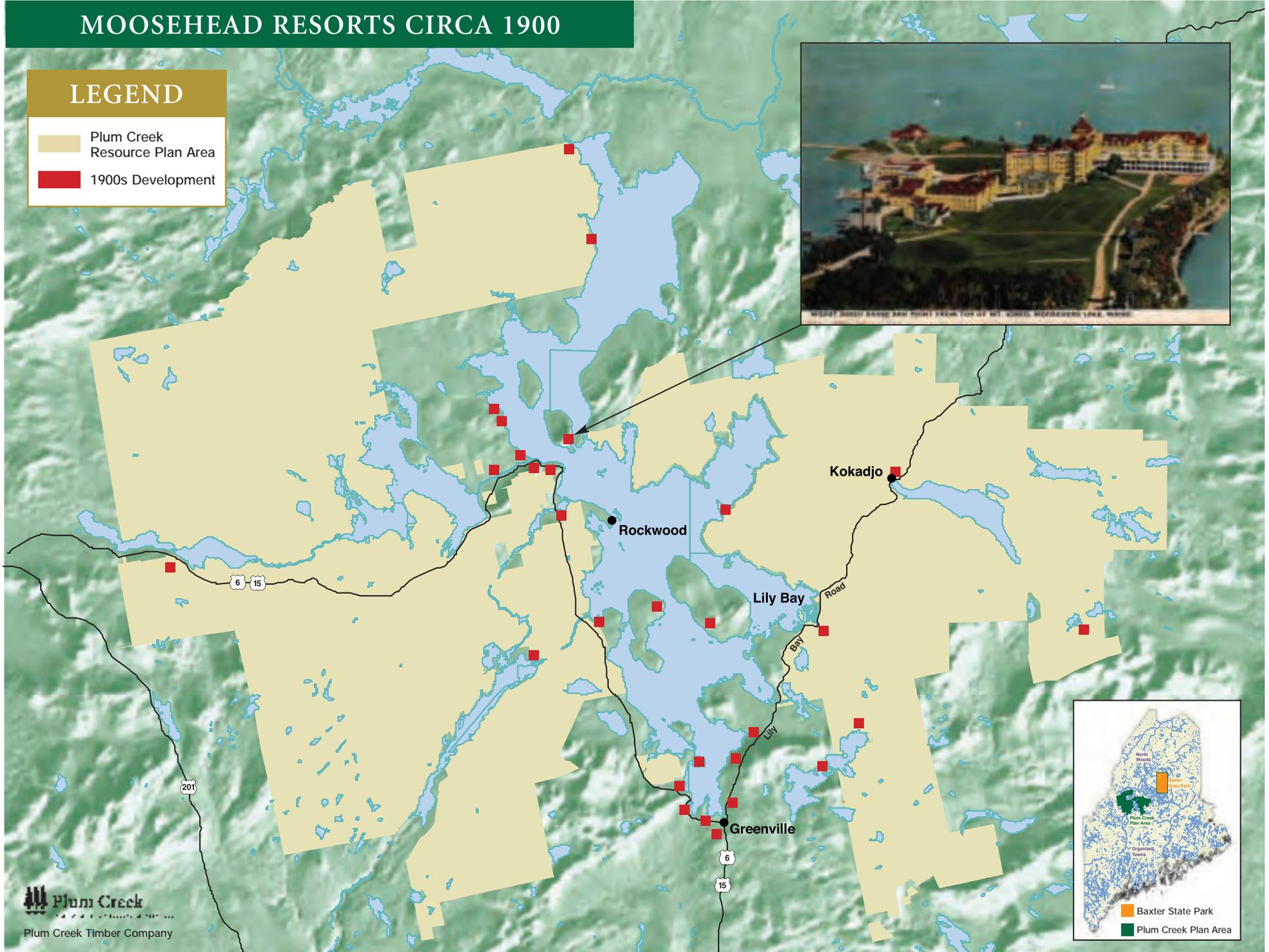


Figure 3: The Kineo House, as it appeared around 1905.

MOOSEHEAD RESORTS CIRCA 1900

LEGEND

- Plum Creek Resource Plan Area
- 1900s Development



The turn of the 20th Century heralded great things for the wood products industry, too. In 1891, the Veneer Products Company (later Stover Plywood) was established in Greenville. 1895 saw the first paper company established in the region: Hollingsworth & Whitney Company. H & W owned 161,000 acres along the shores of Moosehead, supplying wood to three mills on the Kennebec River. Great Northern Paper Company was established in 1900, east of Moosehead Lake. Northeast Carry became a major base for the company, transferring men and supplies that came up the lake from Greenville over land to the Penobscot River, where logs were floated down to the Millinocket mill.

The heyday of the region was during the first third of the 20th century, before declining somewhat abruptly. The census data show that the population of the area peaked between 1920 and 1940. The state's historic census data does not include figures for every MCD in the planning area, but the available data shows that the population in the area was 19% higher in 1940 than it is today (see Figure 5:Regional Population Trend).

The majority of the townships and plantations in the region have never recovered their populations. Many townships that today have little or no year-round population had small but significant communities then. Bowdoin College Grant East had a population of 115 in 1920; the 2000 census lists 2 people for that township. Day's Academy Grant had 113 people then, and 4 now. Long Pond, once a plantation, had 216 residents in 1910, and 54 today.

"The lumber industry in the Jackman area came into its own with the opening of the Kellogg Lumber Company Mill in 1906 or 1907 in Long Pond, employing about 275 men. This gave rise to the settlement of the Plantation of Long Pond; organized as a plantation on January 22, 1912, organization surrendered July 13, 1929. At its height, Long Pond boasted its own railroad station, post office, school, church, stores and movie house. This mill burned in 1909 and was rebuilt on a larger scale and for a number of years operated day and night. The boarding house burned in 1914 and it too was rebuilt on a larger scale. The mill . . . burned down for the last time in 1935."²

² *History of the Moose River Valley*, The Jackman Moose River Valley Historical Society, 1994, p. 97.

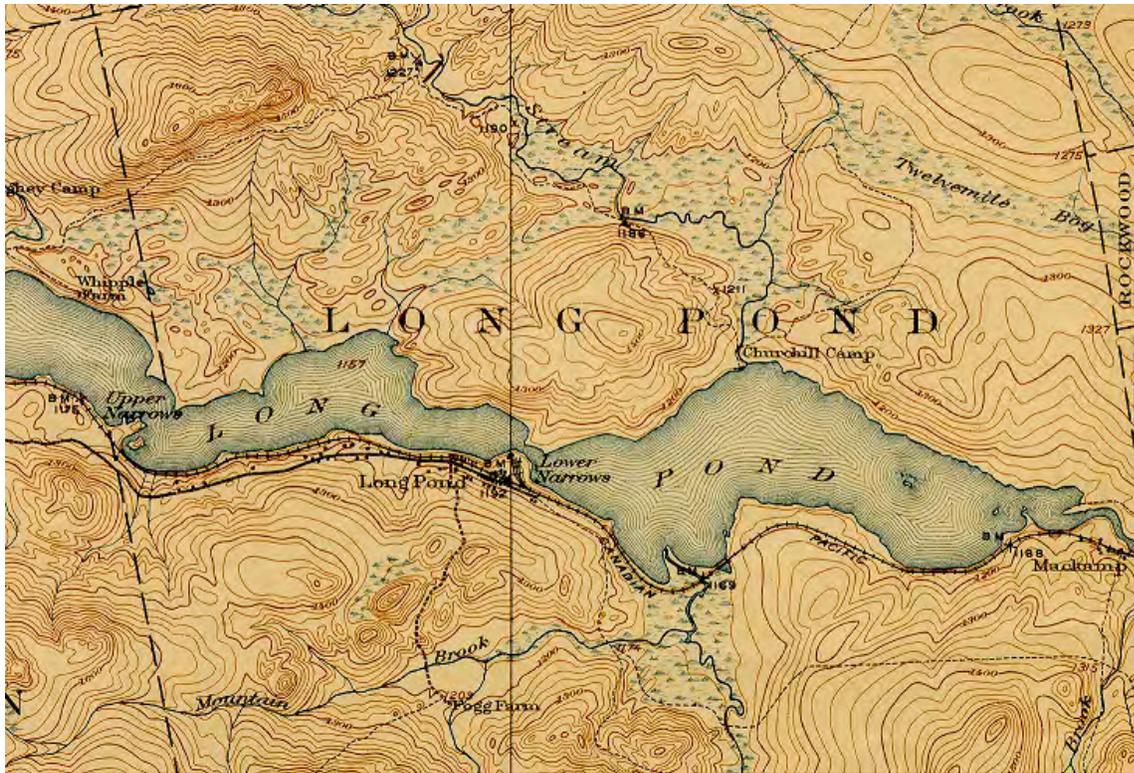


Figure 4: Long Pond, 1924.

The tourism industry and population of the region declined after the '40s due to several factors, including the Depression, World War II, and rise of the automobile, concurrent with the region's relative roadlessness compared with other tourist destinations. The road from Rockwood to Long Pond was built in 1932, the road from Rockwood to Greenville in 1934. But the decline in passenger rail service meant that, increasingly, individuals had to drive themselves to the region from Boston and New York, rather than enjoy the ride on the trains. The Depression and World War II took their toll on the economy, diminishing the amount of expendable time and money people had for "sport."

The woods products industry was better able to adjust to the changing economy than tourism. Railroads had already enabled lumber to be moved quickly from the mills to markets. Other innovations, such as skidders and chain saws (the latter in 1951) enabled more efficient woods operations (another reason for the decline in population, as fewer workers were needed in the woods). The industry produced a more diversified array of products, including new types of paper and composite materials. These products, in turn, utilized a wider variety of trees, enabling companies to take advantage of a broader range of forest types.

The late '50s witnessed the first example of forest industry diversification into real estate: the J.M. Huber Corporation subdivided its land in Beaver Cove, and marketed it for recreational homes. The development incorporated as a Town in 1978. The first condominiums in the region were designed as part of this development.

History of Forest Land Ownership in the Moosehead Region

- 1830 – Eleazer Coburn begins acquiring land in Somerset County; Coburns eventually own 700 square miles of forest.
- 1895 – Hollingsworth & Whitney Company established: first paper company in the region, with 161,000 acres along the shores of Moosehead.
- 1900 – Great Northern Paper Company established.
- 1947 – Hollingsworth & Whitney buys 100,000 acres from Coburn Heirs.
- 1954 – Scott Paper Company acquires 400,000 acres of Hollingsworth & Whitney land.
- 1969 – Scott Paper acquires 100,000 acres from S.D. Warren, making Scott the biggest landowner in the area.
- 1994 – Scott Paper's S.D. Warren division bought by South African Pulp and Paper International (SAPPI).
- 1998 – Plum Creek Company purchases 905,000 acres from SAPPI, including the Moosehead Lake and Moose River Valley areas.

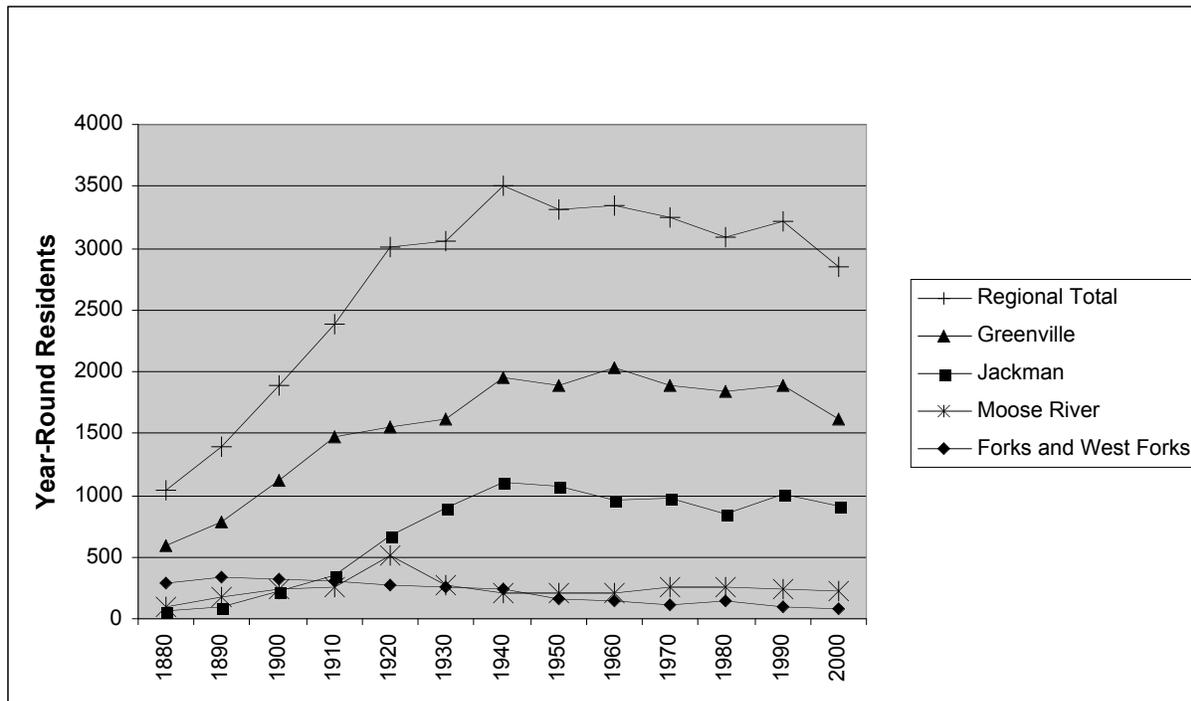
In 1976, the river drives were discontinued. The forest products industry responded by building logging roads to transport their logs to lumber and paper mills. Today, there are thousands of miles of logging roads throughout the unorganized territory. With the advent of these roads, the deep woods were made far more accessible – now anyone with a car or truck could, within minutes of leaving a public road, reach areas of the Maine forests that were practically unreachable before. But by now, the resorts and hotels were gone, and the tourism infrastructure has not returned.

Scott Paper Company began buying land in the region in the 1950s, and by 1969, had become the largest landowner in the area. The 1990s saw the beginning of globalization in the woods products industry. Scott's S.D. Warren division was bought in 1994 by South African Pulp and Paper, International (SAPPI). In 1998, Plum

Creek Timber Company, Inc. (based in Seattle, Washington) bought 905,000 acres from SAPPI, including the Moosehead Lake and Moose River Valley areas. Plum Creek's current holdings in Maine total over 928,000 acres. In 1999, Plum Creek sold 29 miles of shoreline on the east shore of Moosehead Lake to the State and another 36 miles along the Kennebec River environs.

In terms of population, the region has never recovered from the loss of jobs in tourism and forestry. Looking at the towns where there is consistent census data from the late 1800s, the current population of the region is 19% lower than it was at its height in 1940. This represents 666 fewer residents in the towns of Greenville, Jackman, Moose River, The Forks and West Forks Plantations. The current population for these towns stands roughly where it was in 1915.

Figure 5: Regional Population Trend



Data Source: <http://www.library.umaine.edu/census/>

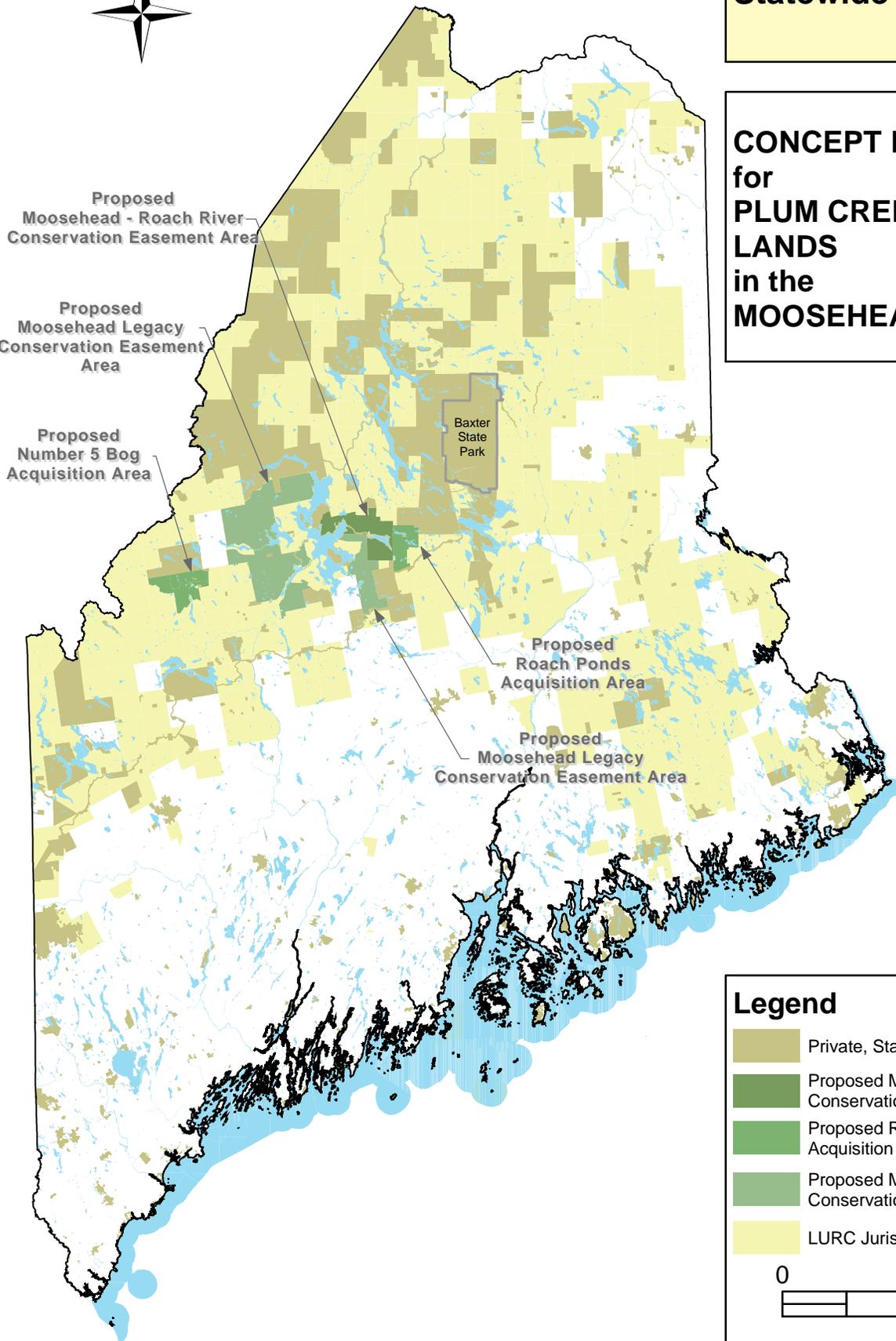
IX. C. Regional Conservation

Across the west-central region of Maine are large tracts of protected land. In the region stretching from the northern New Hampshire border to the east side of Baxter State Park, there are over 1 million acres (over 1,700 square miles) of forest that are protected to some degree, through easement or fee ownership by a conservation entity (see the Conservation Map on page IX-13, and Table 2 on page IX-14). With the exception of the West Branch easement, residential development is prohibited on all the large blocks of conservation land, and other restrictions may apply as well. Generally, the public is allowed access to these lands for traditional recreation pursuits.



Statewide Conservation

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION



Legend

- Private, State, Federal Land in Conservation
- Proposed Moosehead - Roach River Conservation Easement Area
- Proposed Roach Ponds and Number 5 Bog Acquisition Areas
- Proposed Moosehead Legacy Conservation Easement Area
- LURC Jurisdiction

0 30 60 Miles

April 2006

The following table lists all the parcels that are conserved either through fee ownership or easement, within the border of the west central Maine area shown on Map 3. As the map shows, there are extensive conservation areas outside the west-central area as well. In fact, fully 24% of the Unorganized Territory is conserved through fee ownership and easements.³

Table 2: Conservation in West/Central Maine

NAME	ACRES	NAME	ACRES
Appalachian Trail Corridor	29,351	Katahdin Iron Works	37,573
		Katahdin Iron Works State	
Attean Concept Plan Shoreland Conservation	365	Historic Site	7
Attean Pond	18,645	Kennebago Lake	929
Attean Twp	1,764	Kilgore Pond	347
Aziscohos Lake	28	King And Bartlett Twp	55
Bald Mountain Pond	1,437	Lake Onawa Area	481
Baxter State Park	202,332	Lake View	8
Beaver Cove	961	Lily Bay Twp.	79
Benjamin Valley Conservation Area	3,400	Lily Bay State Park	951
Benjamin Valley Ecological Preserve	330	Little Moose	13,663
Big Eddy	867	Little Wilson Hill Pond	570
Big Spencer Mtn	4,599	Lobster Lake	2,247
Bigelow Preserve	35,835	Long Pond	936
Black Brook Flowage Wma	697	Marbel Fen	41
Borestone Mountain Sanctuary	270	Moore Pond	178
Canada Falls Lake	379	Moose River	971
Caratunk	1,627	Moosehead Lake	525
Chain Of Ponds	965	Mount Kineo	821
Chesuncook Lake	5,588	Moxie Falls Scenic Area	195
Chesuncook Twp	734	Moxie Gore	456
Coburn Mountain, Upper Enchanted Twp	301	Nahmakanta Lake	30,131
Coplin Plt	875	Number 5 Bog	754
Days Academy Grant	8,149	Otter Pond Mountain	1,743
Dead River Peninsula	3,956	Peaks-Kenny State Park	269
Dennistown Plt	1,000	Penobscot River Corridor	7,681
Elliotsville Plantation	8,673	Pierce Pond & Big Island	8,065
Farm Island	890	Pierce Pond Watershed	4,176
Farrar Mountain	13,394	Pingree Easement	98,100
First Roach Pond	555	Pleasant Ridge Plt	207
Flagstaff Lake & Islands	2,299	Ripogenus Lake	73
Granny Cross Cove	24	Roach River	790
Highland Plt.	1,081	Rockwood Strip	280
Holeb	15,366	Sandwich Academy Grant	500
Holly Brook	275	Sandy Bay Twp	2,857
Hooker Property	105	Seboeis Lake	10,587
		Second Roach Pond,	
Jack Pine Stand	222	Shawtown Twp.	322
Jones Pond	234	Somerset Woods Trustees	700
Katahdin Forest	188,579	Spectacle Pond WMA	584

³ State of Maine Office of Geographic Information Services data, May 2005.

NAME	ACRES
Spencer Bay	1,554
Sugar Island	4,476
Telos Lake	20,406
The Forks	730
The Hermitage Preserve	29
Third St. John Pond	3,982
Trout Mtn.	3,439
West Branch	281,166
West Forks	1,222
West Outlet	845
Wilson Ponds	15

Total Conserved Acres in West Central Maine 1,102,868

Source: State of Maine Office of Geographic Information Services data, May 2005

Under the terms of this Concept Plan, Plum Creek will make it possible, through a variety of different conservation measures, to add an additional 413,000 acres to the total lands protected in west-central Maine. This represents a 37% increase over the area currently protected in west central Maine.

