

**RESOURCE PROTECTION PLAN  
AND  
RECREATION MANAGEMENT PLAN  
FOR THE  
LOWER WEST BRANCH OF THE PENOBSCOT RIVER**



Ripogenus Gorge below McKay Station

Effective December 26, 2002

**RESOURCE PROTECTION PLAN  
AND  
RECREATION MANAGEMENT PLAN  
FOR THE  
LOWER WEST BRANCH OF THE PENOBSCOT RIVER**



Little Eddy on the Lower West Branch of the Penobscot

Originally adopted in 1981;  
2002 renewal submitted by Great Northern Paper Company, Great Lakes Hydro America, LLC, Baxter State Park Authority, Chewonki Foundation, and The Nature Conservancy;  
Adopted December 11, 2002 by the Maine Land Use Regulation Commission

Effective December 26, 2002

All photos courtesy of Susan Burns, Land Use Regulation Commission, Maine Department of Conservation

## PREFACE

The Penobscot waterway, including portions of the East and West Branches of the Penobscot River and associated lakes, has long been identified as having exceptional recreational value. In the 1970's, various management schemes were considered to maintain the special character of these areas while allowing continued commercial forestry activities. Federal and State studies undertaken in the late 1970's concluded that the Penobscot was worthy of special protection. In January 1979, the staff of the Land Use Regulation Commission proposed special recreation protection zoning for the corridors of the East and West Branches. Following an extended public hearing on those proposals, Great Northern Paper Company requested that the Commission defer action on the staff proposals. The Commission agreed to give Great Northern the opportunity to voluntarily develop a resource protection plan for the area.

The Land Use Regulation Commission's *Land Use Districts and Standards* provide for a unique alternative to the Commission's customary zones, whereby landowners may propose a resource protection plan for areas such as the East and West Branches of the Penobscot River. If the Commission finds the terms of that plan acceptable, it may apply a P-RP (Resource Plan Protection) District designation instead of the protection or management districts which would otherwise apply. Thereafter, the landowner becomes obligated, for the duration of the plan, to comply with the terms and standards of the approved plan. Terms of the plan can be amended only with both the landowner's and the Commission's consent. The purpose of this technique is to allow for greater flexibility in zoning requirements by enabling landowners to develop their land, while still insuring adequate land use zoning protection in the public interest. The fundamental requirement of this zoning designation is that the resource protection plan incorporate land use standards which, taken as a whole, are at least as protective of the natural environment as those standards which would otherwise be applicable under the Commission's conventional zoning.

Preparing the resource protection plan for the Penobscot River involved extensive negotiations between the Maine Department of Conservation and Great Northern Paper Company. In 1981 an agreement was reached which provided for a donation by Great Northern to the State of Maine of conservation easements pertaining to lands wholly owned along the East and West Branches of the Penobscot and Lobster Lake and Stream (approximately 12 miles of lake frontage and 67 miles of river). The easements were the foundation of the resource protection plan for the waterway. This document represents a proposed renewal and update of the original 1981 plan.

While Great Northern Paper Company was the sole landowner for the areas included in the plan as approved in 1981, there are currently four landowners holding title to the lands along the Lower West Branch in addition to Great Northern Paper, which is still the principal landowner between Ripogenous Dam and Ambajelus Lake: Baxter State Park; Great Lakes Hydro America, LLC; The Nature Conservancy; and Chewonki Foundation.

A summary of the basic elements of the original 1981 plan as well as this proposed resource protection plan for the Lower West Branch of the Penobscot River follows.

## **Conservation Easements**

The two 1981 conservation easements donated by Great Northern Paper to the State of Maine permanently gave up rights to develop the land within 500 feet of the Penobscot River for commercial or residential structures, except those related to the generation of hydroelectric power; timber harvesting; mineral extraction; and the development, in accordance with LURC requirements, of camps and campgrounds on existing lease lots within the easement areas. New roads within the corridor are limited by the conservation easements to those which provide access to roads existing within the corridor; those used in connection with hydropower projects; and realignments and reconstructions of roads and bridges. Consequently, the conservation easements themselves constituted transfers to the State in perpetuity of substantial development rights. Rights reserved by the landowner or not otherwise given up remained subject to all regulatory requirements of State and Federal agencies (including LURC).

