

SCHEDULES TO ZONING PETITION

The following Schedules provide information in response to the corresponding Sections of the Zoning Petition submitted by Weyerhaeuser Company and Weyerhaeuser NR Company (collectively, "Petitioner") in connection with Petitioner's request to terminate the Concept Plan for the Moosehead Lake Region established by the Commission on October 8, 2009 pursuant to Zoning Petition 707 (the "Concept Plan").

Schedules included in this supplement:

- **Schedule 3. Property Location.** Consisting of the following components:
 - Schedule 3.A. Townships/Plantations, Tax Parcel Numbers, and Deed References
 - Schedule 3.B. Lot Size
 - Schedule 3.C. All Current Zoning on Property
 - Schedule 3.D. Road Frontage
 - Schedule 3.E. Water Frontage
- **Schedule 4. Project Description.** Includes Table 4.1, Proposed Zoning
- **Schedule 5. Acreage.** Includes Table 5.1, Acreage
- **Schedule 6. Site Conditions.**
- **Schedule 8. Existing Structures and Development.**
- **Schedule 9. Petitions to Rezone to a Management or Protection Subdistrict.** Description of how the proposed new subdistrict is more appropriate for the protection and management of existing uses and resources.

Schedule 3.A.
Townships/Plantations, Tax Parcel Numbers, and Deed References

Owner: Weyerhaeuser Company

Piscataquis County

Township/Plantation	Map	Plan	Lots	Deed Reference
Beaver Cove	PIP01	1	1, 2	1618/41
Beaver Cove	PIP01	6	7	1618/41
Big Moose (T2 R6)	PI009	01	1, 1.13, 1.14	1164/246
Bowdoin College West (T8 R10)	PI006	01	2, 4	1164/270
Bowdoin College West (T8 R10)	PI006	02	1, 2, 3, 5, 6, 7, 8, 9, 10, 11	1164/270
Days Academy Grant	PI072	01	1.1, 5	1164/276
Elliotsville	PI084	01	1, 3, 19.1	1164/285
Frenchtown (TA R13)	PI047	01	1	1164/294
Lily Bay (TA R14)	PI060	01	1, 1.1, 1.4, 2	1164/326
Lily Bay (TA R14)	PI060	05	26	1164/326
Smithtown (T1 R13)	PI049	01	2, 3, 4, 5	1165/34
Spencer Bay (T1 R14)	PI061	01	1, 1.13, 3, 6	1165/40

Somerset County

Township/Plantation	Map	Plan	Lot	Deed Reference
Big W	SO041	1	1, 2	2489/145
Brassua (T2 R2)	SO038	1	1, 3, 4, 5, 7	2489/231
Chase Stream (T1 R6)	SO013	1	2, 2.3, 2.4, 2.5, 2.8, 2.9, 4, 4.5, 5	2489/340
Chase Stream (T1 R6)	SO013	2	1, 2, 3, 4, 5, 6, 7	2489/340
Indian Stream (T1 R6)	SO030	1	1, 2, 8	2490/67
Long Pond (T3 R1)	SO034	1	2, 9, 10, 11, 12, 13, 13.1, 17, 18.1	2490/125
Long Pond (T3 R1)	SO034	4	2	2490/125
Misery Township (T2 R7)	SO019	1	1, 2	2490/165
Rockwood Strip East (T1 R1)	SO033	1	1, 26, 35, 35.1, 36	2490/296
Rockwood Strip West (T2 R1)	SO32A	1	2, 4, 5, 6.1, 6.2, 7	2490/296
Sandwich Academy Grant (T2 R1)	SO32B	1	2	3426/252
Sapling (T1 R7)	SO018	1	1, 7, 18	2490/326
Soldiertown (T2 R3)	SO044	1	1, 4, 5, 6, 7, 8, 9, 10	2491/1
Squaretown	SO029	1	2.5	2490/324
Taunton & Raynham (T1 R1)	SO031	3	11, 12, 13, 14	2491/40
Taunton & Raynham (T1 R1)	SO031	5	1, 10, 14.1, 14.2, 15.1, 15.2, 16.1, 16.13, 16.14, 17, 19, 20, 21, 22, 23.1, 27, 23.1, 29	2491/40
Taunton & Raynham (T1 R1)	SO031	6	5	2491/140
Thorndike (T3 R2)	SO039	1	1, 2, 3, 4	2491/65
West Middlesex Canal Grant (T1 R3)	SO043	1	1, 2, 4	2491/78

Owner: Weyerhaeuser NR Company

Piscataquis County

Township/Plantation	Map	Plan	Lots	Deed Reference
Beaver Cove	PIP01	1	6	2175/203
Big Moose (T2 R6)	PI009	1	1.1, 1.10, 1.11, 1.12	2175/203
Bowdoin College West (T8 R10)	PI006	1	2.6	2175/203
Lily Bay (TA R14)	PI060	1	1.2	2175/203

Somerset County

Township/Plantation	Map	Plan	Lot	Deed Reference
Indian Stream (T1 R6)	SO030	1	1.1, 2.1	4543/119
Long Pond (T3 R1)	SO034	1	13.2, 17.1	4543/119
Rockwood Strip East (T1 R1)	SO033	1	1.1, 26.1	4543/119
Rockwood Strip East (T1 R1)	SO033	2	2	4543/119
Rockwood Strip West (T2 R1)	SO032	1	7.1	4543/119
Sandbar Tract	SO082	1	2	4543/119
Sandwich Academy Grant (T2 R1)	SO032	1	2.1	4543/119
Sapling (T1 R7)	SO018	1	1.3, 1.5	4543/119
Taunton & Raynham (T1 R1)	SO031	5	1, 3.1, 4, 16.1, 21, 22, 22.3, 27, 30, 31	4543/119

Owner: AMC Maine Woods, Inc.

