



JOHN ELIAS BALDACCI
GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
MAINE LAND USE REGULATION COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0022



PATRICK K. MCGOWAN
COMMISSIONER

May 18, 2007

Virginia E. Davis, Esq.
Preti, Flaherty, Beliveau, Pachios & Haley, LLC
45 Memorial Circle
P.O. Box 1058
Augusta, ME 04332-1058

Luke Muzzy
Plum Creek Maine Timberlands, L.L.C. and Plum Creek Land Company
P.O. Box 297
Greenville, ME 04442

Subject: Status of Plum Creek's 2007 Petition for Rezoning.

Dear Ginger and Luke:

This letter is to inform you that the amended Petition for Rezoning, submitted by Plum Creek and received by LURC on April 27, 2007, is hereby conditionally accepted for processing. Specifically, LURC's acceptance of this Petition is conditional upon receipt by LURC no later than June 1, 2007 of (1) a fully executed copy of the *Amendment to the Conservation Framework Purchase and Sale Agreement*, an unsigned version of which was included in Plum Creek's April 27, 2007 filing in Section 3 of the Plan Description document; and (2) letters from the Bureau of Parks and Lands and the Western Mountains Foundation indicating their willingness to take on the role of easement holder and/or third party holder, listing any contingencies of such agreement, and identifying the organizations' qualifications to hold easements, pursuant to LURC's *Guidelines for the Selection of Conservation Easement Holders* (amended effective 11/10/2004). Based on my phone conversation with Luke on May 17, 2007, I understand that Plum Creek agrees to comply with the above conditions and the June 1 deadline.

As you know, accepting the Petition for processing means that LURC staff believes it has sufficient information to understand the Concept Plan being proposed by Plum Creek, and to begin its formal application review. It does not mean that LURC has sufficient information to hold public hearings on Plum Creek's proposal, or that LURC has made any determination concerning the relevance of the proposed Conservation Framework to Plum Creek's petition. As LURC staff has informed Plum Creek in previous correspondence, we will request additional information of Plum Creek during the review process, and the issue of the proposed Conservation Framework's relevance will be addressed after intervenors have been identified and given an opportunity to comment on the matter. LURC staff will request of Plum Creek, within the next several weeks, additional information which is necessary for LURC to conduct its review. The ability for LURC to process this Petition pursuant to the timetable outlined in my April 12, 2007 letter to Ginger is dependent on strict compliance with all dates established for submitting such additional information.

Should you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,

Agnieszka Pinette, Senior Planner
Planning & Administration Division

XC: File Copy, ZP 707.

Land Use Regulation Commission
Catherine M. Carroll, Director

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