IX. D. Recreational Resources

IX. D. 1. The Region

The Moosehead Lake region and Upper Kennebec and Moose River Valleys have long enjoyed the reputation of being among Maine’s premier outdoor recreation centers. The region’s multiple lakes and ponds, three whitewater rivers, ample woods, mountains and trails provide the setting for nearly any type of outdoor recreation, including: whitewater rafting, float plane tours, dog-sledding, snowmobiling, snowboarding, downhill and cross-country skiing, snowshoeing, motor boating, boat cruises, hiking, fishing, hunting, canoeing, kayaking, horseback riding, biking, wildlife “safaris,” rock climbing, ropes courses, “leaf peeping,” and camping.

Moosehead Lake, Jackman, and The Forks area are the loci of the businesses that cater to outdoor enthusiasts. While most businesses’ offerings are strictly for recreationists, there are those that offer retreats for people with physical or psychological challenges, conference facilities, children’s camping, and educational services. Accommodations can range from campsites to motor inns, to cabins, to luxury Bed and Breakfast establishments.

IX. D. 2. Greenville

The Town of Greenville offers a wide variety of recreational opportunities. These facilities and programs are made available to the public at little or no cost. The programs are geared for children less than 14 years of age. They include: basketball, swimming lessons, T-ball, baseball, golf, soccer camp, skating, downhill skiing lessons, little league softball, and ice hockey. Facilities include three beach and picnic areas; Thoreau Park; Pine Grove Playground; and the gymnasium at the Greenville school complex which offers tennis courts, ice skating, outdoor

basketball, track, ball fields, soccer, a playground, and nature trails. The school facilities are available to the public during off-school hours.

The *S/S Katahdin*, which is docked in Greenville, is a restored steamship that now serves as the Moosehead Marine Museum, providing tours of Moosehead Lake. The Moosehead Historical Society is housed in a Victorian mansion and carriage house which also serve as a museum, displaying artifacts from Native Americans and the region's lumbering history.

IX. D. 3. Jackman

The Town of Jackman's economy relies heavily on recreation. Tourism is considered one of the three "pillars" of the local economy (along with service center businesses and forestry),⁴ with more than a third of the jobs in the service industry. The Town is seeking to solidify its reputation as a four-season destination for tourists in order to stabilize employment.⁵

Jackman's primary tourist season is winter, because of the extensive use of snowmobile trails. The Interconnected Trail System (ITS) has two routes that intersect in Jackman (ITS 86 and 89). Including other trails, there are over 60 miles of snowmobile trails just within the borders of the Town.

Other facilities within the town are Armand Pomerleau Park, with basketball and tennis courts, picnicking and playground equipment, and access to a cobbled beach on Big Wood Pond; two ball fields; and an outdoor ice rink. Across Moose River, there is a nine-hole golf course. Jackman also has a public boat ramp on Big Wood Pond. Finally, there is a network of cross-country ski and hiking trails, primarily on private property.

IX. D. 4. Water-Based Recreation

IX. D. 4. (a) Rafting

North-central Maine has three rivers that have up to Class V rapids: the Kennebec, the Dead, and the Penobscot. All three rivers have dams which control the amount and timing of water releases so that rafting companies enjoy consistent and predictable whitewater conditions. From 1993 to 2001, the number of rafters in Maine rose from 60,000 to 91,000 per year; this represents a greater than 51% increase in the number of passengers. Sixty-five percent of all commercial passengers rafted the Kennebec River in 2001.⁶

Table 3: River Rapids Classification System

Class I	Easy, no obstacles, small ripples, slow current.
Class II	Moderate, occasional obstacles, medium current with waves.
Class III	Difficult, longer rapids with strong, irregular currents.

⁴ 2004 *Municipal Comprehensive Plan*, December, 2004, p. 16.

⁵ *Ibid*, p. 17.

⁶ Maine Department of Conservation, Bureau of Parks and Lands, 2003 *Maine State Comprehensive Outdoor Recreation Plan*; Draft for Review; Chapter III, *Outdoor Recreation Demand*, p.23.

Class IV	Very Difficult, steeper, longer with numerous obstacles.
Class V	Extremely difficult, has large vertical drops, strong hydraulics, very swift, irregular currents in heavily obstructed channels.
Class VI	Nearly impossible and very dangerous. For teams of experts only, after close study and with all precautions taken.

The Kennebec is rated one of the five best rafting rivers in the country. Rapids on the Kennebec are rated class III – IV, although during four days in early summer and fall when there are large water releases at Harris Dam, some rapids are classified V, with 18-20 foot waves. The whitewater runs start just below Harris Dam at the outlet of Indian Pond, and extend 12 miles to The Forks, at the confluence of the Dead River.

The Dead River has the longest rapid (one-mile-long Poplar Hill Falls) and more whitewater per mile than any other river in the northeast. The entire run is 16 miles long, starting at Grand Falls just north of Flagstaff Lake and ending at The Forks. This water has six rapids classified either IV or V.

The Penobscot offers the most challenging water of the three rivers. Starting at McKay Station and the Ripogenus Dam at the east end of Chesuncook Lake, the whitewater offers class III-V rapids over 13 miles. Ripogenus Gorge creates Class V rapids and offers spectacular views of Mount Katahdin. The run ends near Pockwockamus Falls after skirting the southern boundary of Baxter State Park.

IX. D. 4. (b) Canoeing and Kayaking

There are innumerable opportunities for canoeing and kayaking in the Upper Kennebec and Moosehead Lake regions. Moosehead itself, being the largest lake within a single state east of the Mississippi, offers miles of shoreline to explore. There are 36 boat launches in the region, making access to rivers, ponds and lakes easy. Although the Kennebec, Dead and Penobscot rivers are passable by canoe and kayak, only experienced paddlers will want to tackle the rapids. There are four well-known paddling routes in the region.

IX. D. 4. (b)(i) The Bow Trip

The Bow Trip refers to the waters of Attean Pond, Holeb Pond, and the Moose River. The longest route crosses Attean Pond, includes a 1_-mile portage to Holeb Pond, crosses Holeb, then follows the Moose River back to Attean again. Putting in at Attean Landing, the entire trip is 34 miles. Canoeists can also put in at Holeb Landing, saving themselves the portage and 7 miles of paddling. There are three rips on the Moose River that are passable by canoe and kayak, and two falls which paddlers portage around. There are campsites all along the route that are free and open to the public, as the Bow Trip goes through the Holeb Public Reserve. If the Conservation Framework is realized, much of the shoreline along the Moose River in this vicinity will be permanently protected.

IX. D. 4. (b)(ii) Roach River

The Roach River is a well-known canoeing route, beginning at Kokadjo, and ending at Moosehead Lake, 10 miles downriver. There are class II and III rapids, meaning that the level of

difficulty of negotiating the rapids is easy to medium. Canoeists are advised to make the trip during high water in the spring.

IX. D. 4. (b)(iii) West Branch, Penobscot River

The West Branch of the Penobscot is part of the route that Thoreau took on his exploration of the Maine Woods. Canoeists and kayakers can put in below the Old Roll Dam just north of Moosehead Lake and paddle 42 miles through class II and III rapids to the end of Chesuncook Lake. There are 20 campsites along this stretch of water. If paddlers portage around the Ripogenus Dam at the end of Chesuncook Lake, there are another 23 miles of river to explore, with many dangerous sections.

IX. D. 4. (b)(iv) West Branch, Pleasant River

The section of the West Branch of the Pleasant River below Silver Lake is a 10-mile run with class II and III rapids. The route begins at Katahdin Iron Works and ends in Brownville Junction.

IX. D. 4. (c) Fishing

Fishing and hunting were the two sports which first drew tourists to the North Woods. “Sports” from Boston, New York, and Philadelphia took the train as far as Waterville or Greenville Junction in the 1800s. From there, they would travel either by car and/or buckboard to the lakes. Traditionally, fishers favored catching brook trout and landlocked salmon. In addition to these species, fishers now enjoy catching lake trout (togue), splake, smelts, bass, and perch, both in open water and by ice fishing. Today, the Department of Maine Inland Fisheries and Wildlife manages the fisheries in lakes and ponds and stocks waters in order to maintain fish populations that meet the angling expectations of fishers.

More information on fisheries is in the Fishery Management section on p. IX-40.

IX. D. 4. (d) Boat Landings

There are 26 existing boat launches on water bodies that lie within the Plan Area, 15 of which can accommodate trailers. An additional 10 launches are located in the region immediately adjacent to the Plan Area. Four of these are trailerable. The locations of all these launch sites are listed in the following table.

Table 4: Boat Launches

Water Body within Plan Area	MCD Location	Type*
Brassua Lake	Taunton & Raynham Academy Grant	TR
Brown Pond	Bowdoin College Grant West	CI
Cold Stream Pond	Misery Twp.	2 CI
Demo Pond	Rockwood Strip West	CI
First Roach Pond	Frenchtown	TR
Hedgehog Pond	Bowdoin College Grant West	CI
Indian Pond	Big Moose Twp.	TR
Indian Pond	Bowdoin College Grant West	CI
Indian Pond	Indian Stream Twp.	CI

Water Body within Plan Area	MCD Location	Type*
Indian Pond	Indian Stream Twp.	TR
Moosehead Lake	Beaver Cove (Lily Bay State Park)	2 TR
Moosehead Lake	Days Academy Grant (Cowan Cove)	TR
Moosehead Lake	Greenville	TR
Moosehead Lake	Greenville (West Cove)	TR
Moosehead Lake	Northeast Carry Twp. (Northeast Cove)	2 TR
Moosehead Lake	Rockwood	TR
Moosehead Lake	Spencer Bay Twp.	2 TR
Moose River	Jackman	TR
Prong Pond	Beaver Cove	CI
Rum Pond	Bowdoin College Grant West	2 CI
Rum Pond	Greenville	CI
*CI - Carry in only. Launching is intended for small watercraft only.		
*TR - Trailered boats. Many trailerable sites can accommodate only small boats and trailers.		
<i>Source: Maine Bureau of Parks and Lands website and DeLorme Maine Atlas and Gazetteer.</i>		

IX. D. 4. (e) Water Bodies Where Personal Watercraft are Prohibited

Maine law prohibits the use of personal watercraft (PWCs, also known as "jet skis") on water bodies identified in the Comprehensive Land Use Plan as:

- not accessible within 1/4 mile by two-wheel drive vehicles, with less than one development unit per mile, and at least one outstanding resource value;
- accessible within 1/4 mile by two-wheel drive vehicles, with less than one development unit per mile, with 2 or more outstanding resource values in fisheries, wildlife, scenic or shore character;
- not accessible within 1/2 mile by two-wheel drive vehicles, with no more than one noncommercial remote camp and with a cold water game fishery; and
- Great ponds with less than all but more than 2/3 of their surface area in or partly in the jurisdiction of the commission that are identified as being of statewide significance in the "Maine Wildlands Lake Assessment" with two or more outstanding resource values in fisheries, wildlife, scenic or shore character and with more than half of their shoreline in public and private conservation ownership with guaranteed public access for low-impact public recreation.⁷

The Maine Department of Inland Fisheries and Wildlife lists the following ponds within the Plan Area as water bodies where PWCs are banned. Under this Plan, all of these ponds will be protected by conservation easement along all of Plum Creek's ownership.

⁷ 12 M.R.S.A. - §685-C. 10. A-D.

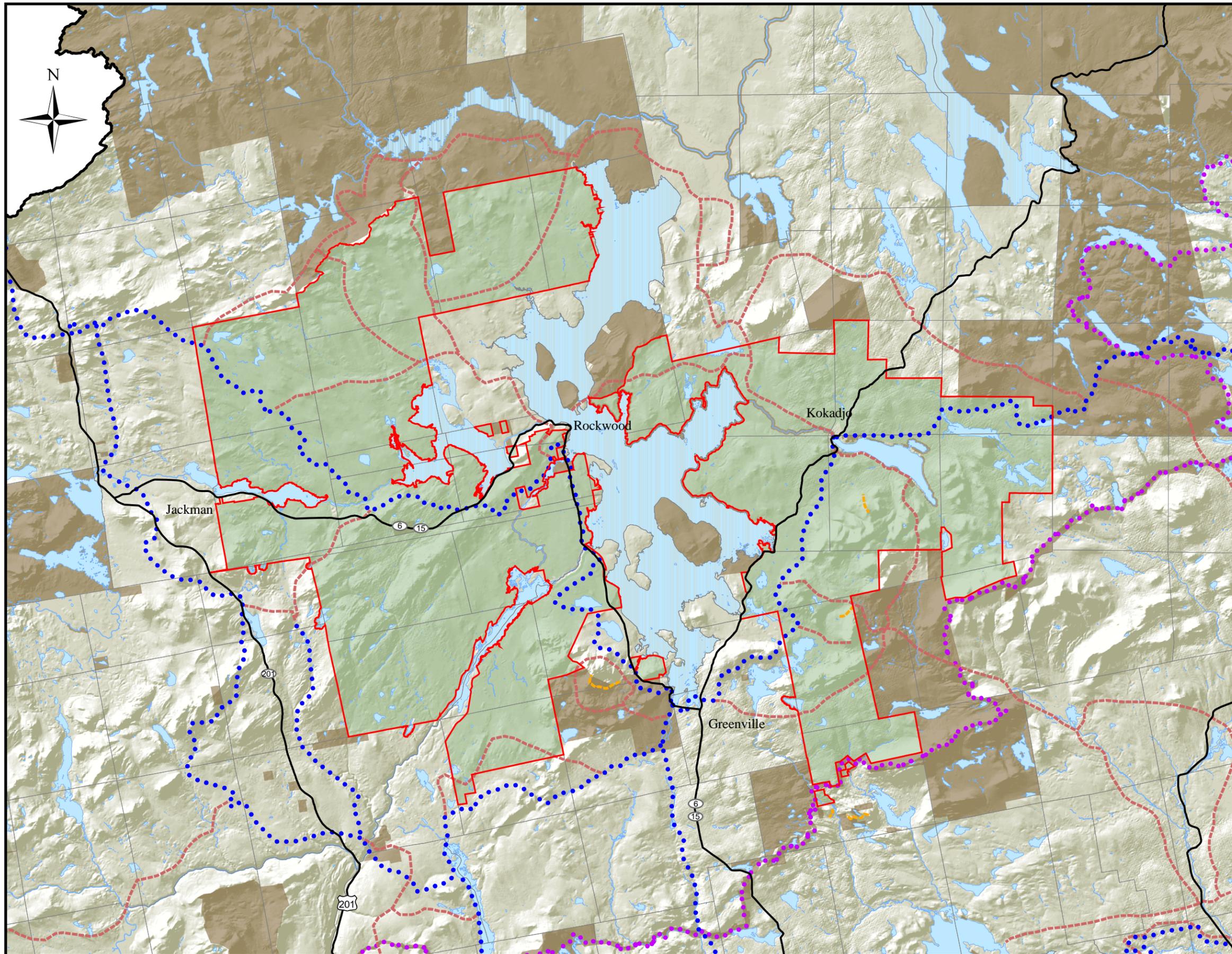
Table 5: Ponds Where Jet Skis are Prohibited

Pond	Township
Mountain Pond	Beaver Cove
Cranberry Pond	Bowdoin College Grant West
Fogg Pond	Bowdoin College Grant West
Notch Pond	Bowdoin College Grant West
Secret Pond	Elliotsville Twp.
Bluff Pond	Frenchtown Twp.
Chase Stream Pond	Misery Twp.
Beaver Pond	Shawtown Twp.
Fourth Roach Pond	Shawtown Twp.
Spencer Pond	East Middlesex Canal Grant

IX. D. 5. Land-Based Recreation

IX. D. 5. (a) Hiking

While there are several short hiking trails within or near the Plan Area, the most extensive and well-known in the region are those at Baxter State Park and the Appalachian Trail (AT). A local group based in Greenville, Friends of Moosehead, has envisioned creating a hiking trail around Moosehead Lake as a way of augmenting the area's passive recreation resources. The hiking trail proposed in this Plan is a response to this vision. The existing trails within the Plan Area are shown on the Existing Trails Map on page IX-21.



Existing Trails

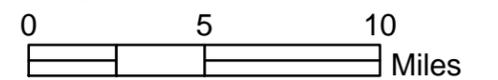
**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

Legend

- Plum Creek Ownership Subject to Concept Plan
- Private, State, Federal Land in Conservation
- Rivers - Lakes - Ponds
- Major Road
- Appalachian Trail
- ITS Snowmobile Trail
- Local Club Snowmobile Trails (approximate)
- Hiking Trail

Sources: Hiking Trail based on The Maine Atlas and Gazetteer by DeLorme Mapping Company

ITS and Club Snowmobile Trail based on Moosehead Area Snowmobile Trail Map 2004 by Moosehead Lake Region Chamber of Commerce



IX. D. 5. (a)(i) Appalachian Trail

The Appalachian Trail runs from Georgia to Mount Katahdin and borders the Plan Area on the south, in Bowdoin College Grant East and Elliottsville. Many hikers consider the ascent of Mount Katahdin to be the end point and crowning achievement of their trip. The last 91 miles of the trail (through what is known as the “hundred mile wilderness trail”), from Elliottsville to the Knife Edge of Katahdin, have 12 lean-tos, five maintained campsites, six primitive campsites, and one campground. The trail passes through the Nahmakanta Public Reserve lands, follows along a portion of the West Branch of the Penobscot River, and passes by seven waterfalls, one fire tower, three scenic areas (besides the five magnificent views from Katahdin), and one nature preserve. This section of the trail is truly one of the most spectacular of all the trail sections. The following table lists all the region's hiking trails.

Table 6: Mapped Hiking Trails in the Jackman-to-Baxter State Park Region

Name of Mountain/Trail	Location	Length of Trail	Elevation Gain	Special Features
Barren Mountain (part of Appalachian Trail)	Elliottsville	4 miles	2,170 ft.	fire tower at peak
Baxter State Park/Mount Katahdin (multiple trails)	Mt. Katahdin Twp. & 7 other Twps.	180 miles park-wide	4,200 ft. from Perimeter Rd. to Katahdin peak	highest peak in Maine
Big Moose Mountain	Big Moose Twp.	3 miles	2,000 ft.	first fire tower in US at peak
Big Spencer Mountain	T2 R13 WELS	2 miles	1,900 ft.	
Borestone Mountain	Elliottsville	2 miles	1,100 ft.	
Elephant Mountain	Bowdoin College Grant West	1 mile	600 ft.	site of B-52 crash
Gulf Hagas	Bowdoin College Grant East	10 miles	600 ft.	adjacent to AT; Gulf Hagas is called the Grand Canyon of the east
Mount Kineo (two trails)	Kineo Twp.	1 or 2 miles	800 ft.	Kineo was an important source of flint for native tribes; fire tower at top
Nahmakanta Public Reserve	T1 R12, T1 R11, Rainbow Twp.	unknown		views of Mt. Katahdin; 43,000 acres of public land
Number Four Mountain	Frenchtown Twp.	1_ miles	1,200 ft.	
Sally Mountain	Attean Twp.	1_ miles	1,000 ft.	
White Cap Mountain/ White Brook Trail	Bowdoin College Grant East	1_ miles	1,600 ft.	adjacent to AT

IX. D. 5. (b) Camping

There are numerous campsites and campgrounds within the region. Most are on the shores of water bodies, but not all. According to the DeLorme Atlas and Maine Gazetteer, there are 65 primitive and 24 maintained campsites in the 29 townships where the Plan Area is located. In addition, there are four campgrounds and one state park with a total of 253 campsites. In the

townships and on the islands immediately adjacent to the Plan Area MCDs, there are an additional 38 maintained sites, 45 primitive sites, and 226 campground sites. As expected, Moosehead Lake is the setting for many of these. Moosehead has 21 maintained campsites, 5 primitive campsites, and 3 campgrounds (including Lily Bay State Park), totaling 290 campsites.

Table 7: Camping Facilities Adjacent to the Plan Area

Location	Waterbody	Maintained Campsite	Primitive Campsite	# Campground Sites
Town of Beaver Cove	Moosehead Lake			91
Big Moose Twp.	Kennebec River, West Outlet		1	
Big Moose Twp.	none	1		
Big W Twp.	Moosehead Lake		1	
Bowdoin College Grant East	Greenwood Brook	1	3	
Bowdoin College Grant East	Gulf Hagas Brook	1		
Bowdoin College Grant East	West Branch Pleasant River	2		
Bowdoin College Grant West	Brown Pond		1	
Bowdoin College Grant West	Indian Pond		1	
Bowdoin College Grant West	Long Pond	1		
Bowdoin College Grant West	North Brook		1	
Bowdoin College Grant West	Rum Pond		1	
Brassua Twp.	Brassua Lake		1	
Chase Stream Twp.	Chase Stream Pond		1	
Days Academy Grant	Moosehead Lake	4	1	
Elliotsville Twp.	Little Wilson Falls		1	
Elliotsville Twp.	Wilson Stream		1	
Frenchtown Twp.	First Roach Pond	1		
Frenchtown Twp.	First Roach Pond			20
Indian Stream Twp.	Indian Pond			27
Lily Bay Twp.	Moosehead Lake, Spencer Bay	3		65
Long Pond Twp.	Long Pond		3	
Misery Twp.	Cold Stream Pond		1	
Misery Twp.	Little Chase Stream		1	
Misery Twp.	Misery Pond		1	
Misery Twp.	North Branch Stream Pond		1	
Sandbar Tract	Moosehead Lake	1		
Sandwich Academy Grant	Brassua Lake		1	
Sandwich Academy Grant	Moose River		1	
Sapling Twp.	Kennebec River, West Outlet		2	

Location	Waterbody	Maintained Campsite	Primitive Campsite	# Campground Sites
Shawtown Twp.	Long Bog		1	
Shawtown Twp.	Second Roach Pond		2	
Shawtown Twp.	Third Roach Pond		1	
Shawtown Twp.	Trout Pond		1	
Spencer Bay Twp.	Moosehead Lake	6	3	
Spencer Bay Twp.	Spencer Stream		1	
Squaretown Twp.	Little Indian Pond		2	
T1 R13	Bear Pond	1		
Taunton & Raynham	Moosehead Lake, West Outlet			50
Thorndike Twp.	Churchill Stream		1	
Thorndike Twp.	Fish Pond		2	
Totals		24	65	253

Source: DeLorme Atlas and Maine Gazetteer, 2004.

IX. D. 5. (b)(i) Baxter State Park

No discussion of the recreational opportunities in the north Maine Woods would be complete without mentioning Baxter State Park. The park was created by former Maine governor Percival Baxter. In 1931, Governor Baxter donated almost 6,000 acres – including Maine highest peak, Mount Katahdin – to the state to be kept “forever wild.” Both Baxter and the state added lands to the park over the years, so that the total acreage today is over 200,000.

The 150,564 acres at the core of the park is managed as a wildlife sanctuary. There are over 40 peaks and ridges besides Katahdin in the park and over 180 miles of trails. Baxter State Park operates 10 campgrounds and 27 single-site campsites. The Park attracts roughly 85,000 people in the summer months.

IX. D. 5. (b)(ii) Sporting Camps

Sporting Camps are a critical part of the history and character of the Moosehead region. There are a few camps operating today that date back to the 1800s. Some of these establishments are in remote areas of the region; others are relatively close to built-up areas. Table 8 lists the sporting camps within the 29 townships where the Plan Area is located.