Piscataquis County

Township/Plantation	Map	Plan	Lots	Deed Reference
Beaver Cove	PI001	1	3	2349/26

Owner: Scott and Alison Snell

Piscataquis County

Township/Plantation	Map	Plan	Lots	Deed Reference
Big Moose	PI009	01	11	2409/284

Owner: Kennebec Water Power Company

Somerset County

Township/Plantation	Map	Plan	Lots	Deed Reference
Sapling	SO018	1	P/O 1.4	4433/290

Schedule 3.B.
Lot Size

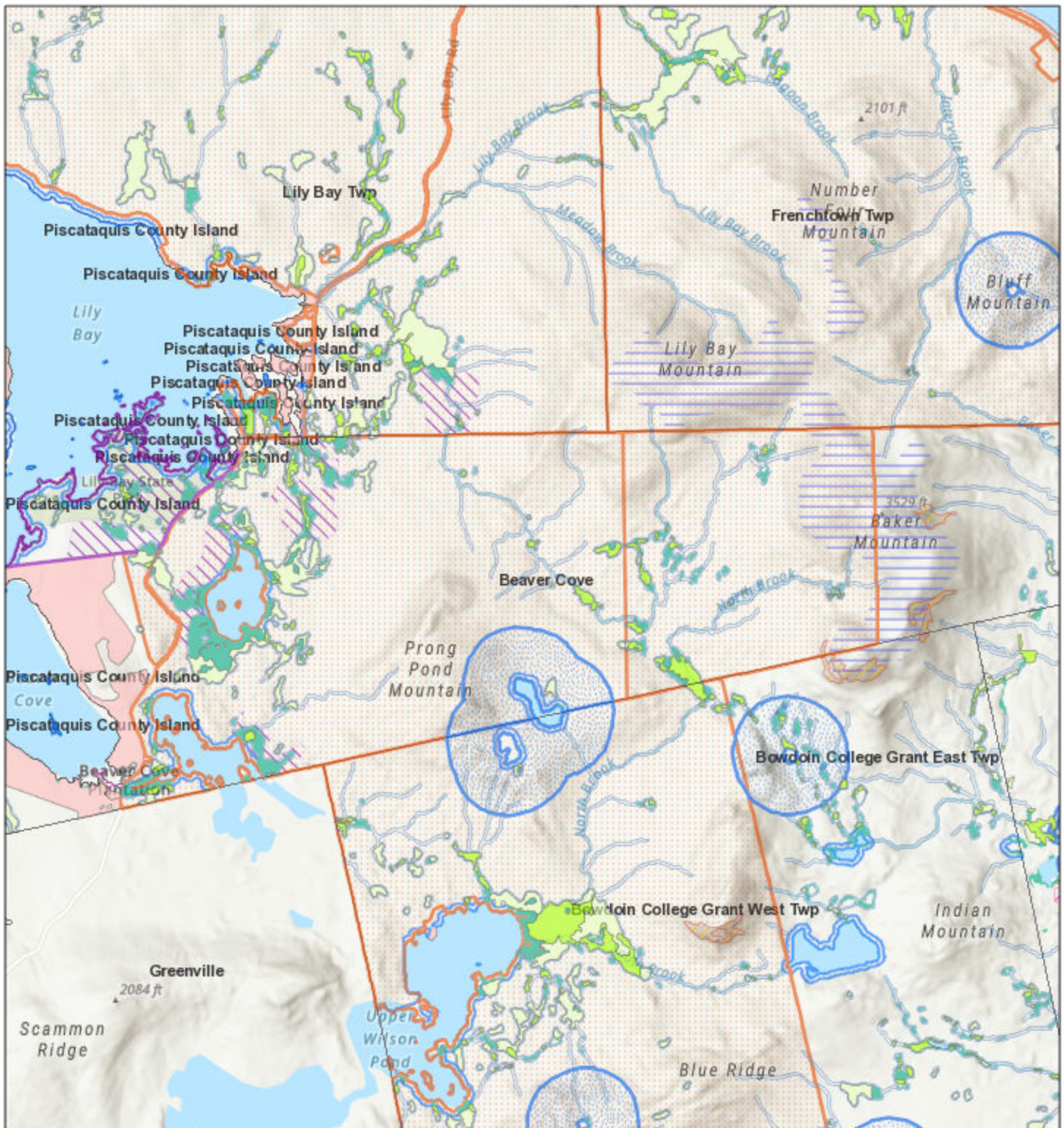
Lot Size: 379,806 acres

Additional information is contained in in Subsection 2 of the Statistical Summary at Section I.G. (page 18) of the Concept Plan. Acreage amounts listed in the Concept Plan were based on the best GIS data and other information available at that time. Petitioner is not aware of any changes to the lot size information or the Concept Plan boundaries since the date of the Concept Plan.