Finally, the conservation easements transferred to the State the right to regulate and manage recreational activities within the Penobscot corridor. The State exercised these rights primarily through leases of various recreation access and use areas. Under this concept, the State's Bureau of Parks and Lands, in cooperation with other State agencies and the landowners, implements a plan for recreational uses within the corridor.

## **Resource Protection Plan**

The landowners' resource protection plan, which incorporates the conservation easement that pertains to the Lower West Branch of the river, provides standards for all major land uses reserved under the easement. These standards are substantially similar to those provided under the LURC standards for the zones which in 1981 were applicable within the corridor (P-SL, P-GP, P-WL, P-FW, P-SG, and P-RR). Both the original and proposed resource protection plans, however, provide that LURC protection district standards apply to lands within 500 feet of the river, whereas the requirements for the protection subdistricts (covering timber harvesting and road construction, for example) would apply only to lands within 250 feet on either side of the Lower West Branch.

Under the 1981 and proposed resource protection plans, developments within lots already leased by the landowner for camps or campgrounds remain subject to all the usual LURC requirements and restrictions. The proposed resource protection plan continues to prohibit any new land subdivision within the corridor.

While the terms of the conservation easement applies only to a 500-foot corridor along the river, the resource protection plan applies to the 500-foot corridor and the river bed of the Lower West Branch itself as well as certain adjoining areas outside of the 500-foot shoreland area (that is, in overlapping zones previously designated D-GN). The duration of this revised plan is 20 years, at the end of which the landowners may seek to renew it.

## **Memoranda of Agreement**

There were two memoranda of agreement covering Great Northern's proposal. These agreements, which were among the exhibits to the original plan, provided for the timely and orderly donation by the Company of the conservation easements. They also provided for submission of the proposed resource protection plan to the Commission for its approval. These agreements were executed on behalf of Great Northern and by the Governor on behalf of the State. However, the final donation of the easements and creation of the resource protection plan district were subject to the review and approval of the Land Use Regulation Commission. The agreement that pertained to the Lower West Branch of the Penobscot River appears with the Conservation Easement in Appendix B. There is no need for a new memorandum of agreement at this time, since Great Northern donated the easements and the Commission approved the original resource protection plan in 1981.

## **Recreation Management Plan**

As indicated above, the conservation easements provided for the transfer to the State of the right to manage and regulate recreational uses within the Penobscot corridor. While the Maine Department of Conservation's Bureau of Parks and Lands is responsible for managing recreation in most of the corridor, Baxter State Park retains that responsibility on its landholdings within the resource protection plan area. In coordinating this management effort, the State's Bureau of Parks and Lands in cooperation with the Department of Inland Fisheries and Wildlife and the landowners, has developed a plan for future recreational uses within the corridor. That plan has been incorporated as a component of this P-RP resource protection plan. A separate annual recreational action plan, which does not require LURC approval, is prepared by the State with the consent of the landowners and in consultation with the Penobscot River Corridor Recreation Management Advisory Committee.

# CONTENTS

| <b>Section</b>   | <b>Page</b> |
|--|-------------|
| <b>PREFACE.....</b>  | <b>i</b>    |
| <b>I. APPLICATION.....</b>   | <b>1</b>    |
| <b>II. PURPOSE AND OBJECTIVES.....</b>                                   | <b>3</b>    |
| <b>III. DESCRIPTION OF AREA.....</b>                                     | <b>4</b>    |
| <b>IV. CONSERVATION EASEMENT.....</b>                                    | <b>5</b>    |
| <b>V. LAND USE ACTIVITIES.....</b>                                       | <b>6</b>    |
| <b>VI. FUTURE LAND USES.....</b>   | <b>11</b>   |
| <b>VII. MANAGEMENT AGENCIES.....</b>                                     | <b>11</b>   |
| <b>VIII. DURATION OF PLAN.....</b>                                       | <b>11</b>   |
| <b>IX. APPENDICES.....</b>   | <b>12</b>   |
| <b>A. Maps of Plan Area.....</b>   | <b>13</b>   |
| <b>B. Memorandum of Agreement and Deed of Conservation Easement.....</b> | <b>23</b>   |
| <b>C. Timber Harvesting Standards.....</b>                               | <b>35</b>   |
| <b>D. Road and Water Crossing Standards.....</b>                         | <b>38</b>   |
| <b>E. Mineral Extraction Standards.....</b>                              | <b>44</b>   |
| <b>F. Sign Standards.....</b>  | <b>45</b>   |
| <b>G. Definitions.....</b>   | <b>48</b>   |
| <b>X. RECREATION MANAGEMENT PLAN.....</b>                                | <b>56</b>   |