Table 8: Sporting Camps in Immediate Area

Location	Name of Facility
Bowdoin College Grant East	Little Lyford Pond Camps
Greenville	Beaver Cove Camps
Greenville	Medawisla
Greenville	Spencer Pond Camps
Greenville	Wilson Pond Camps
Kokadjo	Northern Pride Lodge
Lily Bay Twp.	Casey's Spencer Bay Camps and Campground
Rockwood	Brassua Lake Sporting Camps
Rockwood	Gray Ghost Camps
Rockwood	Lawrence's Lakeside Cabins and Guide Service
Rockwood	Maynards in Maine
Rockwood	Moose River Landing
Rockwood	Rockwood Cottages
Rockwood	Sundown Cabins
Rockwood	The Birches Resort & Wilderness Expeditions
Rockwood	Tomhegan Wilderness Resort
Shawtown Twp.	West Branch Pond Camps

Snowmobile Trails

Snowmobiling is a major economic force in the region. The number of snowmobile registrations grew by 30% to 99,000 between 1995 and 2005. Seventy-one percent of these registrations were for Maine residents (see Table 9: Snowmobile Registration Figures, 1995-2005). Statewide in 1997-98, snowmobilers' total economic impact was estimated at \$261 million, with \$176.3 million spent just on snowmobile-related expenses. The Maine Snowmobile Association has 32,000 individual members and 282 clubs.⁸

⁸ *An Economic Evaluation of Snowmobiling in Maine: An Update for 1997-98*, (Reiling, University of Maine), prepared for the Maine Snowmobile Association, in Maine Department of Conservation, Bureau of Parks and Lands, *2003 Maine State Comprehensive Outdoor Recreation Plan; Draft for Review*; Chapter II, Supply of Outdoor Recreation Areas and Facilities, p.11.

Map 5: Snowmobile Trails

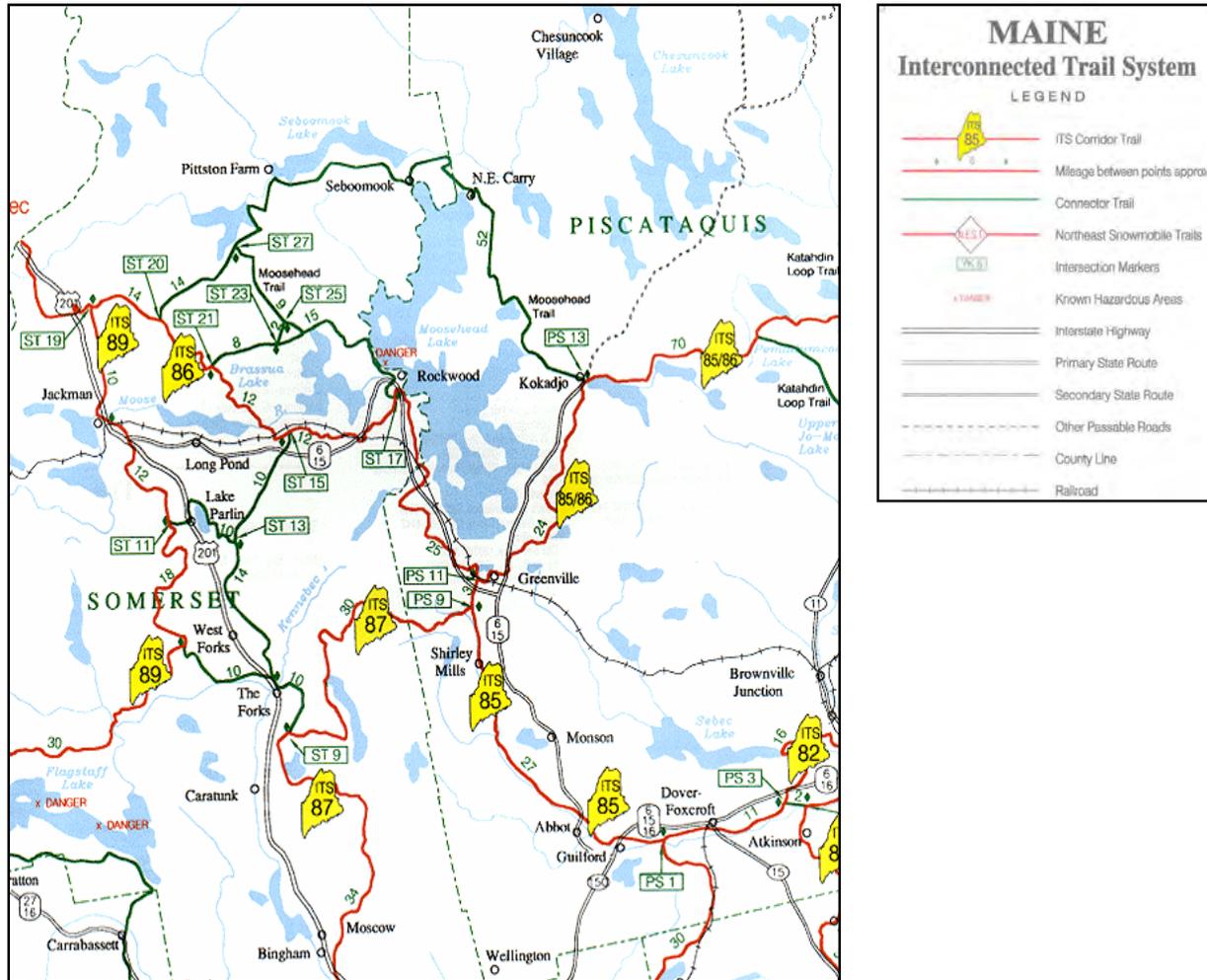


Table 9: Snowmobile Registration Figures, 1995-2005

	1995-96	2004-05	% CHANGE 95-96 to 04-05
Resident	69,259	76,750	11%
Non-Resident Season	5,189	16,762	223%
Non-Resident 10-Day	418	1,783	327%
Non-Resident 3-Day	992	3,660	269%
Non-Resident Total	6,599	22,205	236%
% Nonresident	10%	29%	
Total Registrations	75,858	98,955	30%

Source: MDIF&W, 2005.

The Interconnected Trail System (ITS) is a network of snowmobile trails that connects Canada with Maine and the rest of the northern U.S. Statewide, there are approximately 2,500 miles of ITS trails, and an additional 10,000 miles of club trails. There are eleven clubs in the region.

Four ITS trails intersect at Greenville. ITS 85/86 runs north to Kokadjo, then east to the Millinocket area. ITS 85 runs south to Guilford. 86 runs west to Jackman where it intersects with ITS 89, the route to Quebec. ITS 87 runs south to Solon where it intersects with ITS 84. 84 goes west to the New Hampshire border and east to the Newport area.

IX. D. 5. (c) Skiing/Snowboarding

There is one resort in the region that offers downhill skiing and snowboarding. Big Squaw Mountain in Greenville has a total elevational drop from the top of the mountain's trails to the base of 1,750 ft. The resort has 20 trails, two chair lifts, and two surface lifts. The chair lift has been shut down since the winter of 2004 when a chair broke from the lift, injuring two skiers. Currently, only the lower slopes are open on holidays and weekends, at \$19 per ticket.

IX. D. 5. (d) Golf

There are three 9-hole golf courses in the region: one at Squaw Mountain Village just outside Greenville, one on Kineo Island in Moosehead Lake, and one outside Jackman. The Squaw Mountain Village course is 2,563 yards and a par 34. The Mount Kineo golf course, at the foot of Mount Kineo, is 2,562 yards and a par 33. Finally, the Moose River Golf Course in Moose River has 9 holes, 1,976 yards, and is a par 31.

IX. D. 5. (e) Unique Areas

The Maine Atlas and Gazetteer lists many unique natural areas in the region. **Mount Katahdin** is one of the most famous and visited of these sites. Its highest peak is 5,271 feet, thus earning the mountain its nickname "mile-high." Katahdin also has spiritual significance to the Penobscot Indians, and traditionally tribesmen make an annual 100-mile run and canoe trek to the mountain.

Today, the mountain is the focal point of the region and especially Baxter State Park. It is also the endpoint of the Appalachian Trail. There are six trails leading to the top. From there, one can see several unique sites.

The Table Land is a boulder field below the peak of Katahdin. **Great Basin** is a horseshoe-shaped valley at the foot of the mountain, with steep walls of pink granite and two ponds. **The Knife Edge** refers to the mile-long narrow rim connecting the two peaks of Katahdin. At places, there is only a yard's width to walk on between the two glacial basins on either side, over 4,000 feet below. **The Chimney** is a vertical cleft in the north face of Chimney Peak which nearly closes in on itself.

Mount Kineo, while not nearly as high as Katahdin, is quite scenic. Kineo is a mountain-peninsula with a sheer east face. It juts into the center of Moosehead Lake, adjacent to the lake's deepest hole which is 250 feet deep. It can only be accessed by water. The mountain largely consists of rhyolite, a flint-like mineral which Native Americans once traveled long distances to obtain for their stone tools. It is now owned by the state.

Other geologically interesting sites include the **Bingham Esker** and **Big Wilson Cliffs** in Ellitsville. The 30-yard-high esker stretches along the west bank of the Kennebec River. Big Wilson Cliffs are huge slate outcroppings overlooking the valley to the east.

There are four notable gorges in the region. **Little Wilson Falls Gorge**, in Ellitsville, is 300 yards long and up to 90 feet deep. **Gulf Hagas**, in Bowdoin College Grant East is known as the "Grand Canyon of the East." The gorge is three miles long, with five major waterfalls. The walls of the canyon reach 120 feet in height. Both Little Wilson Gorge and Gulf Hagas are accessed by the Appalachian Trail. Both the Kennebec and West Branch Penobscot rivers have deep gorges with plenty of whitewater. The **Kennebec River Gorge** is 10 miles long and up to 240 feet deep. It is only accessible by whitewater raft. The **Ripogenus Gorge** is just below the dam of the same name, at the outlet of Chesuncook Lake. The gorge is one mile long, and also up to 240 feet deep. Below the gorge are some of the most famous salmon fishing holes on the West Branch.

The Hermitage, in Bowdoin College Grant East, is a nature preserve owned by The Nature Conservancy. The 35 acres includes Pugwash Pond and a stand of old growth white pines on a bluff overlooking the West Branch of the Pleasant River.

Waterfalls

There are no fewer than 10 waterfalls in the region, including Moxie Falls, the highest falls in the state. All have varying degrees of access.

Table 10: Waterfalls in the Region

Name of Falls, Watercourse	Location	Total Elevational Drop	Comment
Abol Falls, West Branch Penobscot River	T2 R10 WELS	gradual drop	road access; portage trail
Cold Stream Falls, Cold Stream	Johnson Mountain Twp.	small	gorge below, remains of bridge; road access
Hay Brook Falls Hay Brook	Bowdoin College Grant East	series of three shooting cascades	accessed from Katahdin Iron Works, AT, and jeep trails
Holeb Falls, Moose River	Attean Twp.	largest drop is 24 ft.	on Bow Trip; water access only
Little Wilson Falls, Little Wilson Stream	Ellitsville Township	39 feet	gorge below; access from AT
Moxie Falls, Moxie Stream	Moxie Gore	96 feet high	highest falls in Maine; trail access
Old Roll Dam, West Branch Penobscot River	Seboomook Twp.	series of 6-ft. drops	former log driving dam; portage; road access
Screw Auger Falls, Gulf Hagas Stream	Bowdoin College Grant East	series of 3-4 foot twisting drops	very clear water; access from AT
Slugundy Falls, Long Pond Stream	Ellitsville Township		gorge below; AT access
West Chairback Pond Falls, West Chairback Pond Stream	T7 R9 NWP	54-feet in two drops	easy access from AT

B-52 Crash Site

In the winter of 1963, a B-52 plane from Westover, Massachusetts crashed on Elephant Mountain during a routine training flight. Only two of the nine crew members survived. Gravel roads now pass by the crash site, making it a short 400 yard hike to view the wreckage.

IX. E. Geologic Resources

The topographic and geologic characteristics of much of New England were substantially affected by the expansion and retreat of the Laurentian Ice Sheet, beginning 25,000 B.P. The massive glacier reached a maximum position around Long Island by at least 18,000 B.P., covering essentially all of New England in a thick layer of ice. The entire landscape was shaped by the enormous mass of ice and its subsequent retreat, and the area encompassed by Plum Creek's Concept Plan is no exception.

The ice sheet passed north of the St. Lawrence River in its retreat by around 12,500 B.P., but local ice masses remained in upland portions of northern New England including the Concept Plan Area until about 11,000 B.P. The movement of the ice sheet itself, along with the seasonal melting of the residual upland ice masses, left behind the many ponds, lakes, streams and other surficial features that characterize the region today.

The Concept Plan Area is situated within the northernmost extension of the Appalachian Mountain system. As a result, the topography of the area varies widely, with Moosehead Lake situated about 1,000' above sea level. The best-known mountains in the immediate area of the Plan Area are Kineo and Big Moose. Kineo is part of a prominent ridge of flint-like rhyolite that runs southwest to northeast. Cold Stream Mountain, Chase and Little Chase Stream Mountains, Misery Ridge and Blue Ridge are all part of this same band, and all are within the Plan Area, between Indian Pond and Brassua Lake. The other larger mountains in the Plan Area are all in a cluster on the southeast side of Moosehead, and include Number Four, Lily Bay, Prong Pond, Elephant, Baker, Bluff and Shaw Mountains. These range in height from 620 feet (Prong Pond Mountain) to 1,800 feet (Baker Mountain) and form the divide between the Kennebec and Pleasant River watersheds. Mt. Katahdin, the highest point in Maine at 5,271 feet, lies east northeast of the Concept Plan Area. In general, the area is a glaciated upland with a series of rolling hills, ridges and mountain peaks dissected by hydrologic features.

IX. F. Surface Waters

The Plan Area contains a good portion of the watersheds of the Kennebec and Moose Rivers, as well as small portions of the Penobscot River watershed. Two of the major water bodies, Long Pond and Brassua Lake, lie along the Moose River as it flows east into Moosehead at Rockwood. A fourth major waterbody, Indian Pond, lies along the East Outlet of Moosehead. The outflow of Harris dam, at the foot of Indian Pond, is considered the starting point of the Kennebec River.

Virtually the entire portion of the Plan Area west of Moosehead Lake, as well as the Roach River watershed and Moosehead Lake's tributaries on its east side eventually drain to the Kennebec River. The streams within the Penobscot River watershed actually flow into the West Branch of the Pleasant River, one of the Penobscot's subbasins. These include the tributaries to the West

Branch Ponds, Bear Brook in T1 R13 WELS, and the tributaries to Penobscot Pond in Shawtown and T1 R12 WELS.

IX. F. 1. Lakes and Ponds

There are a total of 76 lakes and ponds that are either wholly or partially within the Plan Area. Sixty-eight of the 69 lakes and ponds within the Plan Area have been rated in LURC's Wildlands Lake Assessment (for a discussion of the resource rankings of the ponds proposed for development, see Table 11: Lakes and Ponds Data and Resource Assessment Findings on page IX-31). This assessment ranks certain characteristics of lakes and ponds within the unorganized territory, including fisheries, wildlife concentrations and diversity, scenic and shoreline character, cultural resources, and physical characteristics. These rankings are summarized in a rating for the waterbody. A rating of 3 is the lowest, meaning the waterbody is of local significance; a rating of 2 means the waterbody has regional significance, and 1 indicates statewide significance. In addition, there are alphabetic ratings for Class 1 water bodies when the lake or pond has one outstanding value (a ranking of B), or more than one outstanding value (a ranking of A).

Table 11 lists all the lakes and ponds and their rankings. There are 13 ponds within the Plan Area with a ranking of 1A. Seventeen lakes and ponds have a ranking of 1B, mostly due to outstanding fisheries. In fact, 75% of the lakes and ponds that are ranked have a fishery that is rated of regional or statewide significance. Twenty-two have a rating of "significant" or "outstanding" for their wildlife, 25 for their scenic attributes, 18 for their shoreline character and/or physical characteristics. Twelve lakes and ponds have "significant" or "outstanding" botanical resources, and 17 have cultural resources of this caliber.

Table 11: Lakes and Ponds Data and Resource Assessment Findings

Lakes/Ponds	Lake #	Township	Lake Class	Size (Ac)	Total Shorefront Feet	Total PC Frontage (feet)	Proposed shorefront feet in Envelope (excluding open space)	Proposed Acres in Conservation Easement	Fisheries	Wildlife	Scenic Quality	Shoreline Character	Botanical Features	Cultural Resources	Physical Resource	Resource Class	Land Use	
																	Accessible/ Inaccessible	Developed/ Undeveloped
10,000 Acre Pond	4088	Chase Stream Twp.	7	37	6,358	6,358	0.0	91.0	S							2	INAC	UNDEV
1 st W. Branch Pond	0440	Shawtown Twp.	7	119	16,300	16,300	0.0	187.1	O		+					1B	AC	DEV
2 nd and 3 rd West Branch Pond	0442	Shawtown Twp.	7	214	23,700	23,700	0.0	272.0	O		S+					1B	AC	UNDEV
2nd Roach Pond	0452	T1 R12 WELS	7	970	61,600	61,600	0.0	707.1	S		S			S	S	1B	AC	UNDEV
3rd Roach Pond	0482	Shawtown Twp.	7	570	47,000	46,400	0.0	532.6	S		O	S				1B	AC	UNDEV
4 th Roach Pond	0446	Shawtown Twp.	1,6	266	22,300	22,300	0.0	256.0	S		O	S				1B	INAC	UNDEV
4 th W. Branch Pond	0444	Shawtown Twp.	NL	1	1,600	1,600	0.0	18.4										
Bates Pond	7740	Chase Stream Twp.	NL	1	661	661	0.0	25.6										
Beaver Pond	0484	Shawtown Twp.	6	27	5,200	5,200	0.0	59.7	S							2	INAC	UNDEV
Bluff Pond	0434	Frenchtown Twp.	6	10	2216	2,216	0.0	43.5	S					S		2	INAC	UNDEV
Brassua Lake	4120	Rockwood Strip East	3	8,979	335,173	229,680	50,600	2,056	S					O		1B	AC	DEV
Brown Pond	0788	West Bowdoin	7	18	3,594	3,594	0.0	59.3	S							2	AC	UNDEV
Burnham Pond	0392	Big Moose Twp.	7	426	23,304	23,304	6,000	199	S	S						2	AC	UNDEV
Center Pond	4040	Soldiertown Twp.	7	51	7,885	7,885	0.0	108.5	S	+				S		2	INAC	DEV
Chase Stream Pond	4080	Chase Stream Twp.	5, 7	75	3,900	3,900	0.0	79.8			S					2	AC	DEV
Chase Stream Pond	4093	Misery Twp.	6	31	5,383	5,383	0.0	62.8	S							2	INAC	UNDEV
Chub Pond	4097	Chase Stream Twp.	NL	7	2,157	2,157	0.0	42.8										
Cold Stream Pond	2538	Misery Twp.	7	205	24,743	24,743	0.0	302.0	O		S+					1B	AC	UNDEV
Cranberry Pond	0784	West Bowdoin	6	7	2,330	2,330	0.0	44.8								3	INAC	UNDEV
Dead Stream Pond	4066	Chase Stream/West Forks Plt.	5	67	12,365	12,365	0.0	160.0								3	AC	DEV
Demo Pond	4114	Rockwood Strip West	7	192	10,816	10,816	0.0	142.2	S	S						2	AC	UNDEV
Dipper Pond	4042	Soldiertown Twp. /Pittston Academy Grant	6	13	3,181	1,426	0.0	34.4						O	S	1B	INAC	UNDEV
Ellis Pond	4086	Chase Stream Twp.	7	85	10,849	10,849	0.0	142.6	O							1B	AC	DEV
Fish Pond	2524	Thorndike Twp.	7	211	16,022	16,022	0.0	201.9	S							2	AC	UNDEV
Flat Iron Pond	0489	Chase Stream Twp.	NL	4	2,199	2,199	0.0	43.3										
Fletcher Pond East	9736	Brassua Twp.	7	12	11,823	8,800	0.0	119.0		S						2	AC	UNDEV

Lakes/Ponds	Lake #	Township	Lake Class	Size (Ac)	Total Shorefront Feet	Total PC Frontage (feet)	Proposed shorefront feet in Envelope (excluding open space)	Proposed Acres in Conservation Easement	Fishes	Wildlife	Scenic Quality	Shoreline Character	Botanical Features	Cultural Resources	Physical Resource	Resource Class	Land Use	
																	Accessible/ Inaccessible/	Developed/ Undeveloped/
Fletcher Pond West	9734	Brassua Twp.	7	20	12,081	8,000	0.0	109.8		S						2	AC	UNDEV
Fogg Pond	0426	West Bowdoin	6	23	9,218	9,218	0.0	123.8	S							2	INAC	UNDEV
Fogg Pond	2534	Long Pond Twp.	7	54	5,269	5,269	0.0	78.5			S	O				1B	AC	UNDEV
Hedgehog Pond	0790	West Bowdoin	7	40	6,756	6,756	0.0	95.6	S							2	AC	UNDEV
Horseshoe Pond	0412	West Bowdoin	7	160	16,506	300	0.0	142.4	O		S+	S-		S-		1B	AC	DEV
Horseshoe Pond	2540	Misery Gore/ Parlin Pond Twp.	7	50	5,559	5,559	0.0	81.8	M		S+	S+				2	INAC	UNDEV
Horseshoe Pond	4082	Chase Stream Twp.	7	27	10,840	10,840	0.0	21.5	O							1B	AC	UNDEV
Indian Pond	4090	Sapling Twp.	3	3,746	207,300	27,300	9,700	202	S	O				S		1B	AC	DEV
Indian Pond	0782	West Bowdoin	7	70	9,911	9,911	0.0	131.8	S							2	AC	UNDEV
Island Pond	4094	Chase Stream Twp.	7	24	6,604	6,604	0.0	93.8	O							1B	AC	UNDEV
Jewett Pond	0460	Spencer Bay Twp.	7	13	2819	2,819	0.0	50.4	S							2	INAC	UNDEV
Knights Pond	0377	Squaretown Twp./ Moxie Gore	7	128	1,828	1,828	0.0	39.0					S			2	INAC	UNDEV
Knights Pond	4098	Chase Stream Twp.	NL	3	15,125	5,200	0.0	77.7										
Lazy Tom Bog	0458	T1 R13	7	17	3450	3,450	0.0	57.6	S							2	INAC	UNDEV
Leith Pond	4124	Brassua Twp.	7	18	6,810	6,810	0.0	96.2		S						2	INAC	UNDEV
Little Chase Stream Pond	5798	Misery Twp.	7	17	4,966	4,966	0.0	75.0	S							2	AC	UNDEV
Little Indian Pond	4070	Squaretown Twp.	7	25	5,857	5,857	0.0	85.3								3	AC	UNDEV
Little Otter Pond	4112	Sandwich Academy Twp.	NL	9	2,493	2,493	0.0	46.6										
Long Bog	0450	Shawtown Twp.	7	15	4,665	4,665	0.0	53.5	S							2	AC	UNDEV
Long Pond	2536	Long Pond Twp.	3	3,053	115,759	66,359	23,500	492	S	S	O	S	O	S		1A	AC	DEV
Long Pond	0800	Elliotsville, T7 R9 NWP	7	643	60,224	2,500	0.0	46.7	S		S			S-		2	AC	UNDEV
Long Pond	5794	Chase Stream Twp.	7	17	5,369	5,369	0.0	79.6	S		+					2	AC	UNDEV
Lost Pond	2526	Thorndike Twp.	7	10	2,330	2,330	0.0	44.8								3	INAC	UNDEV
Lower Paradise Pond	9730	Misery Gore/ Parlin Pond Twp.	NL	9	3,530	3,530	0.0	58.5										
Lucky Pond	0402	Spencer Bay Twp.	7	93	30719	30,719	0.0	370.6		S					S	2	AC	UNDEV
Luther Pond	2528	Thorndike Twp.	7	154	15,664	15,664	0.0	197.8	S							2	AC	UNDEV
Misery Pond	5800	Misery Twp.	7	36	10,474	10,474	0.0	138.2	S		S-	S+		+		2	AC	UNDEV
Moosehead Lake	0390	Little Moose Twp.	7,3	74,890	1,295,661	102,716	34,100	788	O	O	O	O	O	O	O	1A	AC	DEV