**Schedule 3.C.
Current Zoning**

All Current Zoning on Property: The property currently is designated within the following LUPC Subdistricts and Concept Plan Zones: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3, M-MH-GN, D-MH-CI, D-MH-PR, D-MH-RS1, D-MH-RS2, and D-MT-RT, as well as the P-RP 014 overlay. See attached township maps for more detailed information. All information in attached township maps is derived from the LUPC Zoning and Parcel Viewer located at: <https://maine.maps.arcgis.com/>

Beaver Cove - Existing Zoning

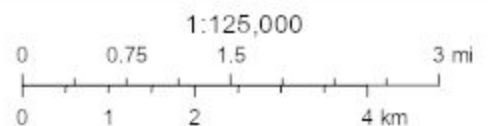


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LUPC Zones

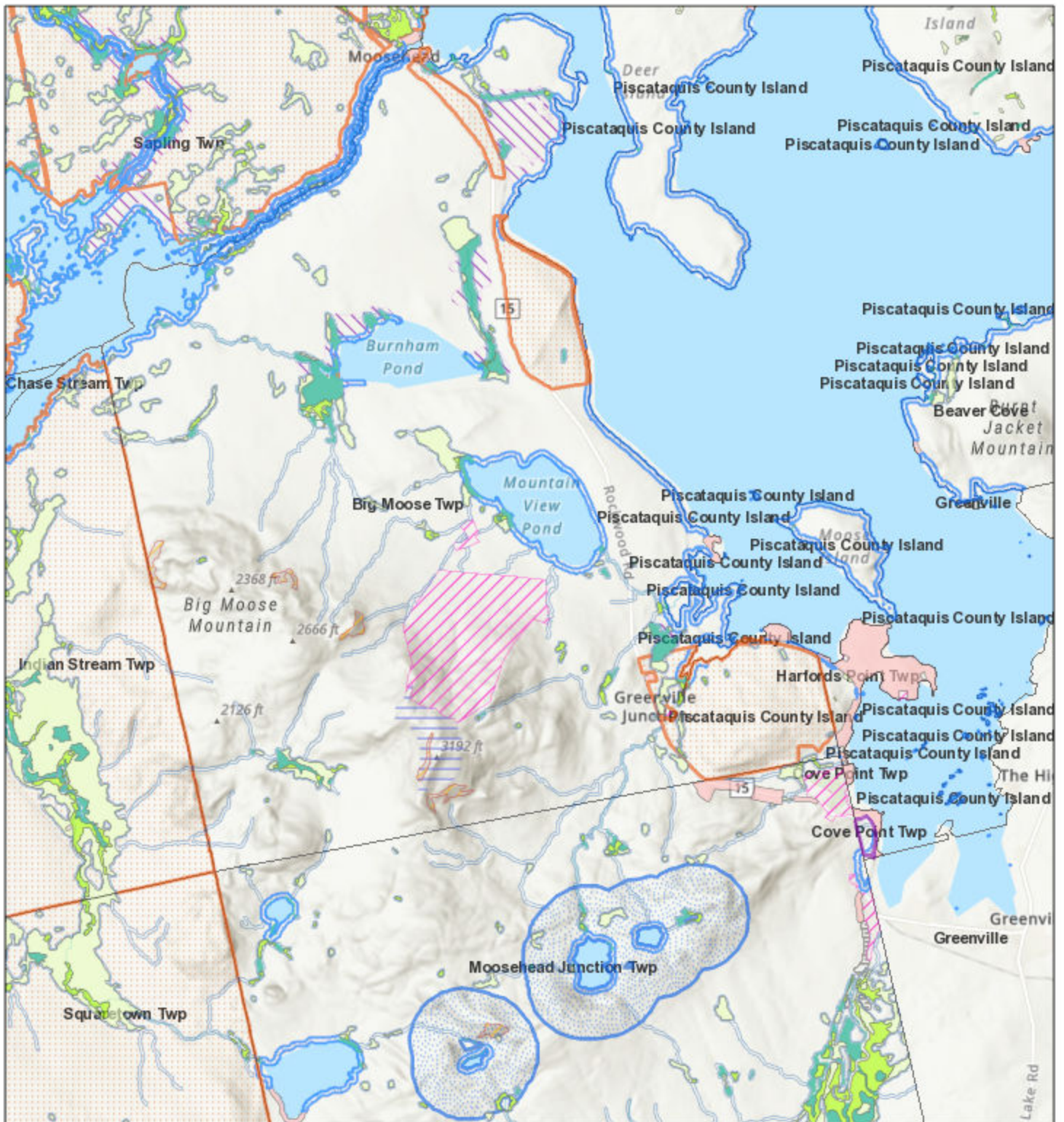
- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential
- M-GN: General
- P-FW: Fish and Wildlife
- P-GP: Great Pond

- P-MA: Mountain Area
- P-RP: Resource Plan
- P-RR: Recreation
- P-SG: Soils and Geology
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Big Moose (T2 R6) - Existing Zoning