**APPLICATION AND RESOURCE PROTECTION PLAN FOR RETAINING  
THE DISTRICTING OF CERTAIN LANDS ON THE  
LOWER WEST BRANCH OF THE PENOBSCOT RIVER**

**Section I**

**APPLICATION**

Great Northern Paper Company, Inc., Great Lakes Hydro America, LLC (“GLHA”) (formerly known as GNE, LLC), Baxter State Park, The Nature Conservancy, and Chewonki Foundation hereby propose a Resource Protection Plan (sometimes called the “Plan” or “P-RP”) and petition the Land Use Regulation Commission (sometimes called “LURC” or “Commission”) retain the current Resource Plan Protection Subdistrict, P-RP, pursuant to the *Land Use Districts and Standards* of the Commission. The management practices and usage of the lands proposed for coverage by the Resource Protection Plan and P-RP Subdistrict (“the Resource Protection Plan lands”) will be managed and the resources utilized according to the provisions set forth in a Resource Protection Plan and Conservation Easement (the “Easement”) attached hereto. The standards contained with the attached plan, when taken as a whole, are at least as protective of the natural environment as standards for the present protection, development and management subdistricts. By setting forth land use restrictions and allowable activities in the Plan, the need for permit applications to the Commission is reduced. The primary, and indeed, the sole purpose of the Resource Protection Plan is to protect and utilize the resources of the area, including, but not limited to the land and water resources.

Pursuant to the requirements of Section 10.16, F, 5 of the Commission's *Land Use Districts and Standards*, the following information is submitted:

- a. The proposed Plan conforms to the purposes of the P-RP Subdistrict by providing for efficient management of what would otherwise be multiple adjoining or overlapping management, protection and development subdistricts. The Plan sets forth land use activities that may be carried out in a 500-foot corridor on each side of certain portions of the Lower West Branch of the Penobscot River, and provides a mechanism for the State of Maine to administer recreational activities on the Resource Protection Plan Lands. Without the legal authority to use the landowners’ lands, as has been conveyed by the Easement, the level of protection and recreation administration desired by the State would not be possible, nor can it be provided for by zoning which would otherwise apply. The Conservation Easement, which is part of the Plan, prohibits residential and most commercial development in a 500-foot corridor along each side of the river, lake and stream. Alternative LURC zoning can only provide equivalent protection in a zone up to 250 feet wide. Also, timber harvesting and road standards are extended from 250 feet to 500 feet. These three factors combine to provide a higher level of protection than can be achieved by alternative LURC zoning.
- b. The area of the proposed Resource Plan Protection (P-RP) Subdistrict is shown on the maps attached as Appendix A.

- c. Management procedures and covenants, agreements and other formalized procedures which will replace regulations that would otherwise apply are all set forth in the attached Plan. The Resource Plan achieves equal or better protection of resources in the area than alternative zoning because the landowners have covenanted to limit land uses as specified in the Plan and Easement.
- d. Great Northern Paper Company, GLHA, Baxter State Park, The Nature Conservancy, and Chewonki Foundation certify that they are the owners of the land that will be included in the P-RP Subdistrict.
- e. Great Northern Paper Company, GLHA, LLC, Baxter State Park, The Nature Conservancy, and Chewonki Foundation propose that the Resource Protection Plan be applicable for a period of twenty (20) years from the date of Commission approval. Since the Conservation Easement is perpetual, a long term Resource Protection Plan is feasible. At the end of the twenty-year period, the landowners may seek to renew the Plan.
- f. With certain limited exceptions, the Resource Protection Plan does not allow structural development by the landowners, although the State of Maine might erect certain administrative structures as defined in the Deed of Conservation Easement. Structures associated with hydroelectric development are contemplated by the terms of the Resource Protection Plan and appropriate permits will be applied for from the Commission at such time as plans for hydroelectric development progress further. In addition, structures on leases executed prior to the Commission's approval of the original 1981 plan may be erected subject to LURC approval.
- g. Subdivision of the Resource Protection Plan area is not permitted.