Lakes/Ponds	Lake #	Township	Lake Class	Size (Ac)	Total Shorefront Feet	Total PC Frontage (feet)	Proposed shorefront feet in Envelope (excluding open space)	Proposed Acres in Conservation Easement	Fisheries	Wildlife	Scenic Quality	Shoreline Character	Botanical Features	Cultural Resources	Physical Resource	Resource Class	Land Use	
																	Accessible/ Inaccessible/	Developed/ Undeveloped/
Mountain Pond	0432	Beaver Cove	6	56	8,786	8,786	0.0	118.9	S						S	2	INAC	UNDEV
Mud Pond	0398	Beaver Cove	7	249	17,931	17,931	0.0	223.8		S					S	2	INAC	UNDEV
Mud Pond	2530	Thorndike Twp.	7	50	9,749	9,749	0.0	129.9								3	AC	UNDEV
Mud Pond	4084	Chase Stream Twp.	7	20	3,779	3,779	0.0	61.4								3	INAC	UNDEV
Muskrat Pond	2532	Thorndike Twp.	7	100	16,478	16,478	0.0	207.2								3	AC	UNDEV
Notch Pond	0786	West Bowdoin	6	10	1,853	1,853	0.0	39.3	S							2	INAC	UNDEV
Otter Pond	4110	Sandwich Academy Twp.	7	12	6,556	6,556	0.0	93.3	S							2	INAC	UNDEV
Penobscot Pond	0568	T1 R12 WELS	7	279	12,600	11,500	0.0	132.0	S		S		O			1B	AC	UNDEV
Prong Pond	9791	Beaver Cove	7	427	43,528	25,001	10,100	171	S	O	O	S				1A	AC	UNDEV
Roderique Pond	0317	Sandwich Academy Twp.	7	44	7,358	7,358	0.0	102.5	S							2	AC	UNDEV
Round Pond	4092	Chase Stream Twp.	7	30	4,831	4,831	0.0	73.5	O							1B	AC	UNDEV
Rum Pond	0780	West Bowdoin	7	245	16,784	16,784	0.0	210.7	O							1B	AC	UNDEV
Scribner Bog	4072	Squaretown Twp.	7	15	6,420	6,420	0.0	91.7		S						2	AC	UNDEV
Secret Pond	0907	Elliotville Twp.	7, 6	12	3,407	3,407	0.0	57.1	S							2	INAC	UNDEV
Smith Pond	2546	Misery Twp/ Parlin Pond Twp.	7	16	3,458	3,458	0.0	57.7	S						S	2	AC	UNDEV
Spencer Pond	0404	Spencer Bay Twp.	7, 2	980	53,281	21,120	0.0	260.4	S	O+	O	S				1A	AC	UNDEV
Squirtgun Flowage	7754	Chase Stream Twp.	7	30	7,052	7,052	0.0	99.0								3	INAC	UNDEV
Tomhegan Pond	4038	West Middlesex Twp.	7	356	14,378	14,378	0.0	183.1	S							2	AC	UNDEV
Trout Pond	0448	Shawtown Twp.	7	145	14,900	14,900	0.0	171.0	S							2	AC	UNDEV
Upper Misery Pond	5802	Misery Twp.	7	18	3,531	3,531	0.0	58.6	S							2	AC	UNDEV
Upper Paradise Pond	9731	Misery Gore	NL	6	2,535	2,535	0.0	47.1										
Upper Wilson Pond	0410	Bowdoin College Grant West	4	940	44,700	43,877	10,600	382	O	S	O	S			S	1A	AC	DEV
NL = shown on DeLorme Gazetteer, but not listed with LURC's Wildlands Lake Assessment M = missing information O = Outstanding S = Significant +, - = resource needing further field checking due to public comment (+ = positive comment; - = negative comment) Resource Class 1A = lakes of statewide significance with two or more outstanding values Resource Class 1B = lakes of statewide significance with one outstanding value							INAC = Relatively inaccessible – has no road passable with a 2-wheel drive car within approximately _ mile of the lake shore AC = Relatively accessible. Lake Class 2 = accessible, undeveloped lakes with exceptional values Lake Class 3 = lakes potentially suitable for development Lake Class 4 = high value developed lakes Lake Class 5 = heavily developed lake or pond Lake Class 6 = remote pond											

Lakes/Ponds	Lake #	Township	Lake Class	Size (Ac)	Total Shorefront Feet	Total PC Frontage (feet)	Proposed shorefront feet in Envelope (excluding open space)	Proposed Acres in Conservation Easement	Fisheries	Wildlife	Scenic Quality	Shoreline Character	Botanical Features	Cultural Resources	Physical Resource	Resource Class	Land Use	
																	Accessible/ Inaccessible	Developed/ Undeveloped
Resource Class 2 = lakes of regional significance (with no outstanding values but at least one significant resource value) Resource Class 3 = lakes of local or unknown significance							Lake Class 7 = lake which is not otherwise classified in one of the other six lake Management Classes											

IX. F. 2. Rivers and Streams

The three major rivers within the plan area are all dammed. The dam on the Moose River at the east end of Brassua Lake is owned and operated by Florida Power & Light, as is the Harris Dam on the Kennebec at the foot of Indian Pond. The dam on the Roach River is at the outlet of First Roach Pond and is owned and operated by the state, mainly to optimize conditions for the fishery. The latter is not a hydroelectric dam.

IX. F. 2. (a) Stream and River Classifications

Title 38, §467 establishes water classifications for all rivers and streams in Maine. These classifications reflect the amount of risk to the quality of the waterbody (with higher classifications for lower risk levels), but can also reflect a higher water quality standard than currently exists, where there is a “reasonable expectation for higher uses and quality to occur.”⁹

Rivers and streams that occur in more natural ecosystems are more resilient to human and natural events that can affect water quality. As a result, these surface waters are at lower risk of a breakdown of the ecosystem, and have a higher classification. Not surprisingly, then, almost all the streams and rivers within the Plan Area are classified as either AA or A, due to the fact that their surroundings are in a highly natural state.

The statute describes Class AA rivers as “outstanding natural resources . . . which should be preserved because of their ecological, social, scenic or recreational importance.”¹⁰ Each classification has certain designated and prohibited uses; these are enumerated below for the three classifications for stream and rivers found within the Plan Area.

Table 12: Designated Uses and Water Quality Thresholds per Classification

Designated and Prohibited Uses	Class AA	Class A	Class B
Drinking water after disinfection	✓	✓	✓
Navigation	✓	✓	✓
Fishing	✓	✓	✓
Recreation	✓	✓	✓
Habitat for fish and aquatic life	Must be free flowing and natural	Must be natural	Must be unimpaired
Waste discharges		Only if effluent meets or exceeds quality of receiving waters and no alternative available	Only if no adverse impacts to aquatic life in receiving waters
Industrial process and cooling water		✓	✓
Hydroelectric power		✓	✓
Required dissolved oxygen level		≥ 7 parts/million or 75% saturation	≥ 7 parts/million or 75% saturation but must be higher from

⁹ Maine Department of Environmental Protection, Bureau of Land and Water Quality, <http://www.state.me.us/dep/blwq/docmonitoring/classification/index.htm>, accessed on January 9, 2006.

¹⁰ 38 M.R.S.A. §465.1.

Designated and Prohibited Uses	Class AA	Class A	Class B
			Oct 1 st to May 14 th to ensure fish spawning and egg incubation
Aquatic life and bacteria content		Natural levels	
Deposits of material on banks		Prohibited if pollutants can transfer to water	
Required level of Escherichia coli bacteria of human origin			< geometric mean of 64/100 milliliters or instantaneous level of 427/100 milliliters

Table 13 lists all the rivers and streams within the Plan Area and their classifications.

Table 13: Plan Area Rivers and Streams and their Classifications

River/Stream Name	Township(s) or Location	Classification
West Outlet	Taunton & Raynham Academy Grant to Sapling Twp., from 1,000 ft. below Moosehead Lake to Indian Pond	AA
East Outlet	Sapling Twp., from 1,000 ft. below Moosehead Lake to Indian Pond	AA
West Outlet	Taunton & Raynham Academy Grant, from Moosehead Lake to a point 1,000 ft. downstream	A
East Outlet	Sapling Twp., from Moosehead Lake to a point 1,000 ft. downstream	A
Moose River	Long Pond Twp., Sandwich Academy Grant, Rockwood Strip East	A
Roach River	Spencer Bay Twp., T1 R13 WELS, Shawtown; from Moosehead to First Roach Pond and between Second and Third Roach Ponds	A
All other tributaries to the Moose, Roach, Kennebec and Pleasant Rivers, including streams flowing into Long Ponds, Brassua Lake, Indian Pond, Moosehead Lake, Lucky Pond, Spencer Pond, the Roach Ponds, the West Branch Ponds, Prong Pond, Upper Wilson Pond, Mud Pond, Lake Owana, Burnham Pond	Throughout the Plan Area	A
West Branch, Pleasant River tributaries	Shawtown Twp., from Fourth West Branch Pond to below First West Branch Pond	B

IX. G. Archeological Resources

The majority of archaeological evidence in the Moosehead region, as in the rest of Maine, is lithic, as bone tools and other organic materials generally have not withstood Maine's acidic soils. According to the Maine Historic Preservation Commission's Senior Archaeologist Dr. Arthur Spiess, archaeological sites in the Moosehead Lake region are most often discovered near

waterways navigable by canoe. Some of the Plan Area's lakes are well documented archaeologically, while little to nothing is known about others.

Cultural remains are known from at least 20 locations on Moosehead Lake. Concentrations of activity areas are evident at river outlets and, most importantly, at Mt. Kineo. No Paleo-Indian artifacts have been recovered from Moosehead, and early and middle archaic materials are rare, aside from the discovery of a single Stark-like specimen and a side-notched ground slate point at the Wilson site (ME 118-3). Late archaic and ceramic period material is well known on the lake at a variety of localities.

Sites on the lake are frequently at outlets, crossings and islands. Upland sites include the Blue Ridge between Brassua Lake and Moosehead. Island sites include those in Tussle Lagoon and a group just above the East Outlet. Both the East and West Outlets are important, as well as the inlet from the Moose River. The crossings from what is now Lily Bay State Park to Sugar Island and Squaw Point to Deer Island are important, as well as the two points at the head of Spencer Bay. Archaeological sites also indicate camps on the Moosehead side of Northeast Carry and along the Penobscot River.

Mt. Kineo is the most important site on Moosehead. Throughout the prehistoric occupation period, various aboriginal cultures came from great distances to acquire Kineo rhyolite, a glassy, flint-like rock yielded from the mountain's cliffs. The material was manufactured on-site into spearheads or arrowheads or was transported elsewhere for manufacture or trade. The site of the former Mt. Kineo House resort, furthermore, was also the site of a prehistoric burial ground. Archaeological evidence of the prehistoric graves was excavated prior to the construction of the Mt. Kineo resort's tennis courts, and was displayed in the hotel lobby at one time.

IX. H. Plants and Wildlife

IX. H. 1. General/Habitat/Surroundings

The Moosehead Lake region hosts a diverse combination of woodland areas, wetlands and water bodies that sustain a wide array of plant and animal species typical of the region. Plants such as cedar, black spruce, oak, beech, balsam fir, striped maple, mountain maple, birch, dogwood, horsetails, pond lilies, raspberries and blueberries all provide habitat and food for the diverse mix of animals that live in the area. Wetlands and riparian areas are important to maintaining wildlife populations. Riparian areas are transitional zones between one upland habitat and another and often serve as travel corridors for wildlife. Wetlands provide important habitat for a number of wildlife species including waterfowl, reptiles and amphibians, aquatic furbearers and big game. All wetlands add diversity to the surrounding habitat and, consequently, to the wildlife population as a whole.

The hardwood and softwood forest stands that dominate the region are also crucial to the survival of the region's wildlife, particularly for the habitat they provide larger mammals like deer, black bear, moose, and Canada lynx. The area's many lakes, ponds, streams and rivers serve a similar role, supporting a wide array of fisheries, including brook trout, lake trout, landlocked salmon and bass.

The Plan Area includes some important wildlife habitats that currently receive special management attention from Plum Creek. These include deer wintering areas, bald eagle nest sites, game preserves, moose populations and potential lynx habitat.

IX. H. 2. Mammals

IX. H. 2. (a) White-tailed Deer

White-tailed deer are significant for their recreational and economic importance in the State of Maine. The Greenville area has seen increasing deer numbers, but regional DIF&W wildlife biologists would like to see greater increases.

“Although this part of our region is not known for high deer densities (i.e. 4-6 deer per square mile vs. greater than 20 farther south), it consistently produces some of the largest bodied deer taken in the eastern U.S. (200-300 lbs dressed weight).”¹¹

DIF&W is hoping to increase the amount of wintering habitat over the next 30 years in northern, western and eastern Maine in order to increase the deer population density by 2-5 times to between 10 and 20 deer per square mile. Deer wintering areas consist of older to mature softwood stands (at least 35 feet in height with tree crown closure of at least 50%) that provide cover and protection from harsh weather.

There are currently 5 “historic” and 6 active deer wintering areas within the planning area. Plum Creek has developed Deer Wintering Area Best Management Practices that are designed to maintain closed canopied forests, foraging areas, and connectivity corridors to support wintering deer herds in active deeryards. The Company has worked with the Maine DIF&W to design and complete experimental harvest operations within a designated active deeryard near Lily Bay. The objective was to create small openings for forage production while maintaining overall snow intercept cover in the stand. Plum Creek is currently in discussions with DIF&W to establish priority areas for implementation of the BMP program and address deer wintering areas on a sustainable landscape scale.

None of the active wintering areas are within sites proposed for development. During the winter, deer naturally use forested stands near rivers and streams as movement corridors to forage and for cover. Since the concept plan will recognize and protect these zones, it is expected that deer will continue to use these areas of forest cover within the planning area.

IX. H. 2. (b) Black Bear

The black bear population has fluctuated widely in Maine. In 1999, the Maine bear population was estimated at 23,000. The resurgence of the population in northern Maine is thought to be related to the abundance of bears’ food sources, such as berries and beechnuts, in regenerating forest stands. Bear hunting regulations are designed to maintain the population at the 1985 level of 21,000. In 1999, 100 of the nearly 3,500 bear killed in the state were taken in the Moosehead Lake region.

¹¹ Doug Kane, DIF&W Regional Wildlife Biologist, Region E, http://www.state.me.us/ifw/hunttrap/hunt_management/regione.htm.

IX. H. 2. (c) Moose

Moose is a very popular animal in the planning area, both as game and as a favorite subject of wildlife photographers. Plum Creek lands support large numbers of moose. In 1999, the Maine DIF&W assigned 185 hunters to the south-central zone, of which Moosehead Lake is a part. Hunters in that zone enjoyed a success rate of 96%: the highest of any zone in the state.

Moose populations are dependent upon active forest management to maintain the shifting mosaic of early successional forest habitat required for year-round moose forage. Plans to maintain approximately 91% of the Plan Area in working forest will benefit both the moose populations and local recreational economies affected by hunting and wildlife observation.

DIF&W will continue to manage moose populations depending on one of three primary objectives for each Wildlife Management District (WMD): as either a Recreation Management Area, where moose for hunting and viewing are the protected values; a Road Safety Area, where reducing the number of moose-vehicle collisions is the primary goal; or a Compromise Management Area, where recreational and safety concerns are balanced. The south-central zone is categorized as a Recreation Area where the number of moose is maximized in accordance with the ability of the land to support a healthy population without damaging the forest.

IX. H. 2. (d) Furbearers

Furbearers include all mammals harvested primarily for their pelts. These include coyote, red and gray fox, bobcat, fisher, marten, raccoon, mink, otter, and beaver. It is difficult to determine species populations based on trapping harvest data, since the number of animals harvested depends to a significant degree on the current pelt prices and the number of trappers. Red fox numbers seem to be decreasing, perhaps because of the incidence of rabies. Area ponds and streams support a number of beaver lodges. DIF&W biologists believe that populations of bobcat and fisher are high due to a corresponding increase in the snowshoe hare population. Marten populations tend to fluctuate primarily with the beechnut crop. Beeches and snowshoe hare both benefit from logging. Cleared areas generate hardwoods such as beeches and dense new softwood growth is ideal habitat for hares. Continuing forest management in the plan area will help support the marten, fisher and bobcat populations.

IX. H. 3. Birdlife

IX. H. 3. (a) Ruffed Grouse and Woodcock

Approximately half of all licensed hunters in Maine hunt for ruffed grouse and woodcock, so upland birds constitute a significant draw for hunters. The ruffed grouse population is primarily a function of the availability of habitat, and the population is said to be increasing in general. The birds live in young forests, so forestry practices that favor sapling and pole stands of hardwoods, as well as mixed stands, will improve or sustain ruffed grouse habitat.

Woodcock, on the other hand, is a species of concern. Despite shorter hunting seasons, populations have declined by 3-4% per year across the state. Research has documented that habitat loss and forest maturation are the principal causes of this decline. Forestry is generally

thought to be positive for woodcock in creating early successional habitats with dense young tree stands preferred by woodcock for roosting cover.

Plum Creek is a partner with the Wildlife Management Institute in the Woodcock Initiative, a consortium of conservation interests in the Northeast working to develop demonstration areas and management guidelines for woodcock habitat management on industrial forest lands. There are no known woodcock concentration areas that will be affected by development areas identified within the planning area.

For a discussion of bald eagles and peregrine falcons, please see page IX-51.

IX. H. 3. (b) Lake Birds

Loons nest throughout the Moosehead Lake watershed, although only known nesting sites are mapped, and no count of the population is available from Maine Audubon. Local accounts indicate the population level is stable. Loons frequently nest on islands in the ponds and lakes of the region during a 28-day period within the season between mid-May and July. A 1996 CMP study measured relatively low productivity among Indian Pond loon mating pairs, and concluded that fluctuating water levels and disturbances by fisherman and bald eagles were the cause.

Other species of waterfowl common to the region include mergansers, black ducks, mallards, and teal. Ospreys are also common nesters in the watershed, with a minimum of 20 known nesting pairs. Herring gulls, ring billed gulls, and double crested cormorants are commonly found nesting on Moosehead islands. Three great blue heron rookeries are known in the Moosehead area, and although green herons have been seen, there is no nesting information.

IX. H. 4. Fishery Management

Fishing has been an economic and recreational mainstay of the Moosehead Lake Region since the late 1800s. Both open water and ice fishing remain principal recreational attractions in the area, and support businesses including outfitters, lodging, food and dining services, and guide services.

Moosehead Lake itself supports a large recreational fishery for landlocked salmon, brook trout, and lake trout. The Roach River is being managed as a trophy brook trout fishery by the Department of Inland Fish and Wildlife. The Kennebec River at East Outlet is another popular fishing area for salmonids including brook trout and land locked salmon. Icefishing for burbot and perch is also a popular activity.

LURC's Wildlands Lake Assessment lists eleven lakes and ponds within the plan area where the fisheries are rated as "outstanding," Moosehead Lake being the principle one. Not counting Moosehead, the outstanding fisheries in the Plan Area total over 2,000 acres. Thirty-eight of the lakes and ponds within the Plan Area are rated as "significant," totaling about 22,000 acres. The largest of these are Brassua Lake, and Indian and Long Ponds (see

Table 14 below).

Two types of LURC rules protect area fisheries. The forestry rules require buffer strips along lakes, ponds, rivers and brooks that provide shade to help maintain lower water temperatures, and trees that form pools and maintain habitat complexity. These buffers also act as a filter for any sediment that may inadvertently come from harvest activities (although Plum Creek uses Best Management Practices for improving road systems that reduce or prevent sedimentation and erosion). Plum Creek works with the DIF&W to remove or mitigate barriers to fish movement in the area. All areas proposed for development within the Plan Area include setbacks that keep structures away from the waters edge and minimize soil disturbance.

In addition, LURC's remote pond zoning is designed to keep roads and development away from remote ponds with exemplary fisheries. These restrictions are meant to prevent nonpoint pollution from roads, but also to allow only non-motorized access to the ponds. Thus, the remote pond zone protects the water quality of the ponds while controlling (without prohibiting) public access and preventing overfishing.

The Maine Department of Inland Fisheries and Wildlife oversees the management of fisheries throughout the state and has established management objectives to maintain the quality of the fisheries. Management objectives for Moosehead Lake in particular include:

- Protect water quality and aquatic habitat in Moosehead Lake, its tributaries and outlets to support the fishery resources.
- Increase the populations of wild salmon and brook trout (in part, by encouraging the taking of togue which compete with these species).
- Protect the natural characteristics of the Lake and its environment that are so important to anglers' use and enjoyment of the resources.
- Maintain an average annual harvest of salmonids not to exceed 50,000 pounds.

IX. H. 4. (a) Brook Trout

Brook Trout are a signature game fish of Maine and the Moosehead Region. Native brook trout are present throughout the Plan Area. In fact, the interior highlands of Maine, of which the Plan Area is a part, hosts roughly three quarters of the state's brook trout habitat.

The first fly-fishing-only regulations in Maine were imposed on the Rangeley and Moosehead areas in the early 1900s in response to overfishing. Bag limits were imposed in 1910. Fishing regulations have been made stricter over the decades, but DIF&W biologists noted that they were only maintaining existing angling conditions rather than restoring stocks to something approaching historic levels. Often, the allowable annual harvest on a lake was taken within a few weeks of Memorial Day weekend. As a result, the DIF&W restructured their approach to fishing regulations with the objective of enhancing the brook trout fishery. This is known as the Quality Fishing Initiative.

Current DIF&W management objectives for brook trout are to:

1. Protect/enhance brook trout habitat.

2. Maintain self-sustaining brook trout populations. The Department's objective is to increase the proportion of mature brook trout to 50% in order to ensure genetic diversity and the perpetuation of wild populations.
3. Provide for a variety of fishing opportunities. The Department will work toward increasing the number of waters classified as Size Quality and Trophy Lakes and investigate the possibility of having LURC zone more ponds as "Remote."
4. Improve statewide fishing quality (catch rate and fish size). The Department will adjust bag limits and encourage the "catch and release" ethic in order to increase the catch rate to one trout per angler day, and reduce the number of fish kept to 14 inches and one pound. The Department's goal is maintain an average harvest rate of 0.5 pounds per acre for wild brook trout waters, and 1 pound per acre for stocked waters.