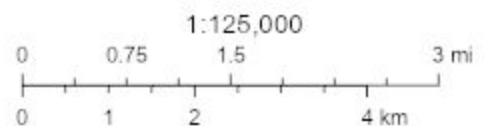


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LUPC Zones

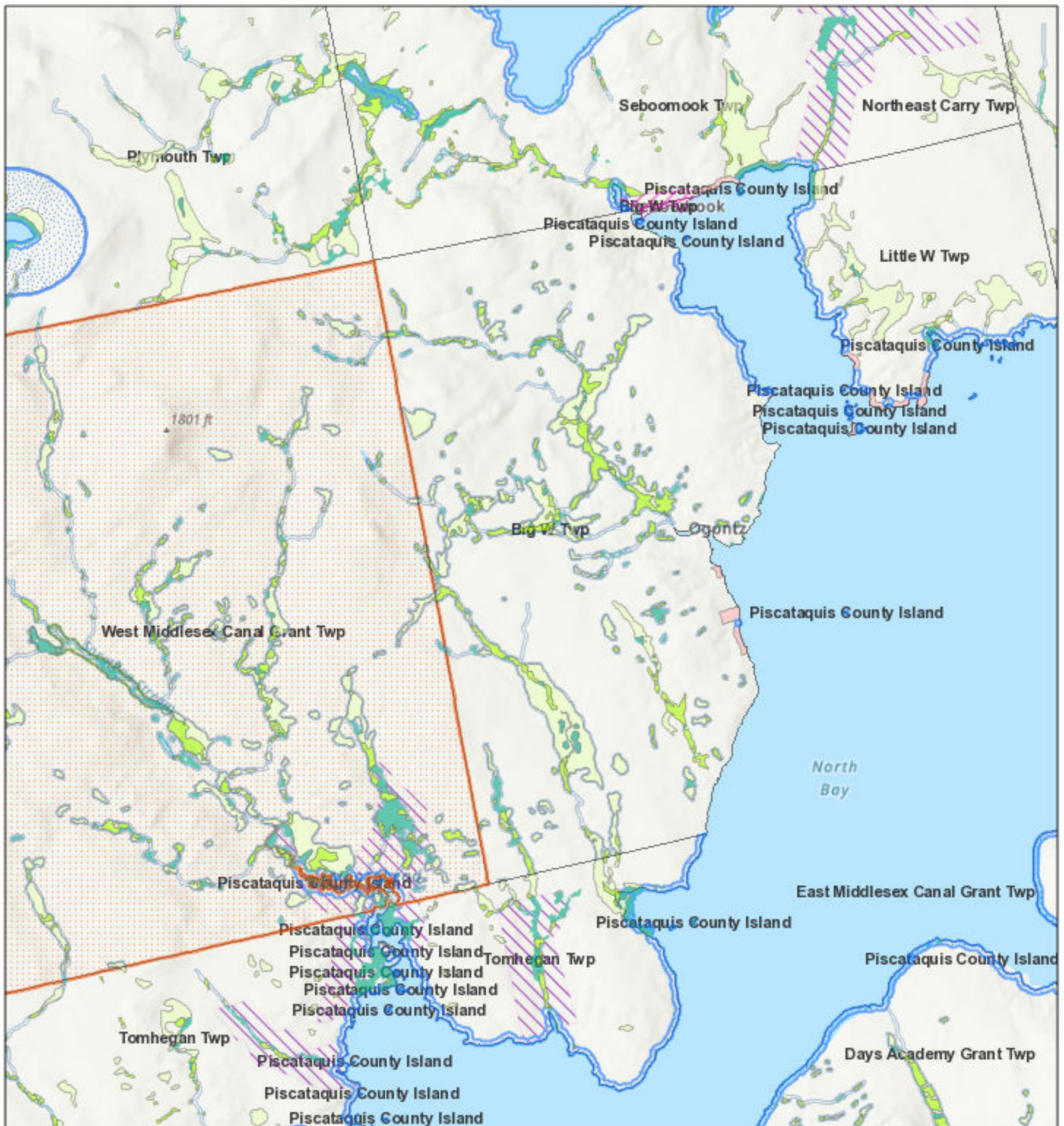
- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential
- M-GN: General
- P-FW: Fish and Wildlife
- P-GP: Great Pond

- P-MA: Mountain Area
- P-PP: Resource Plan
- P-RR: Recreation
- P-SG: Soils and Geology
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

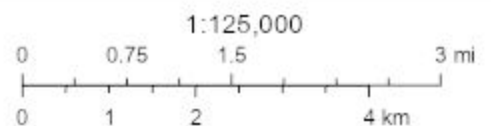
Big W - Existing Zoning



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LUPC Zones

- | | |
|--|---|
|  D-GN: General |  P-RP: Resource Plan |
|  D-RS: Residential |  P-RR: Recreation |
|  M-GN: General |  P-SL2: Shoreland - 75' |
|  P-FP: Flood Prone |  P-WL1: Wetlands of Special Significance |
|  P-FW: Fish and Wildlife |  P-WL2: Scrub-shrub Wetlands |
|  P-GP: Great Pond |  P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