Respectfully submitted,\*

GREAT NORTHERN PAPER COMPANY  
GREAT LAKES HYDRO AMERICA, LLC  
BAXTER STATE PARK  
THE NATURE CONSERVANCY  
CHEWONKI FOUNDATION

\*Note: The signatures of all landowners appear on original documents at LURC's Augusta office.

**RESOURCE PROTECTION PLAN  
FOR PORTIONS OF THE  
LOWER WEST BRANCH OF THE PENOBSCOT RIVER**

**Section II**

**PURPOSE AND OBJECTIVES**

The purpose of this Resource Protection Plan is to provide for the continued effective management of the renewable forest and water resources while recognizing and protecting the recreational and other natural values of the Lower West Branch of the Penobscot River.

The objective of the Plan is to ensure a continuous yield of forest products to support manufacturing facilities, to protect water quality and quantity for present and potential uses, including hydroelectric power generation, to provide for continued recreational uses associated with the river, and to provide for the continued protection of the natural character of the areas consistent with the land use activities proposed in this plan.

The State of Maine will be responsible for developing and implementing a Recreation Management Plan for public recreational uses within the river corridor. That Plan, as incorporated in Section X after approval by the landowners and LURC, will govern recreational uses of the lands described herein. Those aspects of the Recreation Plan which would require approval of the Commission in any subdistrict shall be subject to approval by the Commission before the Recreation Plan becomes final.

### Section III

#### DESCRIPTION OF AREA TO BE INCLUDED IN THE RESOURCE PROTECTION PLAN

The following lands shall be included in the Plan:

- A. Those lands which are delineated on the maps (Appendix A) attached as part of this Plan and which are within 500 feet of the normal high water mark measured as a horizontal distance landward of such high water mark, except as otherwise described herein, of those shoreland areas which on the effective date of this plan are wholly owned by Great Northern Paper, GLHA, Baxter State Park, The Nature Conservancy, and Chewonki Foundation and not owned in common with others, and being more particularly described as follows:

Beginning at a point 400 feet downstream of the foot of Ripogenus Dam on the West Branch of the Penobscot River, and from such point downstream along said river in the townships of T3 R11 WELS, T2 R11 WELS\*, T2 R10 WELS, T2 R9 WELS, T1 R10 WELS and T1 R9 WELS, to the intersection of said river and Ambajejus Lake, marked by yellow posts set on the north and south banks of said river.

- B. All areas previously zoned D-GN, any part of which are included in the 500 foot corridor as described above, will be included in the Resource Protection Plan area in their entirety. For purposes of locating the aforementioned subdistricts, the attached (Appendix A) LURC Land Use Guidance Maps effective as of the original date of adoption will be used. All other subdistricts not specifically named herein are included in the P-RP Subdistrict only to the 500-foot outer boundary of the P-RP Subdistrict.
- C. The area enclosed by the normal high water mark of the Penobscot River beginning and ending as described in paragraph A hereof and currently zoned P-RP.
- D. Islands lying within those sections of the Penobscot River beginning and ending as described in paragraph A above.
- E. The area enclosed by the normal high water mark of any stream or brook running into those portions of the Penobscot River, as described in paragraph A hereof will be included in the P-RP subdistrict only up to the 500 foot outer boundary of the P-RP Subdistrict.
- F. In the event that any new hydroelectric facilities are constructed, the boundaries of the area included under this Resource Protection Plan will change consistent with the new normal high water mark of the water impoundments created by said facilities.

\* Note: While the Conservation Easement and therefore the current plan include T2 R11 WELS, also known as Rainbow Township, the zoning maps accompanying the updated plan do not indicate that the P-RP extends into the township. This occurs because the Rainbow Township boundary is indefinite, or not defined by monuments.