All the state's trout waters are now classified based on their potential to produce brook trout, with Class I waters those that have the highest potential for high-quality fishing (and often the most heavily fished). Beginning in 1994, fishing regulations have strictly limited the number of larger fish kept. In addition, only artificial lures are allowed on Class I, II, and III waters. This restriction ensures that, when a trout is released back to the water, it has a good chance of surviving. Class III waters have the additional restriction of being fly-fishing only ponds. Approximately 10% of the Moosehead region waters are Class I, 29% Class II, 1% Class III, 7.5% have special regulations, and the balance fall under the general fishing regulations.

Initial assessments are that the new rules are effective. Fewer fish are being kept, but the fishing has improved throughout the season — there are more and larger fish being caught. Some Class II fisheries are doing well enough to be changed to Class I management.

There are 14 ponds within the Plan Area and three rivers that have particularly restrictive regulations designed to either dramatically enhance the fishery or protect a particularly valuable fishery. Notch, Indian, Fogg, Cranberry, and Horseshoe Ponds, all in Bowdoin College Grant West; Horseshoe Pond in Misery Gore and Parlin Pond; Upper Paradise, Ellis, Round, Horseshoe, and Long Ponds in Chase Stream Township; and the West Branch Ponds in Shawtown fit this category. All of these, with the exception of Indian Pond, are fly-fishing only ponds. Indian and Round Pond have an 18" length limit on trout. Horseshoe Pond in Misery Gore and Parlin Pond Township is a catch-and-release only pond.

Several river and streams have special regulations as well. The North and South Brook tributaries to Upper Wilson Pond, and Socatean Stream from Moosehead Lake upstream to Williams Stream Road, are closed to all fishing. The Roach River from the First Roach Pond dam to Moosehead Lake is fly-fishing, catch-and-release only. The East Outlet is fly-fishing only and, in April and October, catch-and-release. From May to September, there are special length and daily bag restrictions. On the Moose River below Brassua Lake, there are special restrictions on gear and the size and number of fish kept which vary with the season and the section of river.

Table 14: Waters with Significant or Outstanding Fisheries, or Special Fishing Regulation

Lakes/Ponds	Township	Size (Ac)	Fisheries	Special Fishing Regulations	Proposed Land Use of Shore
10,000 Acre Pond	Chase Stream	37	S	ALO, LBL	conservation
1 st W. Branch Pond	Shawtown	119	O	FFO	conservation
2 nd and 3 rd West Branch Pond	Shawtown	214	O	FFO	conservation
2nd Roach Pond	T1 R12 WELS	970	S	NLB, LBL	conservation
3rd Roach Pond	Shawtown	570	S	NLB, LBL, ES	conservation
4 th Roach Pond	Shawtown	266	S	NLB, LBL, ES	conservation
4th W. Branch Pond and tributaries	Shawtown			FFO	conservation
Beaver Pond	Shawtown	27	S	GL	conservation
Bluff Pond	Frenchtown	10	S	GL	conservation
Brassua Lake	Rockwood Strip East	8,979	S	NS, LBL	limited devel.
Brown Pond	West Bowdoin	18	S	ALO, LBL	conservation
Burnham Pond	Big Moose	426	S		limited devel.
Center Pond	Soldiertown	51	S	ALO, LBL	conservation
Chase Stream Pond	Chase Stream	75		NLB	conservation
Chase Stream Pond	Misery	31	S	ALO, LBL	conservation
Chub Pond	Chase Stream			ALO, LBL	conservation
Cranberry Pond	West Bowdoin	7		FFO	conservation
Cold Stream Pond	Misery	205	O	GL	conservation
Demo Pond	Rockwood Strip West	192	S	ES	conservation
Ellis Pond	Chase Stream	85	O	FFO, LBL	conservation
Fish Pond	Thorndike	211	S	ALO, LBL	conservation
Fogg Pond	West Bowdoin	23	S	FFO, LBL	conservation
Hedgehog Pond	West Bowdoin	40	S	ALO, LBL	conservation
Horseshoe Pond	Chase Stream	27	O	FFO, LBL	conservation
Horseshoe Pond	Misery Gore/Parlin Pond	50		FFO, CR	conservation
Horseshoe Pond	West Bowdoin	160	O	FFO	conservation
Indian Pond	Sapling	3,746	S	NS, LBL, ES	limited devel.
Indian Pond	West Bowdoin	70	S	ALO, LBL	conservation
Island Pond	Chase Stream	24	O	ALO, LBL	conservation
Jewett Pond	Spencer Bay	13	S		conservation
Lazy Tom Bog	T1 R13	17	S	ALO, LBL, ES	conservation
Little Chase Stream Pond	Misery	17	S	ES	conservation
Kennebec River, West Outlet	Taunton & Raynham, Sapling			April 1 - October 31: LBL	additional conservation

Lakes/Ponds	Township	Size (Ac)	Fisheries	Special Fishing Regulations	Proposed Land Use of Shore
Kennebec River, East Outlet	Sapling			All season: FFO, NS; 4/1 to 4/30: CR; 5/1 – 9/30: LBL; 10/1 – 10/31: CR	additional conservation
Kennebec River, from outlet of Indian Pond	Chase Stream			4/1 – 10/31: ALO, LBL	additional conservation
Knights Pond	Squaretown/Moxie Gore	128		NLB, ES	conservation
Lazy Tom Bog	T1 R13	17		ALO, LBL, ES	conservation
Little Chase Stream Pond	Misery	17		ES	conservation
Little Indian Pond	Squaretown	25		ES	conservation
Little Otter Pond	Sandwich Academy			ALO, LBL, ES	conservation
Long Bog	Shawtown	15	S	ES	conservation
Long Pond	Chase Stream	17	S	FFO	conservation
Long Pond	Elliotsville, T7 R9 NWP	643	S	NLB, LBL	conservation
Long Pond, including Churchill Stream, Upper Churchill Stream, and Parlin Stream	Long Pond	3,053	S	LBL, ES	limited devel.
Luther Pond	Thorndike	154	S	ES	conservation
Misery Pond	Misery	36	S	ALO, LBL	conservation
Moosehead Lake	various	74,890	O	NS, LBL	limited devel.
Moose River	Rockwood East			NS, LBL, ALO & CR part of season	conservation
Mountain Pond	Beaver Cove	56	S	LBL	conservation
Mud Pond	Chase Stream	20		NLB	conservation
Notch Pond	West Bowdoin	10	S	FFO, LBL	conservation
Otter Pond	Sandwich Academy	12	S	NLB, ES	conservation
Penobscot Pond	T1 R12 WELS	279	S	ALO, LBL	conservation
Prong Pond	Beaver Cove	427	S	4/1 – 10/31: LBL	limited devel.
Roderique Pond	Sandwich Academy	44	S	ALO, LBL, ES	conservation
Round Pond	Chase Stream	30	O	FFO, LBL	conservation
Rum Pond	West Bowdoin	245	O	ALO, LBL	conservation
Secret Pond	Elliotsville	12	S	NLB	conservation
Smith Pond	Misery Twp/Parlin Pond	16	S	NLB, ES	conservation
Socatean Stream	West Middlesex			Closed to all fishing	conservation
Spencer Pond	Spencer Bay	980	S	GL	conservation

Lakes/Ponds	Township	Size (Ac)	Fisheries	Special Fishing Regulations	Proposed Land Use of Shore
Tomhegan Pond	West Middlesex	356	S	GL	conservation
Trout Pond	Shawtown	145	S	ES	conservation
Upper Misery Pond	Misery	18	S	GL	conservation
Upper Paradise Pond	Misery Gore			FFO, LBL	conservation
Upper Wilson Pond	Bowdoin College Grant West	940	O	NLB, LBL	limited devel.
<p>Key: ALO = artificial lures only CR = catch and release only ES = extended season (through October) FFO = fly fishing only GL = general law LBL = special length and bag limits</p> <p style="text-align: right;">NBL = no live fish bait allowed NS = no smelt may be taken</p> <p style="text-align: center;">Wildland Lakes Assessment S = significant fishery O = outstanding fishery</p>					

IX. H. 4. (b) Lake Trout

The lake trout (togue) fishery of Moosehead Lake has been monitored and managed by the DIF&W for over 30 years. Annual monitoring and studies began in response to a steady decline in this fishery during the 1960s. At that time, two factors were suspected of being responsible for the drop in lake trout population: decreased natural reproduction due to mid-winter lake drawdowns, and the excessively high angler harvests during the 1950s and 1960s.

Currently, however, DIF&W biologists consider the population of togue too high in Moosehead to sustain the salmon population at desirable levels. The fisheries report for the 2004-2005 fishing season states that the Department is relying on liberal regulations during the ice fishing season to reduce the number of togue.

Togue are not commonly found in every pond in the Concept Plan Area. For example, togue caught in Indian Pond are generally thought to be “drop downs” from Moosehead Lake, and not specimens from a self-sustaining fishery.

IX. H. 4. (c) Landlocked Salmon

The landlocked salmon population of Moosehead Lake is a high quality fishery. Natural reproduction of salmon in the lakes’ tributaries was investigated during the 1970s, and total parr production was estimated at greater than 36,000 fish per year. As a result of the fishery’s success, DIF&W reduced the annual stocking rate from 50,000 to 25,000 salmon beginning in 1975, and further curtailed stocking to 15,000 in 1988, because of the abundance of sub-legal salmon and lake trout in the fishery competing for limited food resources. The current number of stocked salmon in Moosehead Lake is under 8,000 per year.

Table 15: DIF&W Fish Stocking in Plan Area Waters for 2004 and 2005

Water	City/Town	Species	Inches	2005 Qty
Brassua Lake	Taunton & Raynham Academy Grant	L.L. Salmon	6 - 8	700
			8 - 10	800
Demo Pond	Rockwood Strip T1 R1	Brook Trout	6 - 8	4800
First Roach Pond	Frenchtown Twp	Brook Trout	8 - 10	3300
			10 - 12	0
		L.L. Salmon	6 - 8	2200
Fish Pond	Thorndike Twp	Brook Trout	6 - 8	3050
Indian Pond	Indian Stream Twp	L.L. Salmon	6 - 8	1000
Kennebec River	Sapling Twp	Brook Trout	8 - 10	0
			10 - 12	1100
Knights Pond	Squaretown Twp	Brook Trout	6 - 8	2300
Lazy Tom Pond	T1 R13	Brook Trout	6 - 8	700
Little Chase Stream Pond	Misery Twp	Brook Trout	8 - 10	175
			6 - 8	575
Little Indian Pond	Squaretown Twp	Brook Trout	6 - 8	1000
Little Otter Pond	Sandwich Academy Grant Twp	Brook Trout	6 - 8	375
Long Bog	Shawtown Twp	Brook Trout	6 - 8	400
Long Pond	Long Pond Twp	Brook Trout	8 - 10	3000
		Splake	8 - 10	0
Luther Pond	Thorndike Twp	Brook Trout	6 - 8	3850
Moose River	Rockwood Strip T1 R1	L.L. Salmon	6 - 8	0
Moosehead Lake	Greenville	L.L. Salmon	6 - 8	7500
			4 - 6	50
Otter Pond	Sandwich Academy Grant Twp	Brook Trout	6 - 8	475
Prong Pond	Beaver Cove	Brook Trout	8 - 10	4200
			10 - 12	0
			16 - 18	0
			20 - 22	25
Roderique Pond	Rockwood Strip T1 R1	Brook Trout	6 - 8	875
Second Roach Pond	Shawtown Twp	L.L. Salmon	6 - 8	500
Third Roach Pond	Shawtown Twp	L.L. Salmon	6 - 8	300
Upper Wilson Pond	Greenville	L.L. Salmon	6 - 8	500
West Outlet	Taunton & Raynham Academy Grant	Brook Trout	8 - 10	800
			10 - 12	800

IX. H. 4. (d) Smallmouth Bass

In the mid 1970s, smallmouth bass were illegally released into Moosehead Lake, as well as other area lakes and ponds. For example, smallmouth bass were also illegally introduced to Indian Pond in the 1980s, and there, the population has increased significantly and has become an

exceptional, self-sustaining fishery, providing among the best smallmouth bass fishing in Somerset county. White perch were similarly introduced to Moosehead in 1984. DIF&W is encouraging exploitation of the bass on Moosehead Lake, which are damaging to the existing cold water fishery.

IX. H. 5. Species and Ecosystems of Special Significance

Review of Maine Natural Area Program (MNAP) data shows there are six significant natural resource areas (where there are rare or exemplary species) in the Plan Area. None of these mapped occurrences are within any area proposed for development.

More information on the ecological communities of “management concern” mapped by the MNAP is provided below. This information is used to identify and protect these areas by Plum Creek’s foresters when wood harvesting operations are planned in the vicinity. In such situations, Plum Creek notifies MNAP staff to verify that forestry operations will adequately protect the resource. Furthermore, each of these areas is protected by LURC’s Protection subdistricts for stream protection areas, wetlands, or as high mountain areas, as the case may be.

Table 16: Listing of MNAP Areas of Management Concern within the Plan Area

Township/ Location	Description	Size	Protection Subdistrict	Rare Plant Species
Long Pond	Churchill Stream Stream shore ecosystem	354 acres	P-WL1/2/3	
Long Pond	12 Mile Bog – Pattern Fen ecosystem	100 acres	P-WL1/3	Moor Rush Swamp Birch
Indian Stream	Indian Pond Cedar Swamp – Evergreen Seepage Forest	120 acres	P-WL3	Sheathed Sedge Swamp Fly Honeysuckle
Big Moose	Big Moose – Spruce/Fir/ N. Hardwood ecosystem	1,508 acres	P-SG and P-SL2	Fragrant Woodfern
Elliotsville	Barren Mountain – N. Hardwoods Forest	669 acres	P-SL2 and P-FW	
Frenchtown and Beaver Cove	Baker and Lily Bay Mountains – Subalpine Fir Forest	1,575 acres	P-MA and P-SG	Boreal Bedstraw Little Shinleaf

In addition to Churchill Stream, The Nature Conservancy lists five other **stream systems** that are a high priority for protection. These are the Roach River (Spencer Bay Township), Moose River (in Sandwich Academy Grant), the upper reaches of the West Branch Pleasant River (Bowdoin College Grant West and Shawtown), Socatean Stream (West Middlesex Canal Grant), and the upper reaches of Tomhegan Stream (mostly in Soldiertown). All of these streams and river sections are proposed for permanent conservation under the Plan.

MNAP files indicate the presence of several rare botanical features in the vicinity of Indian Pond. These include **russet sedge** (*Carex sexatilis*); **mountain sweet cicely** (*Osmorhiza berteroi*); **auricled twayblade** (*Listera auriculata*); **water awlwort** (*Subularia aquatica*); and occurrences of **fen ecosystems**. Field studies conducted in conjunction with the most recent application for the Indian Pond impoundment license renewal from FERC failed to identify any of these species in the vicinity of Indian Pond, but did uncover a species of **starwort**: *C.*

heterophylla. Its status as a rare species, warranting an “E” listing in Maine, was in dispute at the time of the FERC relicensing application.

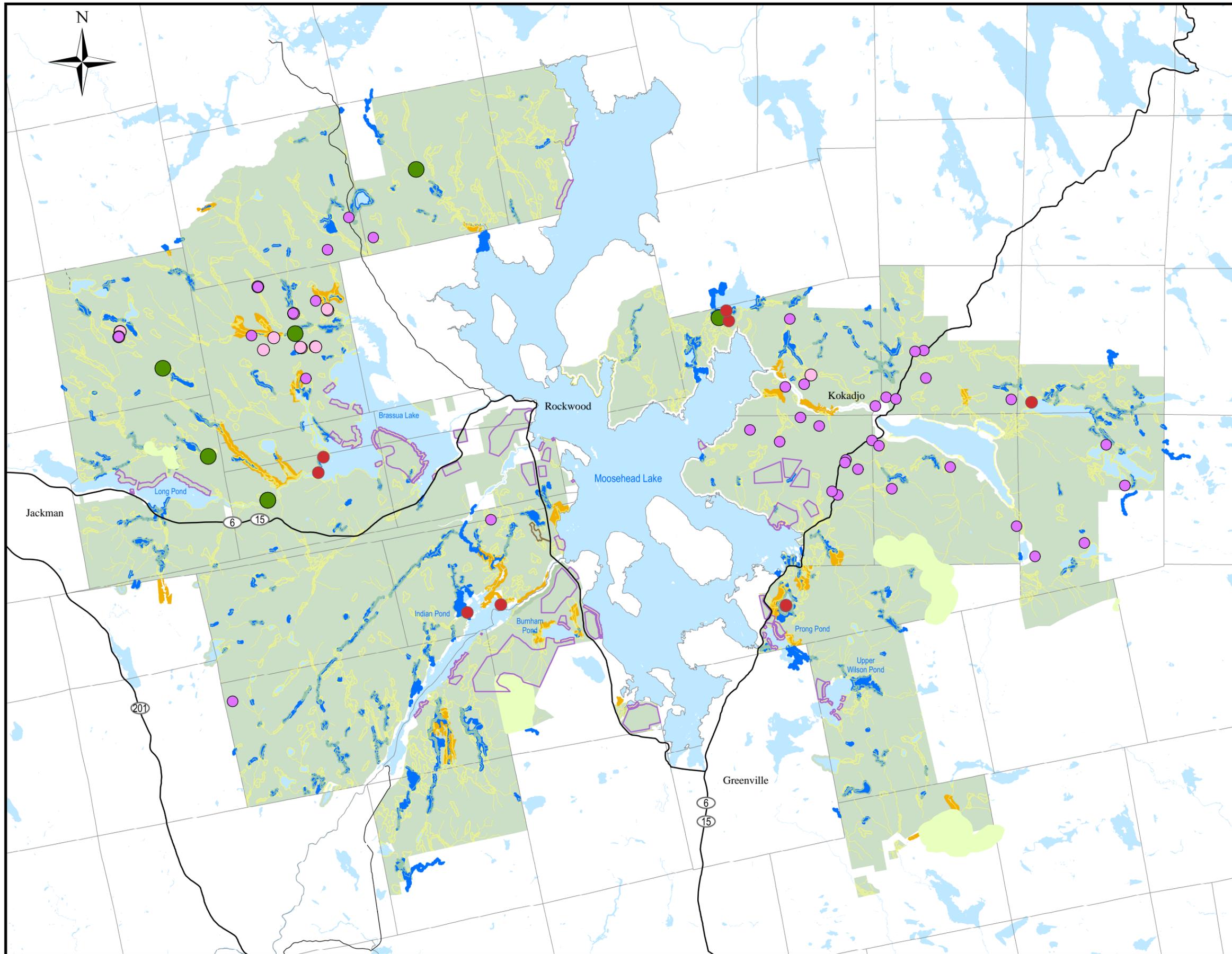
Lesser wintergreen (*Pyrola minor*) is classified as a species of special concern in Maine. It is at the southern edge of its range, but has been spotted in high elevations in Frenchtown Township and just outside the Plan Area in Beaver Cove. The Frenchtown site is within the proposed donated conservation easement area.

The Nature Conservancy lists Penobscot Pond in T1 R12 WELS as an exemplary site (S1) for, and population of, **pygmy water-lily** (*Nymphaea leibergii* Morong). This plant is listed as threatened in Maine; it is at the southern edge of its range here, and its habitat is naturally rare. Half of Penobscot Pond is within the Nahmakanta Public Reserve Unit. The half that is within The Roaches area is where the water lily is found and is part of the lands subject to sale to TNC under the Conservation Framework.

Four species of rare plant have been verified as extant on Mt. Kineo. Historic occurrences of rare plants also come from three other locations in the vicinity of Moosehead Lake: Greenville, Seboomook, and Big Moose Township. New field investigations will be needed to determine whether or not these plants still grow there.

Finally, The Nature Conservancy has designated all the forest land northwest of the Lily Bay Road and Sias Hill Road within the Plan Area as part of a “Tier 1” conservation priority. This area is valued for its ability to support a fully functional "matrix" forest type, and for maintaining corridors, habitat, and buffers for wildlife. The Plan reserves a small portion of this block for the development of lots in Lily Bay Township, and for a small resort near Lily Bay in Moosehead Lake. Approximately two thirds of the Tier 1 area within the Plan Area is proposed for permanent conservation through the 61,000-acre Moosehead-Roach River Easement that will be donated upon approval of the Plan. Another portion is part of the Moosehead Legacy Conservation Easement area, and the balance of the matrix forest area outside of the development areas is set aside as part of the “corridor” where no development can occur for 30 years.

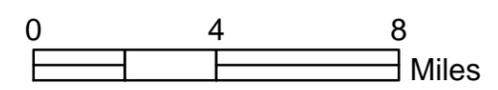
Map 6 shows the locations and configurations of these areas in relation to the proposed development and conservation areas. As can be seen from the map, all the designated wildlife habitat, rare plant occurrences, and lynx sighting locations are outside areas designated for development under this Plan.



Maine Natural Areas Map

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

- Legend**
- Plum Creek Ownership Subject to Concept Plan
 - Rivers - Lakes - Ponds
 - Major Road
 - Proposed development envelope
 - Existing commercial / industrial location
 - Reported Lynx sighting
 - Historic Observed Lynx sighting
 - Biological Conservation
 - Eagle Habitat
 - MNAP Plants and communities
 - Riparian Buffer
 - Inland Waterfowl and Wadingbird Habitat
 - Fish and Wildlife



IX. H. 5. (a) Bicknell's Thrush Habitat

Bicknell's Thrush was only declared a separate species in 1995. It has been observed in mountain forests above 1,450-foot elevation from the Catskills to Cape Breton. It seems to prefer the dense regenerating growth of previously cut land, especially those dominated by stunted balsam fir and red spruce. The higher elevations of Lily Bay, Number Four, and Baker Mountains in Lily Bay Township, Frenchtown, and Beaver Cove contain this type of habitat.

While there is still much to learn about this small songbird, it is considered at risk of extinction in the eastern United States. Acid rain and other forms of pollution that threaten red spruce are reducing this species' habitat. The proposed Moosehead-Roach River Easement, which includes most of Frenchtown, will protect much of the known habitat within the Plan Area. The balance of the habitat is not within the Plan Area.

IX. H. 5. (b) Invertebrates

Two species of rare or uncommon dragonflies have been found within the Plan Area. The **Broad-tailed Shadowdragon** (*Neurocordulia michaeli*) has only been found in Maine and New Brunswick, and so is considered globally rare. This species has been proposed for the state list of Species of Special Concern. It was found in its nymph form along the Moose River between Long Pond and Brassua Lake in 2001, and was reportedly found in Seboomook Township (outside the Plan Area) before 1998.

It is believed that this dragonfly lives for two years in its aquatic larval stage before emerging as an adult in June. It has been found in relatively large streams and rivers with a cobble or boulder bottom and forested shoreline. As an adult, it feeds on smaller insects and rests among the shore-side vegetation.