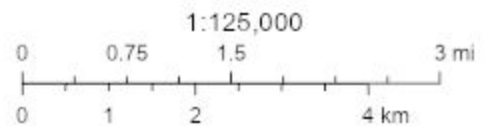
Brassua Twp (T2 R2) - Existing Zoning



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LUPC Zones

- | | |
|-------------------------|---|
| M-GN: General | P-RR: Recreation |
| P-FP: Flood Prone | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| P-RP: Resource Plan | P-WL2: Scrub-shrub Wetlands |
| | P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

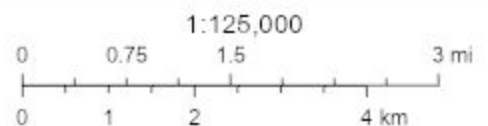
Chase Stream (T1 R6) - Existing Zoning



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LUPC Zones

- | | |
|-------------------------|---|
| D-GN: General | P-RR: Recreation |
| D-RS: Residential | P-SG: Soils and Geology |
| M-GN: General | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| P-RP: Resource Plan | P-WL2: Scrub-shrub Wetlands |
| | P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

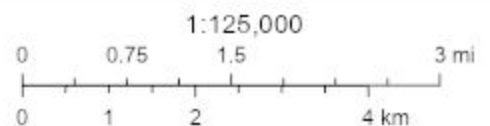
Days Academy Grant - Existing Zoning



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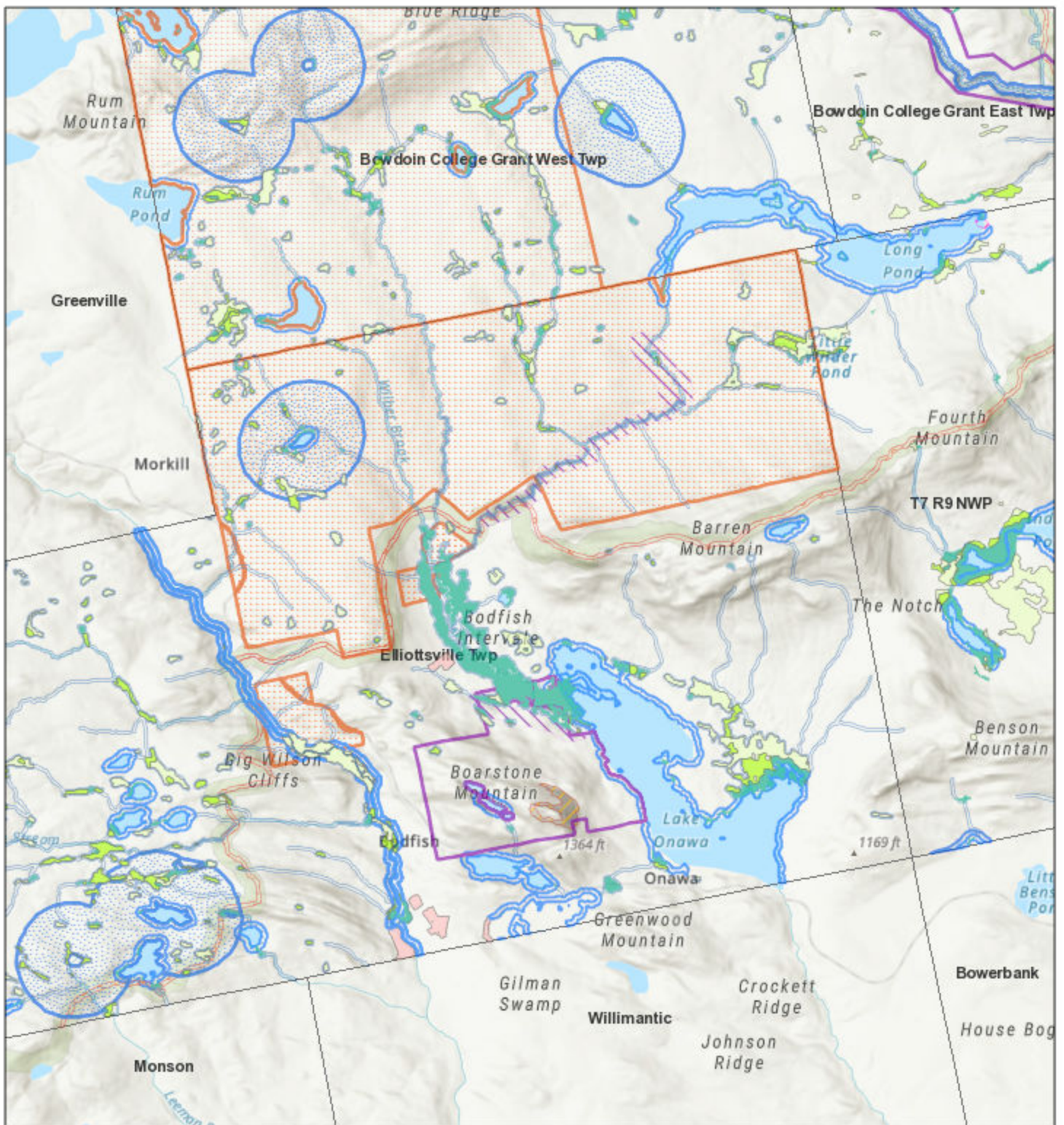
LUPC Zones