## Section IV

### CONSERVATION EASEMENT

Certain provisions of this P-RP Subdistrict are carried out by a perpetual Conservation Easement granted to the State of Maine by Great Northern Paper. The Easement accomplishes three principal things:

- a) With certain exceptions, prevents residential and commercial structures from being erected in a 500 foot corridor along the river, lake and stream;
- b) Maintains the right to construct hydroelectric facilities within the Easement area (on that part of the River described in Section III, A) if approved by appropriate state and federal agencies, and makes provisions for the Easement boundaries to change consistent with the new normal high water mark of the impoundment created by the dam; and
- c) Transfers recreation management rights to the State of Maine and makes provision for the State to acquire leases to carry out this responsibility.

The Easement is contained in Appendix B and is made a part of this plan. Any change to the Easement shall be deemed to constitute a change in this Resource Protection Plan and shall require the approval of the Land Use Regulation Commission.

## Section V

### LAND USE ACTIVITIES

The following land use activities will be allowed in the P-RP Subdistrict upon the terms and with the limitations specified. Definitions of terms used herein are contained in Appendix G. Nothing herein shall be construed as limiting the landowners' right to prohibit any land uses described in this Section.

A. The following uses shall be allowed without a permit from the Land Use Regulation Commission:

1. 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;
2. Level A road projects;
3. Motorized vehicular traffic and snowmobiling on roads and trails; with the following exception:

in the instance of the Appalachian Trail, such traffic and snowmobiling are allowed only on those portions of such trail which are located within the right-of-way of a roadway or utility line or where authorized crossings have been established by the Maine Appalachian Trail Club or where authorized use has been established by Baxter State Park;
4. Wildlife and fishery management practices;
5. Service drops;
6. Mineral exploration to determine the nature or extent of mineral resources provided such exploration is accomplished by hand sampling, test boring, or other methods which create minimal disturbance and reasonable measures are taken to restore the land to its original condition;
7. Surveying and other resource analysis;
8. Forest management activities, except for timber harvesting;
9. Non-permanent docking or mooring structures;
10. Emergency operations conducted for the public health, safety, or general welfare, such as resource protection, law enforcement, and search and rescue operations;
11. Trails, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies;

12. Normal maintenance and repair activities;
  13. Boating; and
  14. Use of ski and seaplanes and helicopters.
- B. Subject to the provisions of paragraphs D and E; the following uses shall be allowed without a permit when in conformance with the standards hereinafter set forth:
1. Timber harvesting when in conformance with the standards in Appendix C;
  2. Land management roads and water crossings of minor flowing waters which are in conformance with the standards in Appendix D and are permitted under the terms of the Easement;
  3. Mineral extraction affecting an area of less than three acres in size for road purposes when in conformance with the standards in Appendix E;
  4. Level B and C road projects when in conformance with the standards in Appendix D provided that no new Level C road projects shall be allowed except as expressly provided for in the Conservation Easement; and
  5. Those signs which are in conformity with the standards of Appendix F.
- C. The uses set forth in the preceding paragraph B which exceed the standards therein set forth shall be allowed when in conformance with the following procedures:
1. A notification in writing will be made to the LURC staff whenever a proposed activity will exceed the standards of paragraph B. All notifications will be made at least 60 days prior to the commencement of the activity. The notification should be on the appropriate Department of Conservation form for the proposed activity. The activity will be allowed as provided in the notification after the 60 day period provided that:
    - a) No comments have been received from the LURC staff regarding the proposed activity; or,
    - b) An agreement has been reached between the landowner and LURC resolving concerns expressed by LURC about the proposed activity and the activity is carried out in the manner specified in such agreement.
  2. In the event that there are questions raised by LURC which are not resolved to the satisfaction of LURC during the 60 day period, no action will be taken by the landowner to implement the proposed activity for an additional 60 days or until a satisfactory agreement is reached between the LURC staff and the landowner.
  3. In the event that a satisfactory agreement cannot be reached by the end of the additional 60 day period, the landowner shall make formal application for a permit

issued by the Commission and the appeals procedures then in effect under the LURC regulations shall be followed in order to resolve the issue provided that until such resolution, the landowner shall not implement the proposed activity.