The **Extra-Striped Snaketail** (*Ophiogomphus anomalus*) is more common in Maine. It has been suggested that this dragonfly be withdrawn from the state list of Species of Special Concern. Nationally, the dragonfly can be found from Wisconsin to Nova Scotia, and seems to prefer medium to large rivers and streams that are clear and fast-moving. Most occurrences in Maine have been found in Penobscot and Aroostook counties, but the insect has been also found just outside the Plan Area in Moxie Gore and Seboomook Townships as well as West Forks and The Forks Plantations; and within the Plan Area along the Moose River in Sandwich Academy Grant, near Socatean Stream in West Middlesex Canal Grant.

The habitat for these two species within the Plan Area is proposed for conservation. The Plan proposes to put 500-foot deep easements on the shores of the Moose River within the Plan Area (in Long Pond, Sandwich Academy Grant, and Rockwood Strip East).

The **Bog Fritillary** is an uncommon butterfly in Maine that (as its name implies) inhabits open, northern bogs. It has been sighted in the area of Twelvemile Bog in Long Pond. This area is part of the block of land being offered as fee conservation in the Plan.

IX. H. 5. (c) Eagles and Falcons

Endangered bald eagles and peregrine falcons live on and around Moosehead Lake, and are viewed throughout the region, including at Indian Pond. Since peregrines are cliff nesters, the cliffs on Kineo and Little Kineo (outside the Plan Area) are considered potential future suitable nesting sites.

Eagles, which nest in the tops of tall trees, are very sensitive to disturbance. DIF&W's general guidelines for bald eagle nest protection include suggested buffers of a quarter mile radius around the nests, maintaining nearby perch trees and mature timber for nesting, and avoiding any disturbance during breeding. Aside from the state's mapped eagle nesting sites, there is one new site located at Upper Wilson Pond within the Plan Area. This site is located on an island in South Cove, about one quarter mile or more from the shore and one of the development areas proposed in this Plan.

Plum Creek routinely works with DIF&W to identify and protect active bald eagle nests on its property. Plum Creek forest operations utilize several measures to protect eagle nesting sites. These include timing operations and maintaining timbered buffers around the site in order to avoid disturbance during the nesting season; maintaining screening cover; and protecting the site from windthrow.

IX. H. 5. (d) Canada Lynx

The threatened Canada lynx is closely tied to boreal spruce-fir forests and dependent on snowshoe hares for prey during the winter months. It is specially adapted to use young forest seedling/sapling habitats in deep snowfall areas where snowshoe hares are abundant. This habitat is abundant in the Plan Area and lynx have been sited at various places throughout the Plan Area. Lynx habitat is maintained and improved by timber management techniques such as clearcutting and regeneration of young conifers, which promotes the dense thickets that support snowshoe hares and other lynx prey species.

The Maine Department of Inland Fisheries and Wildlife's information on lynx¹² states that this large cat is at the southern edge of its range in Maine, and that populations fluctuate with changes in the hare population. They note that the major threats to the lynx in Maine are decreasing snow depths; competition from other lynx populations in Canada, bobcat, and fishers; and high-speed interstate highways. DIF&W's recommendations for management include:

- managing northern forests in landscapes with areas having a high proportion of regenerating balsam fir/northern hardwood stands (less than 30 years old) that support high densities of snowshoe hares.
- Ensuring that large blocks of suitable regenerating habitat are distributed widely over the landscape of northern and western Maine;
- Avoid incidental taking of lynx from trapping and snaring;
- Conserve large blocks of unfragmented forestland.
- Avoid the construction of new high-volume/high-speed highways in currently undeveloped areas or northern and western Maine.

¹² See http://www.state.me.us/ifw/wildlife/etweb/pdfs/canadalynx_22_23.pdf

Based on the known threats to the Canada lynx and the proposed management techniques to sustain the species, the Plum Creek Plan and the Conservation Framework that it enables would augment lynx conservation efforts by protecting large blocks of unfragmented forest in perpetuity that will continue to be managed in a way that enhances snowshoe hare habitat. With approximately 91% of the Plan Area continuing in a sustainable working forest, and only 1% planned for development, the Plan is expected to have little or no adverse impact on the lynx in the Plan Area given the habitat needs of the species.

IX. H. 6. Wildlife Sanctuaries

There is one DIF&W wildlife sanctuary within the Plan Area and four others in townships immediately adjacent to the Plan Area. Hunting and trapping are prohibited within these sanctuaries, and it is also illegal to possess any wild animal or bird taken from these areas.

The sanctuary within the Plan Area is called the Somerset Game Sanctuary. It is located east of Route 6/15, between the East and West Outlets, and extends to the low water mark of Moosehead Lake. The sanctuaries adjacent to the Plan Area are Kineo Point Sanctuary, Tomhegan Game Sanctuary, Pittston Farm Sanctuary, and Moosehead Lake Game Sanctuary. The latter sanctuary is located on Moose and Farm Islands in Moosehead Lake, and also in Greenville Junction and encompasses about 700 acres.

IX. I. The Working Forest

The vast expanse of forest that surrounds and generally characterizes the Plan Area is integral to the economic vitality and overall prosperity of the Moosehead Lake region. For over a century in the greater Moosehead Lake region, the forest products industry has garnered economic value from the forest, while recreationists have enjoyed the woods and waters. The preservation of vast tracts of working forest has maintained a valuable natural resource that draws tourists and recreationists in addition to providing an economic base for the timber industry.

Forest products industry jobs and wages are critical to the region's economy and the backbone of the state's economy as well. Maine is the major timber producer in the northeastern United States, and provides roughly half of the region's wood production among the four states that have Northern Forest lands (New York, Vermont, New Hampshire and Maine).

Overall, the annual contribution of forest-based manufacturing and forest-related recreation and tourism to Maine's economy is more than \$6.2 billion.¹³

Highlights from that report include the following:

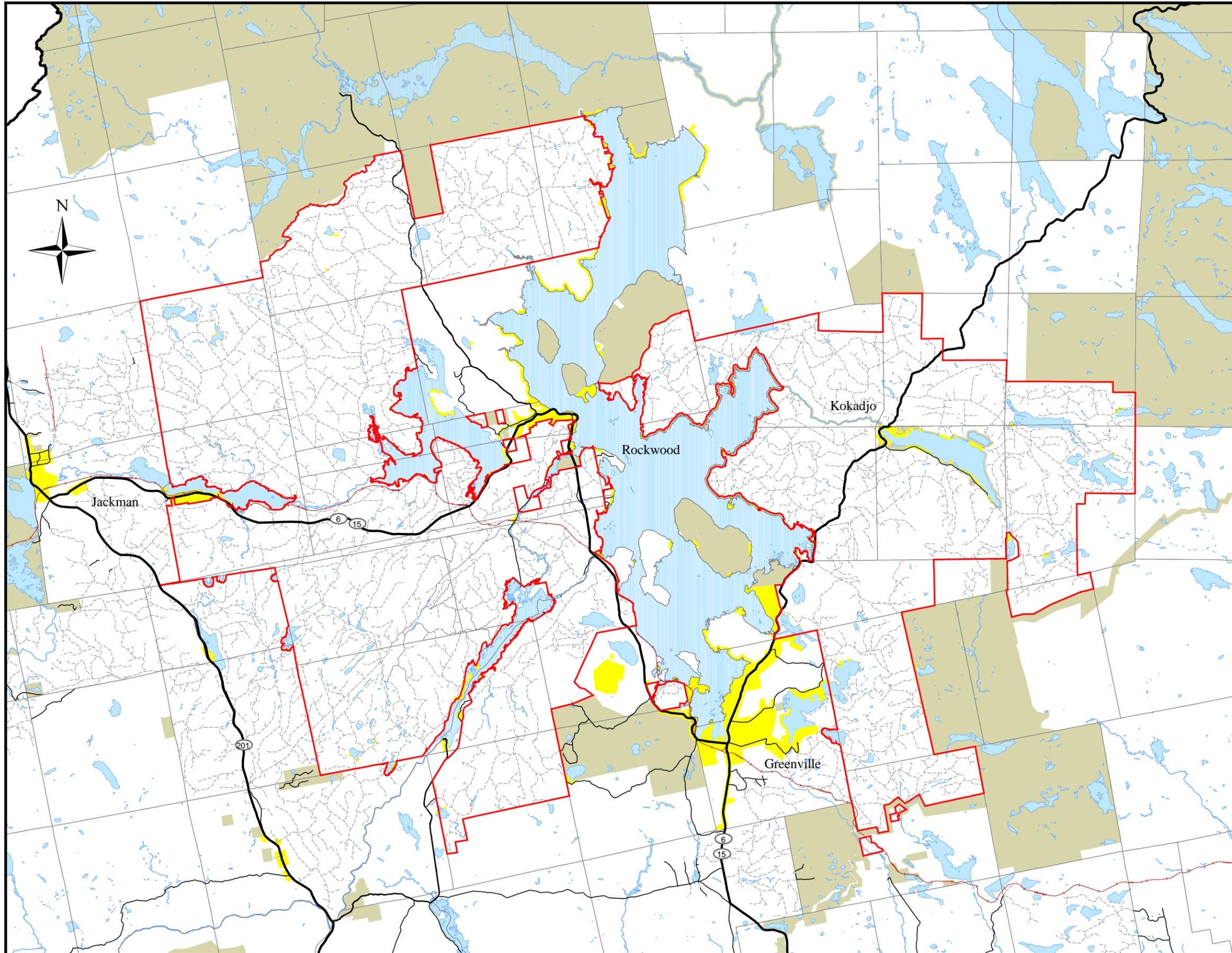
- Forest-based manufacturing represents Maine's largest manufacturing industry, contributing \$5.2 billion in value of shipments to the state's economy in 2001 (36 percent of the state's total manufacturing sales).

¹³ Carnham, H.O., Economic Impact from Forest-Related Activities in Maine, 2004 in a report for the Northeast State Foresters Association.

- Maine's forest-based manufacturing industry provides employment for 21,692 people, generating a payroll of more than \$1 billion.
- Forest-based recreation and tourism in Maine provides employment for more than 12,000 people, generating payrolls of \$145 million.
- In 2002, forest-based manufacturing contributed \$1.6 billion in gross state product (GSP) or 34 percent of the state's overall GSP (sales, less services and raw materials cost).
- Slightly more than \$1 billion in revenue was generated in 2001 from forest-related recreation & tourism in Maine.
- Wood provides the energy for roughly 24 percent of Maine's electrical use.
- Each 1,000 acres of forestland in Maine supports 1.2 forest-based manufacturing jobs.

Plum Creek plays a vital role in this economic picture. The company is the largest landowner in Maine, managing over 928,000 acres across west-central Maine (see Map 1: Concept Plan Location, page IX-2) and supplies wood products to more than 70 Maine businesses that employ nearly 10,000 people. In order to meet this demand for wood, Plum Creek contracts with more than 600 Maine workers. The company maintains offices in Greenville, Bingham, The Forks, and Fairfield.

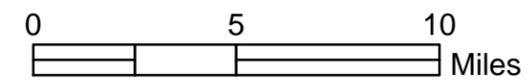
The Plan Area has been managed for forest production since the early 1800s (see the Area History section, page IX-5). Today, the land still shows the evidence of forestry in its many miles of management roads and in the pattern of cut, regrown, and mature trees.



Forest Management Roads

**CONCEPT PLAN
for
PLUM CREEK'S
LANDS
in the
MOOSEHEAD LAKE REGION**

- Legend**
- Plum Creek Land Subject to Concept Plan
 - Private, State, Federal Land in Conservation
 - Rivers - Lakes - Ponds
 - Existing Development or LURC Development Subdistrict
 - Major Road
 - Forest Management Road
 - Railroad



In 2004, the SMIS Group, LLC rezoned 90 acres in Sapling Township, Somerset County, from (M-GN) General Management Subdistrict to (D-CI) Commercial Industrial Development Subdistrict for the purpose of constructing a dimensional lumber sawmill facility. The mill has not been constructed, and may not be constructed in the form that was initially discussed. However, the infrastructure that attracted SMIS – 3-phase power, rail and road access, combined with a major wood basket – is likely to eventually bring another similar economic use to that site. The SMIS mill, as planned, would have cost \$60 million and would have brought 100 new jobs and much needed economic opportunity to the region.

IX. J. Existing Services and Infrastructure

Part of the review of this Concept Plan will be an assessment of the impacts the proposed development will have on existing infrastructure and services: roads, utilities; solid waste disposal; police, fire and rescue services; and schools. The following section summarizes the existing services and infrastructure in the region, and serves as a baseline to compare potential impacts of the plan. For a full discussion of existing services, infrastructure, and potential impacts of the plan, please see Appendix B.

IX. J. 1. Roads

There are five public roads that will serve the Plan Area. On the west side of Moosehead Lake, Route 201, although not within the Plan Area, comes within four miles of its southwest corner and is the major route connecting the Jackman area with towns to the south. Route 201 also extends to the border with Canada, and to Quebec City. Route 201 is a state road and is in good condition, having been upgraded over the last 3-5 years, and there are no problems with its traffic capacity. Route 201 has been designated as part of the National Highway System.

Route 6/15 is also a state road, and runs from Jackman east through Long Pond, to Rockwood, then turns south to Greenville. There are 38 miles of Route 6/15 within the Plan Area. This road has seen a 35% increase in the amount of traffic between 1994 and 1999. The Jackman Comprehensive Plan reports that recent increases in traffic are associated with winter sports activities. The condition of the road varies between poor and good, but an 8-mile section along Long Pond was reconstructed in 2005. Sections of the road between Rockwood and Greenville are slated for upgrades, depending on funding. Proposed lots on Long Pond can be accessed by 201, Route 6/15 east, then private roads, or by Route 6/15 west from Rockwood and then private roads. The lots on Brassua, Big W, and the west shore of Moosehead Lake will be accessed by 6/15 and private roads. Access to the resort at Big Moose will be, for the most part, over route 6/15 through Greenville.

The unpaved road from Rockwood to Seboomook is a Somerset County road as far as the Tomhegan/Soldiertown Township line. Lots at Big W would be accessed over this road, then by privately owned roads on Plum Creek land.

East of Moosehead, the only public roads are the Lily Bay Road and the County Road, both of which are the responsibility of Piscataquis County. Starting in Greenville, the Lily Bay Road runs through Beaver Cove along the shore of Moosehead, then continues northeast away from

the lake to Kokadjo and First Roach Pond. Eleven and one-half miles of this road are within the Plan Area.

Beyond First Roach, the road is owned by Plum Creek and is unpaved. It is called Sias Hill at this point, and continues on to the Ripogenus Dam. The County Road runs six miles southeast from Kokadjo along the south shore of First Roach Pond.

Any new roads contemplated by this Plan will be extended from existing public and forest management roads, and will be privately owned and maintained by homeowner associations or the resorts. The Plan Description details the access to individual development areas. Generally, however, the number of miles of new roads necessary to develop these areas will be quite small, and because they will be privately owned, there will be no fiscal impact on the counties for road construction. The only impacts will be increased use of the existing public roads. See the Eastern Maine Development Corporation report in Appendix B for details of these impacts.

IX. J. 2. Air Service

There are two airfields abutting the Plan Area, in Jackman and Greenville. There is also a private seaplane base in Jackman on Big Wood Pond, and the Maine Forest Service and DIF&W maintain a seaplane base in Greenville.

Newton Field in Jackman is municipally owned, but not attended. It has a single lighted runway of 2,900 feet in poor condition. The fuel facility is self-serve. The field is designated as a customs landing rights airport and is used by lifeflight helicopters, private planes, and the border patrol. It can accommodate nine single-engine planes, and has hanger space and tie-downs. Over 7,000 takeoffs and landings were recorded in 2002. The Maine Department of Transportation has planned for the purchase of a loader and snow blower for Newton Field, as well as the removal of obstructions, negotiations for easements, and drainage improvements.

The **Greenville Municipal Airport** is located two miles east of town. This facility has two runways, one 3,000 feet, the other 4,000. The primary runway underwent reconstruction starting in 2005, and in 2002, the secondary runway was inspected and found to be in fair condition. Hanger lots are available for lease from the town, and there are tie-downs and airframe and power plant services. The airport can accommodate 21 single-engine planes on the ground, and 4 multi-engine planes. There is no control tower. The airport is open from dawn to dusk. The Maine Department of Transportation plans to construct a building for the storage of snow removal equipment at the airport, as well as apron expansion.

IX. J. 3. Rail

The railroad has played an important role in the history of the region. Built in the late 1800s, the railroads were instrumental in bringing large numbers of tourists to the region up until the 1930s and '40s. The track runs through Greenville along the west shore of Moosehead Lake, between the water and Route 6/15. After the Richard Francis Lavigne Bridge over the East Outlet, it crosses the road and veers northwest. At the southernmost tip of Brassua Lake, it crosses Route 6/15 again and heads west, hugging the shores of Brassua Lake, Moose River, and Long Pond. It continues westerly to Jackman and heads toward Lac Mégantic in Canada. The rail line connects to other lines in Maine and New England at Brownville Junction.

The Montreal, Maine & Atlantic Railway owns the track today. Passenger service on the line was discontinued in 2004, and the trains now only carry freight for the pulp and paper industry, as well as long distance shipments of cars, potatoes, petroleum, mill products, and chemicals. The track is rated for an operating speed of 30 miles per hour. Jackman has a transload facility with two switches and a storage area for loads. It is used primarily by Moose River Lumber for outbound shipments of 3-4 carloads per week.

IX. J. 4. Public Transportation

The only form of public transportation available currently is a van service provided by the Penquis CAP social services agency. Vans are available in the Greenville area on Mondays to provide door-to-door service to Bangor. The fare is currently \$7. There is no public transportation available in Jackman.

IX. J. 5. Electricity

Currently in Somerset County, electric power service extends from Jackman along Route 6/15 to just beyond the Narrows of Long Pond. On the west side of Moosehead, power runs from Greenville to Rockwood along Route 6/15, then west along the south side of the Moose River, to a point about three miles beyond Brassua Dam.

In Piscataquis County, electric power extends along the Lily Bay Road to Kokadjo, then one mile east along the northern side of First Roach Pond. Power is available for two miles along the south side First Roach Pond on the Frenchtown Road.

IX. J. 6. Waste Disposal

Solid wastes for the townships within the Plan Area are handled by five different facilities. The following table shows the number of lots proposed for each township, and the total number of proposed lots that would send solid waste to each facility.

Table 17: Proposed Lots and Servicing Waste Facilities

# Proposed Units	County	MCD	Landfill/Transfer Station
44	Somerset	Indian Stream Township	Caratunk/Forks Waste Facility
44		Total Caratunk/Forks Waste Facility	
79	Somerset	Long Pond Township	Jackman Transfer Station
79		Total Jackman Transfer Station	
35	Somerset	Big W Twp., NBKP	Rockwood Transfer Station
34	Somerset	Brassua Township	Rockwood Transfer Station
59	Somerset	Rockwood Strip East	Rockwood Transfer Station
51	Somerset	Rockwood Strip West	Rockwood Transfer Station
2	Somerset	Sandbar Tract	Rockwood Transfer Station
10	Somerset	Sandwich Academy Grant	Rockwood Transfer Station
14	Somerset	Sapling Township	Rockwood Transfer Station
159	Somerset	Taunton & Raynham Academy Grant	Rockwood Transfer Station

# Proposed Units	County	MCD	Landfill/Transfer Station
364		Total Rockwood Transfer Station	
82	Piscataquis	Beaver Cove	Greenville Landfill
192	Piscataquis	Big Moose Township	Greenville Landfill
50	Piscataquis	Bowdoin College Grant West	Greenville Landfill
324		Total Greenville Landfill	
164	Piscataquis	Lily Bay Township	Piscataquis Cty Recycling and Transfer Station
164		Total Piscataquis County Recycling and Transfer Station	

The Caratunk/Forks Waste Facility is a landfill. At the existing level of use, it is estimated that the landfill has 10 years of capacity left.

The Jackman Transfer Station hosts a recycling facility and accepts tires, brush, and furniture for a fee. The Jackman Comprehensive Plan states that no expansion or improvements are anticipated for the Transfer Station. The Town also has a septage disposal site. This has operated since 1993, and has years of capacity remaining.

The Greenville Landfill serves roughly 2,000 people now. At the current level of use, the landfill is estimated to have 26 years of capacity left. Greenville also has a recycling center that accepts cardboard, mixed paper, newsprint, glass, tin and aluminum, as well as #1 and #2 plastics. The Recycling Center is part of the Maine Resource Recovery Association in Bangor, which acts as broker. The Association finds buyers for the collected material and arranges transportation. Finally, Greenville has a septic disposal site, located in Moosehead Junction, on State-owned land. Beaver Cove is the only area within the Plan Area that sends septage to this facility. Otherwise, septage from the Unorganized Territory has to be trucked to Plymouth.

The Piscataquis County Recycling and Transfer Station is located off the Lily Bay Road. This facility serves Lily Bay Township, Frenchtown Township, Days Academy Grant, Shawtown Township, Spencer Bay Township, and T1 R12 in the Plan Area. Wastes collected here are sent to the waste facility in Norridgewock.

IX. J. 7. Schools

Public schools in the region lie outside, but immediately adjacent to, the Plan Area, in Greenville, Jackman, and Rockwood. Jackman and Greenville have schools for grades K through 12. Rockwood also has its own elementary school and sends older children to school in Greenville. School-aged children that are residents within the Plan Area would be sent to one of these schools.

The Superintendent of Schools decides which school each child should attend. Historically, however, students residing in Long Pond Township have been sent to Forest Hills Consolidated School in Jackman. In 2004, the school had seven students from Long Pond, and a total of 16 students from the Unorganized Territories (the other 9 students were from townships outside the Plan Area). There were a total of 38 students from the townships and plantations within the Plan Area that attended school in Greenville in 2004. The following table shows where these students came from and how many students came from each MCD.

Table 18: Students from the UT Attending Greenville Schools

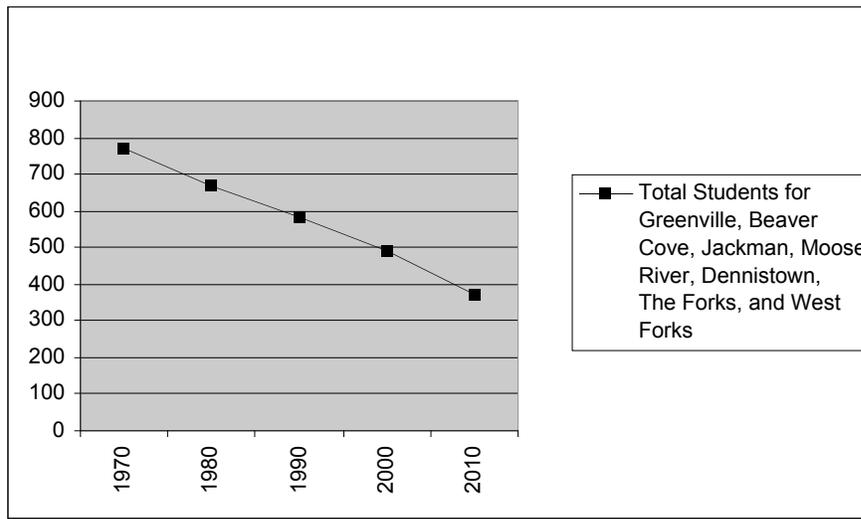
Sending Town/Twp.	# of Students
Beaver Cove	7
Big Moose Twp	2
Harfords Point Twp	2
Lily Bay Twp	1
Moosehead Jct Twp	9
Rockwood Plt	19
Shirley	7
Total Enrollment	47

The public school census figures for the region have been declining over the past 30 years. Compared with 1970, the 2000 school census was 38% lower in Greenville and Jackman. The region as a whole has seen a 35% decline in student enrollments over this period (see Table 19 and Figure 6).