- | | |
|-------------------------|---|
| D-GN: General | P-MA: Mountain Area |
| D-RS: Residential | P-RP: Resource Plan |
| M-GN: General | P-SG: Soils and Geology |
| P-AL: Accessible Lake | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| | P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Elliotsville - Existing Zoning



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LUPC Zones

D-GN: General

D-RS: Residential

M-GN: General

P-AL: Accessible Lake

P-FP: Flood Prone

P-FW: Fish and Wildlife

P-GP: Great Pond

P-RP: Resource Plan

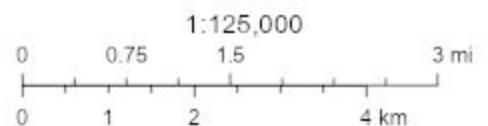
P-RR200: Recreation - 200'

P-RR: Recreation

P-SG: Soils and Geology

P-SL1: Shoreland - 250'

P-SL2: Shoreland - 75'



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

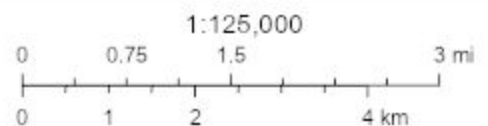
Frenchtown (TA R13) - Existing Zoning



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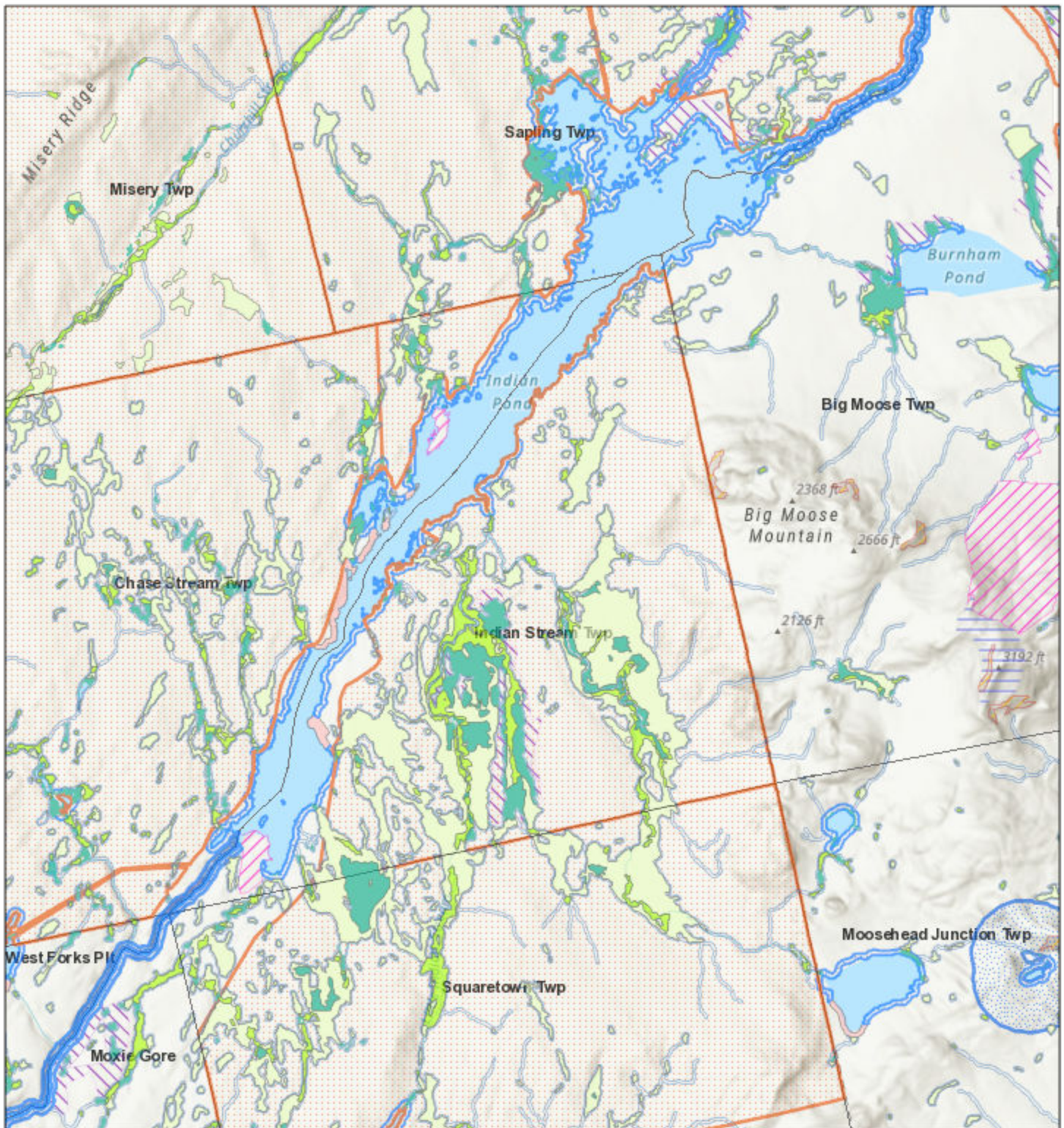
LUPC Zones