D. Subject to the provisions of paragraph E, the following uses shall be allowed only upon the issuance of a permit from the Land Use Regulation Commission:

1. Campsites and campgrounds owned or operated by public or private entities except as these may be allowed without a permit under the Recreation Management Plan;
2. Permanent docking or mooring structures;
3. Administrative structures or areas as provided for in the Conservation Easement except as these may be allowed without a permit under the Recreation Management Plan;
4. Hydroelectric and related facilities, including without limitation, dams, associated structures and transmission lines;
5. Water impoundments related to such hydroelectric facilities including the relocation of all roads and bridges contained therein;
6. Filling, grading, draining, dredging or alteration of water table or water level for other than mineral extraction;
7. Timber harvesting in areas zoned P-SG prior to the Commission's approval of the original 1981 Plan and in that area (known as "Ripogenus Gorge"), from Ripogenus Dam to the foot of Ripogenus Gorge below the "heater" (being a distance of 6,400 feet, more or less, from Ripogenus Dam);
8. Construction of all roads and water crossings in areas zoned P-SG prior to the Commission's approval of the original 1981 Plan, and in that area known as Ripogenus Gorge, as defined above;
9. Mineral extraction for road purposes affecting an area of three acres or more in size;
10. Mineral extraction for road purposes in areas zoned P-SG or P-FW prior to the Commission's approval of the original 1981 Plan, and in that area known as Ripogenus Gorge, as defined above;
11. Mineral extraction where such activity is incidental to the construction of a hydroelectric facility; and
12. Other structures, uses, or services that are essential for the exercise of the uses allowed by this Resource Protection Plan which the Commission determines are consistent with the purposes of this subdistrict, the *Comprehensive Land Use Plan* and the Commission statutes and are not detrimental to the resources or uses which they protect.

- E. The uses set forth in paragraphs B and D shall be subject to the following further requirements:
1. Mineral extraction is prohibited in those areas which were zoned P-WL, except as provided in Section V, D, 11, and P-RR prior to the Commission's approval of the original 1981 Plan;
  2. Filling, grading, draining, dredging or alteration of water table or level is prohibited in areas which were zoned P-RR prior to the Commission's approval of the original 1981 Plan; and
  3. In the area zoned P-RR (Appalachian Trail) prior to the Commission's approval of the original 1981 plan, a permit will be required from the Commission to carry out those activities described in paragraph B in that area of the P-RP Subdistrict commencing 50 feet from the center line of the landowners' land management roads to the outer bounds of the P-RP Subdistrict. In those areas where the Appalachian Trail traverses existing roads and/or bridges, the landowners will be allowed to conduct maintenance activities as provided in Section 10.07, A of the *Land Use Districts and Standards* dated July 1, 2002.
  4. In those areas zoned P-FW prior to the Commission's approval of the original 1981 plan, timber harvesting, and roads and water crossings will be allowed when carried out in conformance with the following:
    - (a) The landowner shall confer with the appropriate biologist of the Department of Inland Fisheries and Wildlife as to how the proposed activity is to occur within the area.
    - (b) If a plan acceptable to the parties cannot be reached, stating how the proposed activity should occur, the landowner shall notify the Commission in writing of its plan and may proceed only upon written notice from the Commission that it has approved the plan.
    - (c) If a plan acceptable to the parties can be reached, the biologist shall notify the Commission in writing with a copy of the field investigation report which states how and over what time period the activity is to occur. The notification letter shall be signed by the person responsible for the proposed activity and the field investigation report shall be signed by the biologist.
    - (d) The biologist shall confirm agreement on how activity is to occur.
    - (e) The landowner may proceed with activity in conformance with the plan ten (10) days after notification to the Commission unless within such time period, the Commission disapproves the plan.
    - (f) The landowner shall notify the Commission upon completion of activity so that a follow-up investigation may be carried out by the Commission or its designee.