Table 19: Public School Census

TOWN	1970	1980	1990	2000	2010*
Greenville	478	378	316	297	201
Beaver Cove	0	9	0	6	2
Jackman	219	194	158	135	140
Moose River	44	56	56	50	24
Dennistown Plt.	11	6	14	5	3
The Forks Plt.	3	12	7	3	1
West Forks Plt.	17	15	8	3	3
Total Students	772	670	559	499	374
*Projected					

Figure 6: Regional School Population, Actual and Projected



Source: Maine State Planning Office, December, 2003

IX. J. 8. Fire Control

Fire control in the Plan Area is covered either by the Maine Forest Service’s Forest Protection Division (for forest fires) or the closest fire department (for structural fires). Jackman, Greenville and Rockwood all have fire departments.

IX. J. 8. (a) Maine Forest Service

The Maine Forest Service maintains the Moosehead District office in Greenville. It is staffed by three full-time Forest Rangers and one Field Supervisor. During the winter months, satellite station rangers at Pittston Farm and Chesuncook Lake are relocated to Greenville. The district office maintains one each of an industrial tractor, hose truck, equipment truck, engine truck, 16-foot boat and trailer, and snowblower. They also have two ATVs, two canoes, two snowmobiles, and three generators.

IX. J. 8. (b) Greenville

The Moosehead Lake Fire Department contracts to cover Beaver Cove, Frenchtown Township, Lily Bay Township, and Big Moose Township within the Plan Area. The Department will also respond to fires on the east side of Moosehead Lake north of Kokadjo and east to Katahdin Iron Works and bills Piscataquis County for the service.

The Department has two pumper trucks, one ladder truck, one water tender, a rescue van, and an ATV rescue vehicle with a 90-gallon tank for brush fires. It is staffed by 25 volunteers, including two Assistant Chiefs and two Captains.

IX. J. 8. (c) Jackman-Moose River

The Fire Department in Jackman is jointly owned by Jackman and Moose River. The Department contracts to cover five unorganized townships, including Long Pond within the Plan Area, and has mutual aid agreements with towns and unorganized areas as far away as West

Forks Plantation. All other emergency responses are billed to Somerset County. Nineteen volunteer firefighters currently staff the department.

The Fire Department building is 20 years old and houses one 1997 pumper truck, one 1990 pumper/tanker truck, a 1993 rescue utility van, a 1970 Jeep fitted with a small pump and tank, and a snowmobile trailer with rescue sleds. The Department recently purchased a thermal imaging camera.

IX. J. 8. (d) Rockwood

The Rockwood Fire Department is located on Route 15 in Rockwood Strip East, just south of Rockwood Village. The Department covers the territories on the western shore of Moosehead Lake and the Brassua Lake area. It is staffed by an association of 14 paid volunteers. While the Department's building and equipment are owned by the County, the operation of the Department is run by the association.

Rockwood has a 1999 pumper truck, and an army truck fitted with a pump for brush fires. They have a used 1994 ambulance that serves as a utility support vehicle, and a new ATV rescue system.

IX. J. 9. Law Enforcement

Law enforcement in the region of the Plan Area is provided through a variety of means. The State Police, Piscataquis and Somerset County Sheriffs, US Border Patrol, DIF&W game wardens and Greenville Police Department all share and coordinate law enforcement duties in the region. Most calls for law enforcement within the Plan Area, however, are answered by the County Sheriff's Departments which cover the areas of their respective counties outside of the municipalities with their own police departments.

IX. J. 9. (a) Somerset and Piscataquis County Sheriff's Departments

The Somerset County Sheriff's Department in Skowhegan consists of five full-time and enough part-time officers to complete 24-hour shift coverage. There are two full-time Administrative Supervisors and three full-time Investigators, as well as a secretary, receptionist, network analyst, and Community Resource Officer. Part-time officers rotate shifts in order to provide 24-hour coverage. The Regional Communications Center, which fields E911 calls, is also located in the Courthouse and staffed by the Sheriff's Department.

The Department operates out of the County Correctional Facility and Courthouse. Each full-time officer has an assigned vehicle, and there are two back-up vehicles for part-time officers. These officers serve the Plan Area within Somerset County which includes all the area west of Moosehead Lake, with the exception of Big Moose Township.

The Piscataquis County Sheriff's Department is located in Dover-Foxcroft. This Department has seven full-time and as many part-time officers, two full-time Administrative Supervisors, and five full-time Investigators. Part-time officers rotate shifts in order to provide 24-hour coverage. These officers serve the Plan Area within Piscataquis County which includes all the area east of Moosehead Lake and Big Moose Township. Each full-time officer has an assigned vehicle, and there are two back-up vehicles for part-time officers.

IX. J. 9. (b) State Police

State Police are also headquartered in the county seats of Skowhegan and Dover-Foxcroft. State Troopers patrol all areas of the state that do not have their own police departments. Troop C in Skowhegan, and Troop E in Orono, cover the Plan Area. Troop C covers all of Somerset and Franklin counties, as well as the northern portion of Kennebec County and I-95 from Augusta to Newport. The Troop consists of one lieutenant, three sergeants, 23 troopers and one secretary.

Troop E covers all of Penobscot and Piscataquis counties, as well as I-95 from Newport to Sherman. The Troop has one lieutenant, three sergeants, 24 troopers and one secretary. Five of these troopers, including one Supervisor, three Troop Investigators, and one patrolman, are assigned to serve northern Piscataquis and Penobscot counties, including the parts of the Plan Area in Piscataquis County. The barracks in Orono also houses the Regional Communications Center which operates the E911 system. The Communications Center has 11 emergency communications specialists, one mechanic, and one radio technician.

IX. J. 9. (c) Game Wardens

The Bureau of Warden Service is part of the Maine Department of Inland Fisheries and Wildlife. Game wardens are empowered by the legislature to enforce hunting and fishing regulations, and those pertaining to the operation of snowmobiles, watercraft and ATVs. Wardens also perform search and rescue operations and collect data for use by the MDIF&W. However, wardens are also certified law enforcement officers and assist the State Police and County Sheriffs in policing more remote areas of the state. In the Moosehead region, game wardens are often the most visible face of law enforcement.

The Greenville office of the Warden Service employs 18 wardens and three sergeants who cover the area from Millinocket to Bingham. The part of the Plan Area east of Moosehead Lake includes three warden districts, with two sergeants. The Plan Area west of Moosehead Lake includes parts of four warden districts, with one sergeant. The Service maintains an aircraft and airboat (used during poor ice conditions) at Greenville, as well as snow sleds and ATVs in order to access remote areas for rescue operations. They also have a dive team that responds to drownings.

IX. J. 9. (d) The Greenville Police Department

The Greenville Police Department has one chief, one corporal, and seven to nine part-time reserve officers. The Greenville Department contracts with Beaver Cove to respond to calls there. Police officers are on duty from 7 am to 1 am, after which calls for assistance go to the County Sheriff's Department.

The Greenville Police Department is housed in the new municipal building. The Department owns a 2004 pickup truck and a State Police cruiser. They also have equipment for conducting sobriety tests.

IX. J. 9. (e) US Border Patrol

The US Border Patrol has a headquarters in Jackman, and they are empowered to back up police and emergency personnel, if needed. The Border Patrol will soon be stationed in a new facility on Route 6/15, near the junction with Route 201.

IX. J. 10. Health Services Facilities, Rescue

Emergency 911 calls for fire, police, or rescue service from anywhere within Somerset and Piscataquis Counties go to the County Sheriffs' offices. Dispatchers there determine which service to call. Because the warden service is responsible for search and rescue statewide, they are often the people who coordinate rescues in inaccessible locations.

LifeFlight is a medical helicopter evacuation service offered throughout the state, with one helicopter based in each of Bangor and Lewiston. Eastern Maine Healthcare and Central Maine Healthcare operate the service. Response times to the Plan region are between 60 and 90 minutes. While this service is an important tool for getting critically injured people in remote areas to hospitals with appropriate facilities, its use is limited in inclement weather and where there are no landing sites.

Jackman Region Health Center provides ambulance service, urgent care, wellness programs, and a residential nursing facility for all of northern Somerset County. Urgent care stabilizes patients until they can be transferred to the nearest emergency treatment center, which is in Skowhegan. The facility includes an 18-bed nursing home, doctor's office, lab and x-ray lab, a pharmacy, and teleconferencing capability. The Health Center employs about 40 people, including two doctors, three nurses, five full-time nurse's aides, and several part-time aides. The Center is affiliated with Maine General Hospital in Waterville.

The ambulance service in Jackman is operated by volunteers, including seven Emergency Medical Technicians and five certified First Responders. They use two ambulances that are maintained by the Jackman Region Health Center. The ambulance service receives approximately 100 to 120 calls annually.

Charles A. Dean Memorial Hospital in Greenville is a 14-bed acute care facility. Most use of the hospital is for outpatient care and short-term inpatient care. Patients needing longer-term care are transferred to Eastern Maine Healthcare in Bangor. The hospital operates a 36-bed nursing home, and is affiliated with the Norumbega Medical Center. With approximately 150 full-time employees, the hospital is Greenville's largest employer. The Norumbega Medical Center employs three doctors and one physician's assistant. The Hospital offers a full range of services, including limited surgical services.

CA Dean Hospital has three ambulances with 20 volunteers that respond to calls from as far away as Long Pond and Rockwood, from as far north as Kokadjo, and the eastern townships of the Plan Area. They will soon have a CAT scanner, expanding their diagnostic capabilities. The hospital is in the middle of a \$3.3 million capital campaign that will pay for the construction of 12 new offices. An additional \$2.3 million is being sought for make upgrades to emergency and operating rooms, and to meet privacy standards.

At current use rates, the hospital is only operating at 40% of capacity. The facility is licensed for 11 additional beds, and can manage more than three times the emergency visits than it currently handles.

IX. K. Existing Zoning

LURC’s regulatory authority and responsibility is defined by Maine law. Policy direction is set by the Comprehensive Plan, which is revised periodically. Land uses are controlled by regulations shaped by zoning. The zoning districts themselves are primarily based on natural resources. The three principal zoning districts – Development, Management, and Protection districts – currently regulate land uses in the Plan Area and beyond.

Development, management, and conservation decisions in the Moosehead region are controlled by these zoning districts, or subdistricts, since each of the three zones is broken into appropriate subzones or subdistricts. All of the relevant Development (D), Management (M), and Resource Protection (P) subdistricts are listed below.

The extent of each of the Development and Management districts within the Plan Area is not known, but it’s estimated that 60,000 acres or 15% of the Plan Area is in Protection Districts (including the Great Pond subdistricts in which development is allowed with a permit).

Table 20: LURC’s Protection, Development, and Management Zones

Protection Zones	Notes
Wetland Zone (P-WL)	Encompasses all submerged lands and other areas meeting wetland criteria.
Great Pond Zone (P-GP)	Applies to a 250 foot wide strip around all lakes and ponds greater than 10 acres in size. There are about 52 such lakes and ponds in the Plan Area.
Wildlife Habitat Zone (P-FW)	Covers important deer winter shelter areas and other significant fisheries and wildlife habitat.
High Mountain Area Zone (P-MA)	Covers all mountainous areas above 2,700 feet elevation.
Recreation Zone (P-RR)	Covers areas along existing hiking trails (such as the Appalachian Trail) as well as around unspoiled, remote fishing ponds and other areas of recreational significance.
Soils and Geology Zone (P-SG)	Covers areas of steep slopes and unstable soils.
Flood Prone Zone (P-FP)	Covers areas within the 100 year frequency flood.
Aquifer Zone (P-AR)	Covers important ground water resources.
Unusual Area Zone (P-UA)	Applies to unusually significant scenic, historic, scientific, recreational and natural areas not adequately protected by other zoning.
Resource Plan Zone (P-RP)	Permits landowners to develop their own resource management plan for an area. There are two approved P-RP plans in the Moosehead region: Plum Creek’s First Roach Pond plan and the Moosehead Wildlands plan on Brassua Lake.
Shoreland Zone (P-SL)	Protects shorelands of rivers and streams, ocean, and small ponds.
Development Zones	
Residential Development Zone (D-RS)	Covers areas around existing patterns of residential development. The primary locations are Rockwood, Harfords Point, and Beaver Cove as well as the shoreland of the more developed lakes such as Moosehead, Long Pond, Brassua, Upper Wilson, and Prong Pond.
General Development Zone (D-GN)	Covers areas around existing patterns of mixed, residential and small scale, commercial development, such as at Rockwood, Beaver Cove, and Kokadjo.
Commercial and Industrial Development	Covers areas proposed for major commercial or industrial

Protection Zones	Notes
Zone (D-CI)	development, such as the recently zoned 90-acre site near the rail-line west of Route 15.
Planned Development Zone (D-PD)	Provides for special planned developments.
Management Zones	
General Management (M-GN)	Covers the rest of the Plan Area, where forest (and agricultural) activities are allowed and encouraged without significant restriction.

The existing development zones are shown on the Land Use Guidance Maps in Part VIII.

IX. L. Development in the Region Today

Growth and development throughout the greater Moosehead region has responded to changing conditions in the economy, wood harvesting, ease of access, and markets for seasonal homes. First, woodsmen followed the waterways to fell lumber and settle in places like Jackman, Rockwood, and Greenville. Isolated farms were then established to feed both horses and men working the woods (Pittston Farm is an example of a farm that was run by Great Northern Paper Company to feed its crews and horses). Railroads were the next to penetrate these parts to serve the lumber industry and bring tourists to resorts and sporting camps. Then, as the road network expanded after the river log drives were discontinued, access by car expanded, and the region witnessed increasing leased lot creation (by the large timberland owners) and subdivision.

Geographically, growth in the region has tended to follow the major roads and shorelines. More recently, the region has seen large subdivisions and/or concept plans. There are several large subdivisions in the region of the Plan Area. Some of these subdivisions have not been fully developed yet, but will represent relatively dense development when fully built out. These are:

In Greenville:

Rum Ridge, on Lower Wilson Pond, is a 95-lot subdivision of lots between 1/2 and 4 acres. The entire subdivision is 300 acres, with half in commonly-owned open space. Approximately 50 lots have houses on them.

In Frenchtown:

An estimated 136 lots have been created through seven subdivision approvals in Frenchtown, the latest being the 89-lot First Roach Pond Concept Plan. Only three of these lots were adjacent to the Roach River; the rest are on First Roach Pond. Approximately 20% of the Concept Plan lots have been built on. Since 108 camps on the lake pre-date the Concept Plan, probably all the other subdivision lots are built on.

Beaver Cove:

The Huber Lumber Corporation created a subdivision at Beaver Cove in 1950s. Current tax maps show over 330 lots here, 148 of which are along the shore of Moosehead Lake. The shorefront lots are an estimated average of 1/2-acre each, while the backlots range in size from an estimated 4 to 20 acres.

Moxie Gore Township:

The Land Use Regulation Commission approved a subdivision for 102 lots in Moxie Gore (just southwest of Indian Pond) in 1993. The entire township (12,724 acres) is subdivided into over 240 lots that average about 53 acres each.

In Tomhegan Township:

There are two areas of large-lot divisions in Tomhegan that were created before the 40-acre exemption to the subdivision regulations was closed. One, in the northwest corner of the township, contains about 34 lots; the other consists of about 55 lots and occupies the entire area of Toe-of-the-Boot.

The Brassua Lake Concept Plan went into effect in 2004. This plan allows the creation of a total of 64 lots on 329 acres, for an average density of 5.1 acres per lot. Densities range from 2 acres per unit to 27.

Other substantial lot divisions have been created in Lily Bay/Tussle Lagoon (25 lots), Rockwood (39 lots), and Attean (80 lots, through the Attean Concept Plan). There has been condo development at Big Moose Mountain and various smaller subdivisions as well.

The net result of this development activity, including incremental lot creation (as well as development in the service center communities of Jackman and Greenville) is illustrated on the Existing Development Map. The map shows existing development and the so-called 40-acre subdivisions. As the map shows, almost all this development has occurred on land just outside the Plan Area. In fact, there are only 30 lease lots within the Plan Area, as shown in Table 21: Existing Camps Within the Plan Area.

Table 21: Existing Camps Within the Plan Area

Township	Pond	# of Camps
Beaver Cove	Pong Pond	3
Beaver Cove	Mud Pond	1
Big Moose	Moosehead	1
Big Moose	Moose Brook	1
Bowdoin College East	Horseshoe Pond	1
Bowdoin College West	Lower Wilson Pond	1
Chase Stream Twp.	Tobey Pond	1
Chase Stream Twp.	Indian Pond	2
Chase Stream Twp.	Chase Stream Pond	1
Chase Stream Twp.	Ellis Pond	2
Chase Stream Twp.	N/A	2
Frenchtown Twp.	First Roach Pond	2
Indian Stream	Indian Pond	1
Indian Stream	N/A	2
Rockwood Strip West	Demo Pond	1
Sandwich Academy	Brassua Lake	1
Soldiertown Twp.	N/A	2

Squaretown	N/A	1
Taunton and Raynham	N/A	2
Thorndike	Luther Pond	1
Thorndike	Fish Pond	1
Total		30

These camps were built for seasonal use and are still primitive, remote structures with no utilities or foundations. Table 22: Existing Development in the Plan Area and Region breaks down the existing structures in the region. These figures are derived from 2003 and 2004 Maine Revenue Services data, the 2000 housing census figures, and LURC building permit data. The latter were used to update 2003 tax data to account for new buildings constructed in 2004. The census data were used for Jackman and Moose River, and were not updated to 2004. When tax information was used, every lot that had a building value of \$1,000 or more was counted as having one structure.¹⁴ To the extent there are multiple structures on single lots, these structures were not counted.

Table 22: Existing Development in the Plan Area and Region

Plan Area MCDs	
Township	Total Existing Structures, as of 2004
Beaver Cove	232
Big Moose	31
Big W	50
Bowdoin College Grant East	3
Bowdoin College Grant West	25
Brassua	1
Chase Stream	29
Day's Academy Grant	14
Elliotsville Twp.	161
Frenchtown	143
Indian Stream Twp.	11
Kokadjo/Smithtown	2
Lily Bay	141
Long Pond	90
Misery Gore	0
Misery Twp.	1
Rockwood Strip East	381
Rockwood Strip West	2
Sandbar Tract	31
Sandwich Academy Grant	0
Sapling	30
Shawtown	12
Soldiertown	3
Spencer Bay	5
Squaretown Twp.	6
T1 R12 WELS	10
Taunton & Raynham	116
Thorndike	2

Other Townships Bordering Moosehead Lake	
Township	Total Existing Structures, as of 2004
East Middlesex	3
Harfords Point	155
Kineo Twp.	21
Little W	20
Moosehead Jct.	145
Moosehead Lake islands	68
Northeast Carry	112
Seboomook	23
Tomhegan	221
Total	768

Organized Towns Bordering Plan Area	
Township	Total Existing Structures, as of 2004
Greenville	1,271
Jackman	585
Moose River Twp.	122
Total for Organized Towns	1,978

Regional Total	4,278
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¹⁴ Although the \$1,000 threshold seems low, it is known that some cabins are assessed at this level.

West Middlesex Canal Grant	0
Plan Area MCDs Total	1,532

These structures are, for the most part, seasonal dwellings. Jackman’s and Greenville’s Comprehensive Plans report that approximately 65% of their housing stock is seasonal dwellings. However, the percentage in the Unorganized Territories is significantly greater. Although a census of the seasonal versus year-round houses has not been conducted for LURC’s jurisdiction, it is estimated that up to 90% of the structures in the region are seasonal camps or houses.

IX. M. Residential Development Trends and Potential

IX. M. 1. Benchmarks to Evaluate the Plan

It is important to put the development proposed in the Plan into the context of historical levels of development within the region as a whole. The “historical rate of development” gauges the degree to which proposed development exceeds, or does not exceed, the past rate of development. In order to understand this context fully, past development rates need to be examined.

IX. M. 2. Defining the Analysis Region

In defining the region to analyze the residential development trends, several factors deserve consideration. The overall goal is to compare the amount of proposed development with what has occurred historically, but also to see where development has occurred, and to what degree. MCDs outside of Plum Creek’s ownership are included in the analysis, since the vast majority of Plum Creek land has been managed exclusively for forestry, and neither Plum Creek, nor its predecessors, have taken advantage of the "40-acre" or "2-in-5" exemptions that allow (or did allow) unregulated subdivision. It hardly makes sense to compare the Plan Area to itself, as this does not take into account the fact — already established since the last Comprehensive Land Use Plan — that the Moosehead region is one of the fastest growing regions in LURC jurisdiction. MCDs outside LURC jurisdiction, however, are not included, since these are not subject to the same zoning regulations as unorganized townships and would include areas where one would expect concentrated development (as in the Greenville and Jackman service centers).

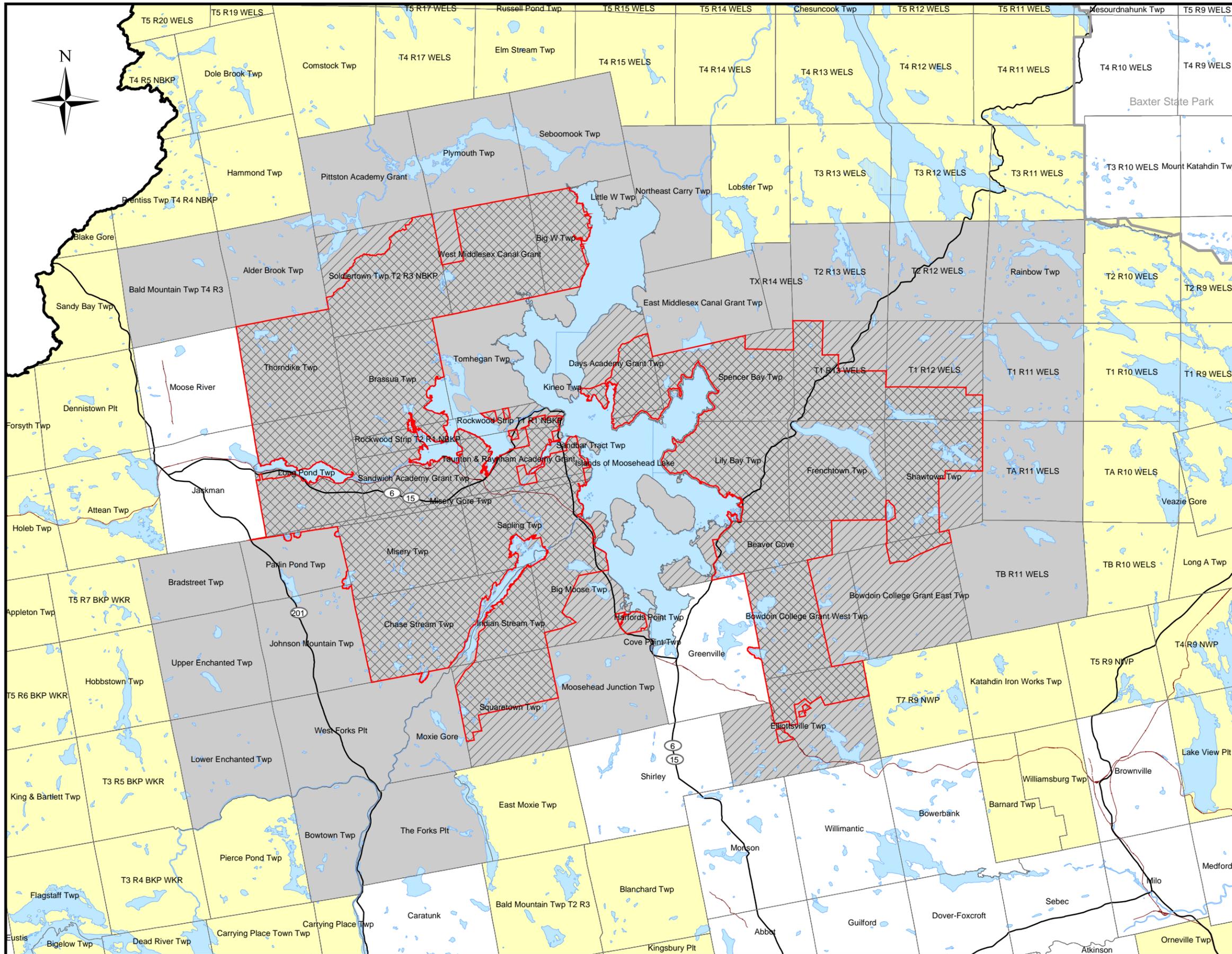
On the other hand, the planning region lies on the edge of LURC jurisdiction and along major roads (Routes 201, 6/15, and the Lily Bay Road). Access by public road is one of the features that tend to characterize development. Furthermore, it is the stated policy of LURC in its Comprehensive Land Use Plan to direct development to the “fringe,”¹⁵ and thus one might expect a greater level of development here, compared to areas more to the interior of the jurisdiction. Consequently, the analysis region has been defined as:

1. The MCDs within LURC jurisdiction and which encompass the Plan Area;

¹⁵ See page 133 of the Comprehensive Land Use Plan.