- | | | | |
|--|---------------------------|--|----------------------------|
| | D-GN: General | | P-GP: Great Pond |
| | D-RF: Recreation Facility | | P-MA: Mountain Area |
| | D-RS: Residential | | P-RP: Resource Plan |
| | M-GN: General | | P-RR200: Recreation - 200' |
| | P-FP: Flood Prone | | P-RR: Recreation |
| | P-FW: Fish and Wildlife | | P-SG: Soils and Geology |
| | | | P-SL1: Shoreland - 250' |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

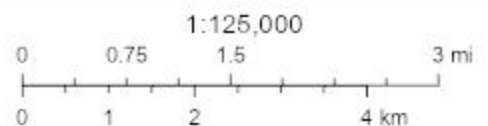
Indian Stream (T1 R6) - Existing Zoning



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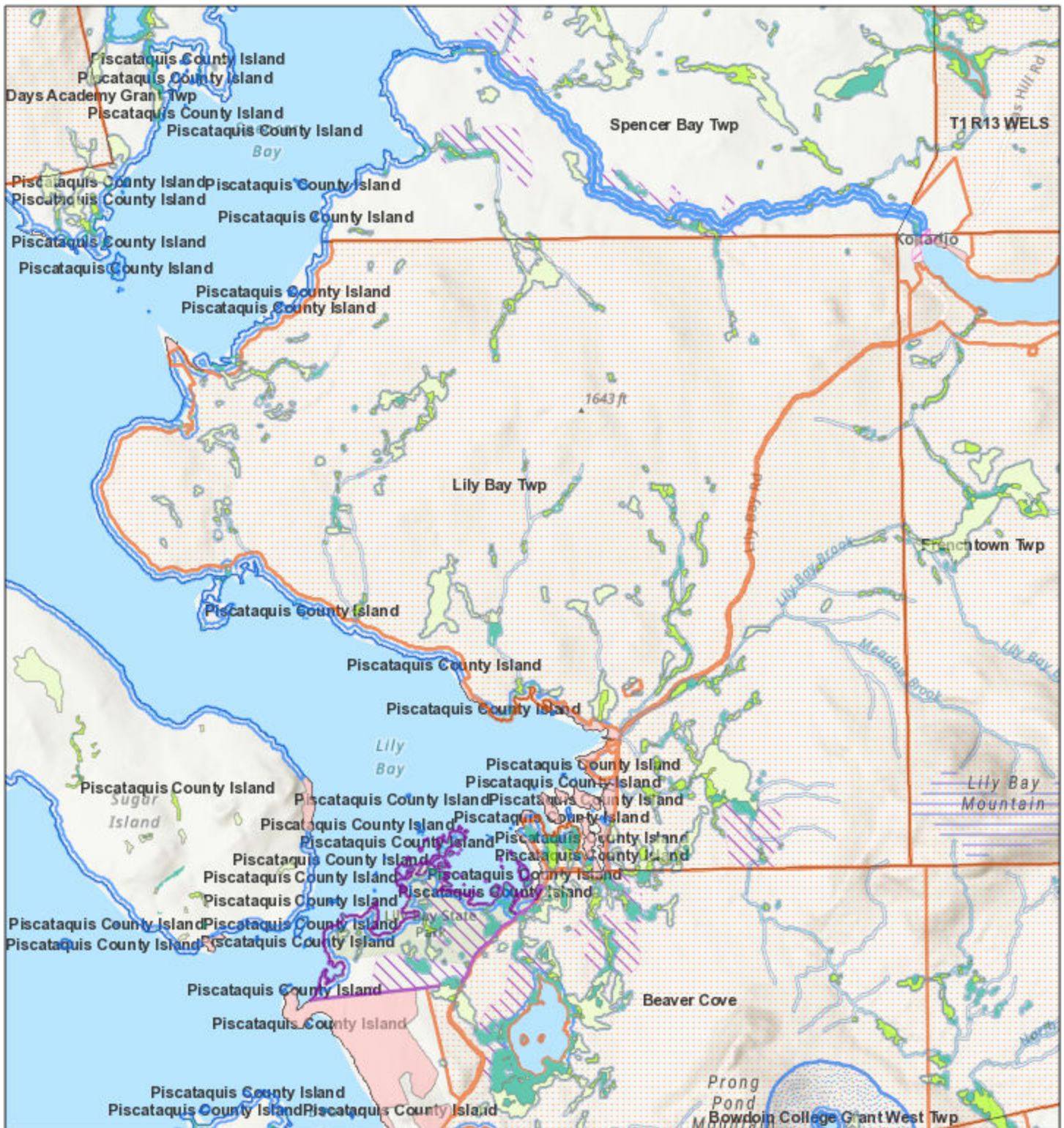
LUPC Zones

- | | |
|-------------------------|---|
| D-GN: General | P-RP: Resource Plan |
| D-RS: Residential | P-RR: Recreation |
| M-GN: General | P-SG: Soils and Geology |
| P-FW: Fish and Wildlife | P-SL1: Shoreland - 250' |
| P-GP: Great Pond | P-SL2: Shoreland - 75' |
| P-MA: Mountain Area | P-WL1: Wetlands of Special Significance |
| | P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