- (g) Hydroelectric facilities and mineral extraction for road purposes will be allowed in these areas provided a permit is obtained as required in Section V, D.
  - (h) Water crossings shall be built in compliance with the standards set forth in Appendix D.
5. In those areas zoned D-GN, D-RS, or P-SL where a lease was executed prior to the Commission's approval of the original 1981 Plan, the lessee or occupant of land shall be governed by the provisions of the *Land Use District Standards and Regulations* which are in effect in such subdistricts at the time of application.

F. Prohibited Uses

- 1. All uses not expressly allowed, with or without a permit, under this Plan shall be prohibited.
- 2. All land subdivisions shall be prohibited. Leases to the State for administrative structures and areas shall not constitute a subdivision for the purposes of this Plan.

## **Section VI**

### **FUTURE LAND USES**

At the time of the development of the original plan, Great Northern Paper Company had identified the potential need for a new hydroelectric facility on the West Branch of the Penobscot River below Ripogenus Dam. The facility would have consisted of a dam, power house and associated facilities for transmission of electricity. The impoundment created by the dam would have necessitated the relocation of portions of the West Branch haul road and the so-called Telos bridge and road.

The landowners retain the right under this P-RP to seek a permit from LURC as provided in Section V, D of this plan. Roads and bridges would be relocated in accordance with the standards established in Section V, B. In the event that any facility is built, the area encompassed by this P-RP Subdistrict will change as provided for in Section III, F of this plan.

## **Section VII**

### **MANAGEMENT AGENCIES**

Great Northern Paper Company, GLHA, Baxter State Park, The Nature Conservancy, and Chewonki Foundation are the principal administrators and the agencies responsible for this Resource Protection Plan. The landowners shall insure that those land use activities described in this plan are carried out in conformance with the standards and procedures described herein.

It shall be the responsibility of the State of Maine to insure that public recreational uses are consistent with the requirements of the Resource Protection Plan Subdistrict.

## **Section VIII**

### **DURATION OF PLAN**

The Resource Protection Plan will be in force for a period of twenty (20) years from the date of Commission approval so long as the LURC law, or any amended or replacement version thereof, remains in effect. Since the Conservation Easement is perpetual, a long term Resource Protection Plan is feasible. At the end of the 20-year period, the landowners may seek to renew the Plan.

**Section IX**  
**APPENDICES**

|  | <u>Page</u> |
|--|-------------|
| A. Maps of Plan Area   |             |
| A1. Location Map for the P-RP on the Lower West Branch.....  | 13          |
| A2. Copy of T3 R11 WELS Land Use Guidance Map prior to 1981*.....  | 14          |
| A3. Copy of Rainbow (T2 R11 WELS) Land Use Guidance Map prior to 1981* ....  | 15          |
| A4. Copy of T2 R10 WELS Land Use Guidance Map prior to 1981*.....  | 16          |
| A5. Copy of T2 R9 WELS Land Use Guidance Map prior to 1981*.....   | 17          |
| A6. Copy of T1 R10 WELS Land Use Guidance Map prior to 1981*.....  | 18          |
| A7. Copy of T1 R9 WELS Land Use Guidance Map prior to 1981*.....   | 19          |
| A8. Copy of proposed changes to T3 R11 WELS Land Use Guidance Map*.....  | 20          |
| A9. Copy of proposed changes to T2 R10 WELS Land Use Guidance Map*.....  | 21          |
| A10. Copy of proposed changes to T2 R9 WELS Land Use Guidance Map*.....  | 22          |
| B. Memorandum of Agreement and Deed of Conservation Easement for the Lower<br>West Branch of the Penobscot River ..... | 23          |
| C. Timber Harvesting Standards .....   | 35          |
| D. Road and Water Crossing Standards.....  | 38          |
| E. Mineral Extraction Standards .....  | 44          |
| F. Sign Standards .....  | 45          |
| G. Definitions.....  | 48          |

NOTE: Maps, documents and exhibits contained in this plan are reproductions. Copies of proposed zoning is only shown for the three townships with changes to the P-RP Subdistrict. Official copies of these maps, documents, and exhibits are available for inspection at the Augusta office of the Maine Land Use Regulation Commission or at the Piscataquis County Registry of Deeds.