2. One MCD within LURC jurisdiction beyond the Plan Area (including the islands of Moosehead Lake); and
3. MCDs on both sides of Route 201.

Following is a list of the MCDs included in the analysis of historic development trends. The analysis region is depicted on Map 8: Historical Development Analysis Areas.



Historical Development Analysis Areas

CONCEPT PLAN for PLUM CREEK'S LANDS in the MOOSEHEAD LAKE REGION

Legend

-  Plum Creek Ownership Subject to Concept Plan
-  Plan Area MCDs
-  Analysis Region
-  Other Land in LURC Jurisdiction

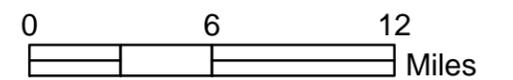


Table 23: MCDs within the Analysis Plan Area and Region

Plan Area		
Tract, Range	Name	County
TA2 R13 & 14 WELS	Beaver Cove	Piscataquis
T2 R6 BKP EKR	Big Moose Twp.	Piscataquis
	Big W Twp., NBKP	Somerset
T3 R10 NWP	Bowdoin College Grant East	Piscataquis
T8 R10 NWP	Bowdoin College Grant West	Piscataquis
T2 R2 NBKP	Brassua Twp.	Somerset
T1 R6 BKP WKR	Chase Stream Twp.	Somerset
	Days Academy Grant	Piscataquis
	Elliotsville Twp.	Piscataquis
TA R13 WELS	Frenchtown Twp.	Piscataquis
T1 R6 BKP EKR	Indian Stream Twp.	Somerset
T1 R13 WELS	Kokadjo/Smithtown Twp.	Piscataquis
TA R14 WELS	Lily Bay Twp.	Piscataquis
T3 R1 NBKP	Long Pond Twp.	Somerset
	Misery Gore	Somerset
T2 R7 BKP WKR	Misery Twp.	Somerset
T1 R1 NBKP	Rockwood Strip East	Somerset
T2 R1 NBKP	Rockwood Strip West	Somerset
	Sandbar Tract	Somerset
T2 R1 NBKP	Sandwich Academy Grant	Somerset
T1 R7 BKP WKR	Sapling Twp.	Somerset
TA R12 WELS	Shawtown Twp.	Piscataquis
T2 R3 NBKP	Soldiertown Twp.	Somerset
T1 R14 WELS	Spencer Bay Twp.	Piscataquis
T2 R5 BKP EKR	Squaretown Twp.	Somerset
T1 R1 NBKP	Taunton & Raynham Academy Grant	Somerset
T3 R2 NBKP	Thorndike Twp.	Somerset
T1 R3 NBKP	West Middlesex Canal Grant	Somerset
T1 R12 WELS	T1 R12 WELS	Piscataquis

Additional MCDs in Analysis Region		
Tract, Range	Name	County
T3 R3 NBKP	Alder Brook Twp.	Somerset
T4 R3 NBKP	Bald Mountain Twp.	Somerset
T1 R4 BKP WKR	Bowtown Twp.	Somerset
T4 R7 BKP WKR	Bradstreet Twp.	Somerset
	Cove Point Twp.	Piscataquis
	Deer Island	
	East Middlesex Canal Grant	Piscataquis

Additional MCDs in Analysis Region		
Tract, Range	Name	County
	East Moody Island	
	Farm Island	
	Harfords Point Twp.	Piscataquis
T2 R6 BKP WKR	Johnson Mtn.	Somerset
	Kineo Twp.	Piscataquis
T3 R5 BKP EKP	Moosehead Jct. Twp.	Piscataquis
	Little W Twp.	Somerset
T2 R5 BKP WKR	Lower Enchanted Twp.	Somerset
	Masterman Island	
	Moose Island	
T1 R5 BKP EKR	Moxie Gore	Somerset
	Northeast Carry Twp.	Piscataquis
T3 R7 BKP WKR	Parlin Pond Twp.	Somerset
T2 R4 NBKP	Pittston Academy Grant	Somerset
T1 R4 NBKP	Plymouth Twp.	Somerset
T2 R11 WELS	Rainbow Twp.	Piscataquis
	Sand Bar Island	Somerset
	Seboomook Twp.	Somerset
T2 R5 BKP EKR	Squaretown Twp.	Somerset
	Sugar Island	
	The Forks Plt.	Somerset
T1 R2 NBKP	Tomhegan Twp.	Somerset
T3 R6 BKP WKR	Upper Enchanted Twp	Somerset
	West Forks Plt.	Somerset
T1 R11 WELS		Piscataquis
T2 R12 WELS		Piscataquis
T2 R13 WELS		Piscataquis
TA R11 WELS		Piscataquis
TB R11 WELS		Piscataquis
TX R14		Piscataquis

IX. M. 3. New Dwellings in the Region Since 1975

One way of assessing the amount of development that has occurred in the MCDs of the Plan Area and in the region is to look at the number of *building permits* that LURC has issued for the area over the same timeframe as that of the Plan. While Plum Creek does not propose to build houses through this Plan, it is prudent to assume that, eventually, all of the lots that are created through this Plan will have dwellings built on them, and residential growth and its impacts are two of the issues that LURC is most concerned with.

The following analysis is based on an examination of the LURC building permit data from 1975 to 2004, i.e., a 30-year period that equals the timeframe of this Plan. Building permits are issued for purposes other than just building new dwellings. This analysis is based on approved permits and amendments where the description of the activity permitted indicates a new dwelling. This includes seasonal as well as year-round homes, trailers, and bunkhouses. Excluded from the analysis are all permits that were approved for additions, changes in dimensions, relocations, new septic systems, reconstructions, non-residential buildings, time extensions, and changes in ownership.

The analysis has also interpreted permit amendments conservatively. Sometimes amendments in the database include a description of the approved activity that describes a permanent residence, but do not note whether the permit is for new construction under the “New Construction” heading. There are also amendments that give no description of the permitted activity and no indication of whether new construction was approved. In these cases, it was assumed that there was no new dwelling approved. Finally, there are a few cases where a camper was approved in the original permit, and a permanent dwelling was approved in an amendment. In these cases, it was assumed that the permanent dwelling replaced the camper as a residence, and the residence was not counted as a new dwelling. Finally, as this analysis is based on approved permits only, any dwellings built without an approved permit are not counted. Thus, the analysis may undercount the number of new residences in the region.

The following table indicates that new dwelling development has varied widely throughout the region. Nearly one quarter of all the new dwellings have occurred in only two townships: Beaver Cove and Upper Enchanted. Including Tomhegan, Rockwood Strip East, and Elliottsville accounts for half of the new dwellings in the region. Adding another six townships (Moxie Gore, Lily Bay, West Forks Plt., Long Pond Twp., The Forks Plt., and Frenchtown Twp.) accounts for three quarters of the new dwellings. Ninety percent of the region’s new residences are located in 17 MCDs.

Table 24: Number of Approved New Dwellings in the Region, 1975-2004

Location	Total # New Residences per MCD	% of All New Residences	Combined Total % of All Residences
Beaver Cove	138	12%	12%
Upper Enchanted Twp.	115	10%	23%
Tomhegan Twp.	109	10%	33%
Rockwood Strip East	105	9%	42%
Elliottsville Twp.	81	7%	50%
Moxie Gore Twp.	68	6%	56%
Lily Bay Twp.	50	5%	60%
West Forks Plt.	46	4%	64%
Long Pond Twp.	43	4%	68%
The Forks Plt.	43	4%	72%

Location	Total # New Residences per MCD	% of All New Residences	Combined Total % of All Residences
Frenchtown Twp.	42	4%	76%
Harfords Point	40	4%	80%
Northeast Carry Twp.	36	3%	83%
Taunton & Raynham Academy Grant	30	3%	86%
Rockwood Strip West	20	2%	87%
Moosehead Junction Twp.	17	2%	89%
Kineo Twp.	16	1%	90%
Big W Twp.	15	1%	92%
Big Moose Twp.	13	1%	93%
Little W Twp.	12	1%	94%
T2 R13 WELS	10	1%	95%
Days Academy Grant Twp.	6	1%	95%
Sandbar Tract Twp.	6	1%	96%
Bowdoin College Grant West Twp.	5	0%	96%
Lower Enchanted Twp.	4	0%	97%
Kokadjo/Smithtown	3	0%	97%
Parlin Pond Twp.	3	0%	97%
Sapling Twp.	3	0%	98%
Seboomook Twp.	3	0%	98%
Squaretown Twp.	3	0%	98%
TB R11 WELS	3	0%	98%
Chase Stream Twp.	2	0%	99%
Johnson Mountain Twp.	2	0%	99%
Spencer Bay Twp.	2	0%	99%
Sugar Island	2	0%	99%
Alder Brook Twp.	1	0%	99%
Bowdoin College Grant East Twp.	1	0%	99%
East Moody Island	1	0%	99%
Misery Gore	1	0%	99%
Pittston Academy Grant Twp.	1	0%	100%
Rainbow Twp.	1	0%	100%
Sand Bar Island	1	0%	100%
Shawtown Twp.	1	0%	100%
T1 R11 WELS	1	0%	100%
TA R11 WELS	1	0%	100%
Bradstreet	0	0%	100%
Brassua Twp.	0	0%	100%

Location	Total # New Residences per MCD	% of All New Residences	Combined Total % of All Residences
Cove Point Twp.	0	0%	100%
Deer Island	0	0%	100%
East Middlesex Canal Grant	0	0%	100%
Farm Island	0	0%	100%
Indian Stream Twp.	0	0%	100%
Masterman Island	0	0%	100%
Misery Twp.	0	0%	100%
Moose Island	0	0%	100%
Plymouth Twp.	0	0%	100%
Sandwich Academy Grant	0	0%	100%
Soldiertown	0	0%	100%
T1 R12 WELS	0	0%	100%
T1 R13 WELS	0	0%	100%
T2 R12 WELS	0	0%	100%
Thorndike	0	0%	100%
TX R14 WELS	0	0%	100%
West Middlesex Canal Grant	0	0%	100%
Total Over 30 Years	1,106	100%	

Looking at the areas where new dwellings have been developed since 1975, a fairly predictable pattern emerges, but with some notable exceptions. Fifty-five percent of the new dwellings have occurred in the MCDs that border Moosehead Lake. A moderate to high rate of development has stretched west from Rockwood Strip East, through Rockwood Strip West, to Long Pond. Since Long Pond borders on the town of Jackman, has a large lake and easy access via Route 6/15, this is not surprising.

The other area of relatively significant growth in residences is the Forks area, including West Forks Plantation, The Forks Plantation, and Moxie Gore. The Forks area has grown to be a center for rafting companies who have taken advantage of the easy access to two raftable rivers, the Kennebec and the Dead. Seasonal and year-round homes that are rented or used to house staff associated with rafting businesses could explain much of this development. Moxie Gore has been completely subdivided. One hundred and two of those lots were created through a LURC-approved subdivision in 1993.

Beaver Cove, Rockwood Strip East, and Tomhegan have had the greatest level of development on Moosehead Lake. The settlement of Rockwood is older than Greenville, and has always been a locus of development. Rockwood Strip East is where the Moose River connects Brassua and Moosehead Lakes, where Route 6/15 turns west to connect Greenville and Jackman, and is the primary route to Mt. Kineo. Tomhegan borders on both Brassua and Moosehead Lakes, and so has an extraordinary amount of shorefrontage. The development in Beaver Cove was set in motion in the early 1950s when the J.M. Huber Corporation first subdivided its shorefront to sell for recreational lots. Building rates, however, peaked in the late 80s. Beaver Cove has several features that make it a desirable place to build, including frontage on Moosehead Lake and its location near Greenville.

Elliotsville and Frenchtown townships have experienced relatively moderate growth. These townships have Greenville and Beaver Cove between them (areas of high growth or dense development), and have a significant amount of water frontage. In Frenchtown, many of the 42 new dwellings have been located on First Roach Pond, some (possibly 23) as a result of Plum Creek's 2002 concept plan for that lake. In Elliotsville, Lake Onawa and Big Wilson Pond have attracted significant numbers of new dwellings.

Upper Enchanted Township and T2 R13 WELS are the two anomalies. Neither MCD is located adjacent to an organized town or near Moosehead Lake. Upper Enchanted has no paved roads within its borders, relatively little shorefrontage, and its closest border is at least 3 miles from Route 201. There have been a few major subdivisions there, however, and the entire township is now subdivided.

From the south, T2 R13 WELS has access only in its southeast corner by the secondary road from Kokadjo, but Ragged Lake has attracted a fair amount of development activity.

IX. M. 4. Historical Trends of Development in the Region

The number of new dwellings that have been approved by LURC within the region seems to follow different patterns, depending on the time period. The decade of the 70s (1972-1979) saw relatively stable and low-level growth, averaging 21 new dwellings per year (although LURC's

record-keeping at this time was not as complete as it is today). The '80s saw rapid growth in the number of new dwellings, growing from a near-record low of 17 new dwellings in 1980, to near record highs in 1988 and '89 of 59 and 56 new homes, respectively. The average for the decade was 37 new residences per year: a 71% increase over the previous decade.

Since 1990, the rate of growth has fluctuated greatly, falling from the high point in 1990 (75) and reaching a low (25) at the 1970's levels, but averaging 41 residences annually from 1990 to 1999. This represents another 13% increase over the decade of the '80's. Thus, the rate of growth in the region, averaged over the decades, has grown steadily, if unevenly. The number of approved building permits thus far in the current decade indicates that this growth will continue. Accounting for the approved dwellings in the region between 2001 and 2004, the average number per year in the current decade is 45.

The 29 MCDs that encompass the Plan Area make up the heart of the region described above and account for more than half the region's development so, as one would expect, the development trend in the Plan Area MCDs follows roughly the same pattern of development in the region. The following graph shows the growth in development since 1975 for both the region and the Plan Area MCDs.

Figure 7: Development Trends in MCDs of the Plan Area and the Region, 1975-2004

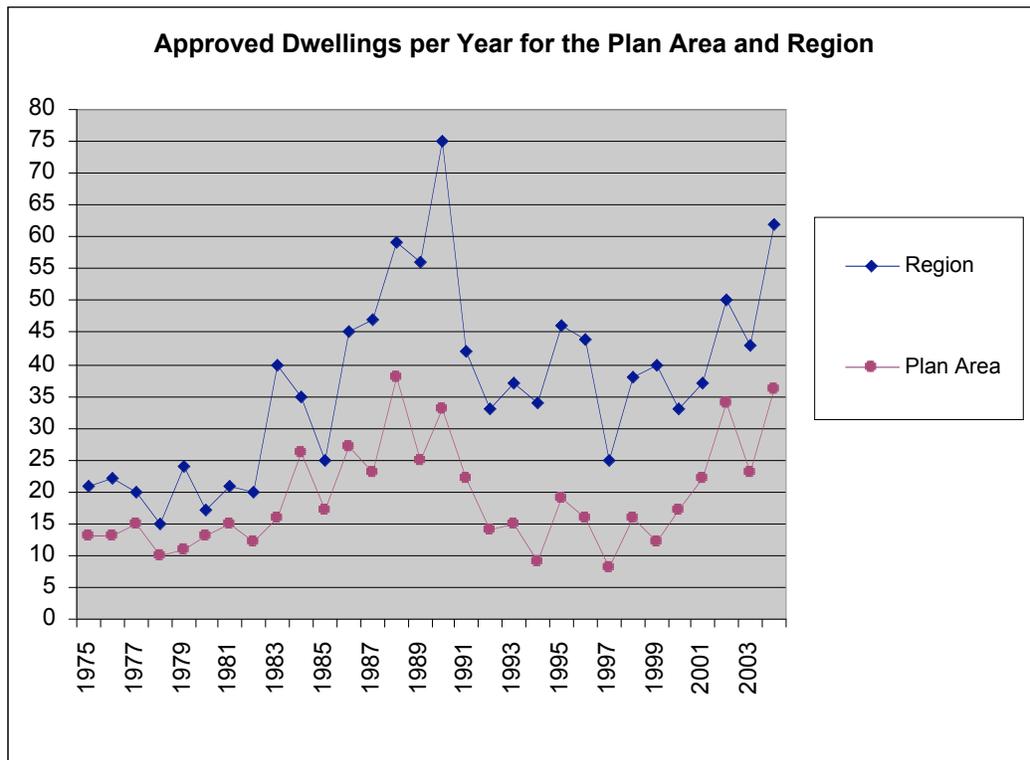


Table 25: Number of New Approved Dwellings in Plan Area and Region, 1975-2004

Year	Region	Plan Area MCDs
1975	21	13
1976	22	13
1977	20	15
1978	15	10
1979	24	11
1980	17	13
1981	21	15
1982	20	12
1983	40	16
1984	35	26
1985	25	17
1986	45	27
1987	47	23
1988	59	38
1989	56	25
1990	75	33
1991	42	22
1992	33	14
1993	37	15
1994	34	9
1995	46	19
1996	44	16
1997	25	8
1998	38	16
1999	40	12
2000	33	17
2001	37	22
2002	50	34
2003	43	23
2004	62	36
30-year total	1,106	570

It is important to remember, however, that the development that has occurred within the 29 MCDs that contain the Plan Area has occurred almost exclusively *outside* Plum Creek's ownership, outside all the state-owned land, and outside any land owned by conservation entities. Plum Creek's land represents 71% of the acreage of these MCDs, but the development in this area has taken place on 14% of the total acreage within the 29 MCDs.

History of Lot Development in the Region

Another way to look at historical development is to determine the number of *lots* that have been created in the region over time. This analysis is pertinent in that this Concept Plan proposes to create lots rather than build residences. Lot creation differs significantly from new dwellings as a measure of development because there have been two ways to create lots that were, or are, outside the regulatory purview of LURC. The "large lot" exemption and the "2-in-5" rule have enabled the creation of new lots without going through LURC's (otherwise) required subdivision review process. Thus, it is not sufficient to look at the number of lots created through approved subdivision permits.

The actual number of new lots that have been created over time is based on an examination of state and local property tax valuation books for townships in the MCDs of the Plan Area, and in the region. The following chart shows the number of lots created in these areas since 1985.

Table 26: Lots Created Between 1985 and 2004 in the MCDs of the Plan Area

Minor Civil Division	Total Lots: 1985	Total Lots: 2004	Total Lots Created
PLAN AREA MCDs:			
Rockwood Strip East & West	433	603	170
Frenchtown Twp.	148	275	127
Elliotsville Twp.	219	303	84
Taunton & Raynham Academy Grant	174	242	68
Long Pond Twp.	142	189	47
Lily Bay Twp.	151	187	36
Big Moose Twp.	35	67	32
Beaver Cove	338	365	27
Sandbar Tract	32	58	26
Days Academy Grant	13	35	22
Chase Stream Twp.	11	26	15
Spencer Bay Twp.	11	21	10
Big W Twp., NBKP	48	54	6
Bowdoin College Grant West	29	34	5
Shawtown Twp.	9	14	5
Kokadjo/Smithtown Twp.	7	11	4
Bowdoin College Grant East	5	8	3
Squaretown Twp.	8	10	2
Indian Stream Twp.	9	10	1
Sandwich Academy Grant	10	11	1
Brassua Twp.	7	7	0
Misery Gore	29	29	0
Misery Twp.	2	2	0
Sapling Twp.	21	21	0
Soldiertown Twp.	11	11	0
Thorndike Twp.	4	4	0
West Middlesex Canal Grant	4	4	0
T1 R12 WELS	12	11	-1
Totals:	1,922	2,612	690

Table 27: Lots Created Between 1985 and 2004 in the MCDs Surrounding the Plan Area

Minor Civil Division	Total Lots: 1985	Total Lots: 2004	Total Lots Created
ADDITIONAL MCDs IN REGION			
Tomhegan Twp.	75	357	282
Upper Enchanted Twp.	6	220	214
Moxie Gore	31	216	185
Harfords Point Twp.	300	340	40
Moosehead Jct. Twp.	75	108	33
Northeast Carry Twp.	103	121	18
T2 R13 WELS	28	44	16
Cove Point Twp.	3	15	12
Kineo Twp.	57	68	11
Johnson Mtn.	26	35	9
Seboomook Twp.	17	26	9
Pittston Academy Grant	2	8	6
Bowtown Twp.	4	9	5
Little W Twp.	5	9	4
Parlin Pond Twp.	37	41	4
Rainbow Twp.	8	11	3
Plymouth Twp.	5	7	2
T1 R11 WELS	1	3	2
TA R11 WELS	1	3	2
TB R11 WELS	6	8	2
Bald Mountain Twp.	3	4	1
Deer Island	6	7	1
Lower Enchanted Twp.	3	4	1
TX R14	1	2	1
Alder Brook Twp.	3	3	0
Bradstreet Twp.	3	3	0
East Middlesex Canal Grant	3	3	0
East Moody Island	1	1	0
Farm Island	1	1	0
Masterman Island	1	1	0
Moose Island	1	1	0
Sand Bar Island	1	1	0
Sugar Island	14	14	0
T2 R12 WELS	5	5	0
	836	1,699	863
Total Number of New Lots Created in Additional MCDs in Region, 1985-2004:			863
Total Number of New Lots Created in the Analysis Region, 1985-2004:			1,553