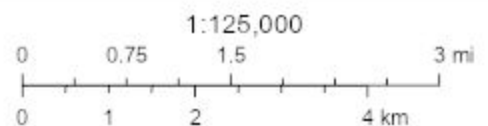
Lily Bay (TA R14) - Existing Zoning



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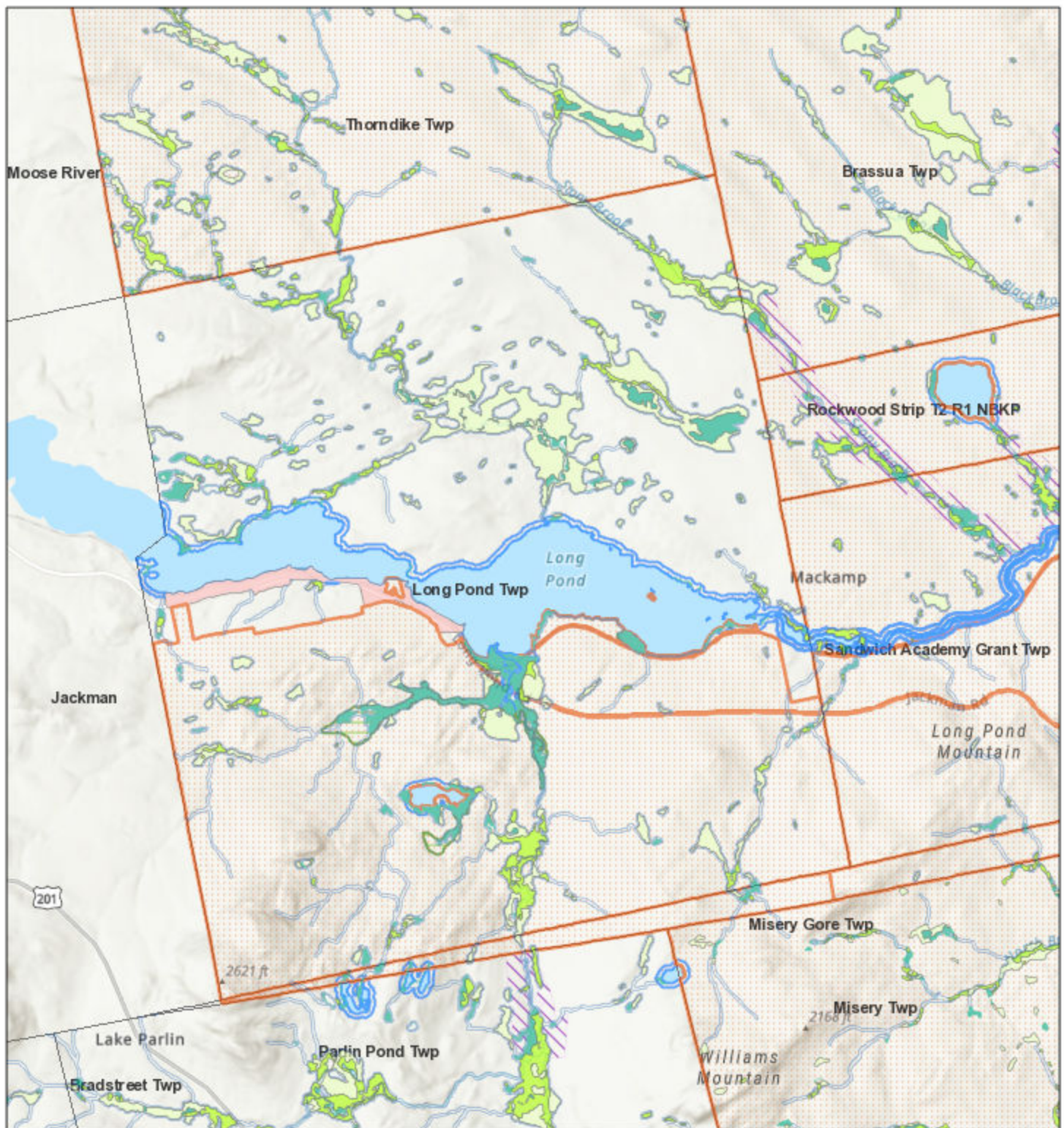
LUPC Zones

- | | | | |
|--|-------------------------|--|---|
| | D-GN: General | | P-RP: Resource Plan |
| | D-RS: Residential | | P-RR: Recreation |
| | M-GN: General | | P-SL1: Shoreland - 250' |
| | P-FW: Fish and Wildlife | | P-SL2: Shoreland - 75' |
| | P-GP: Great Pond | | P-UA: Unusual Area |
| | P-MA: Mountain Area | | P-WL1: Wetlands of Special Significance |
| | | | P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Long Pond (T3 R1) - Existing Zoning



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LUPC Zones

D-RS: Residential

M-GN: General

P-FP: Flood Prone

P-FW: Fish and Wildlife

P-GP: Great Pond

P-RP: Resource Plan

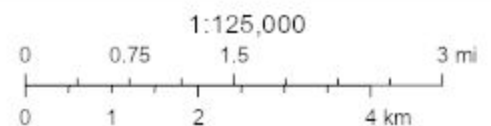
P-SL1: Shoreland - 250'

P-SL2: Shoreland - 75'

P-WL1: Wetlands of Special Significance

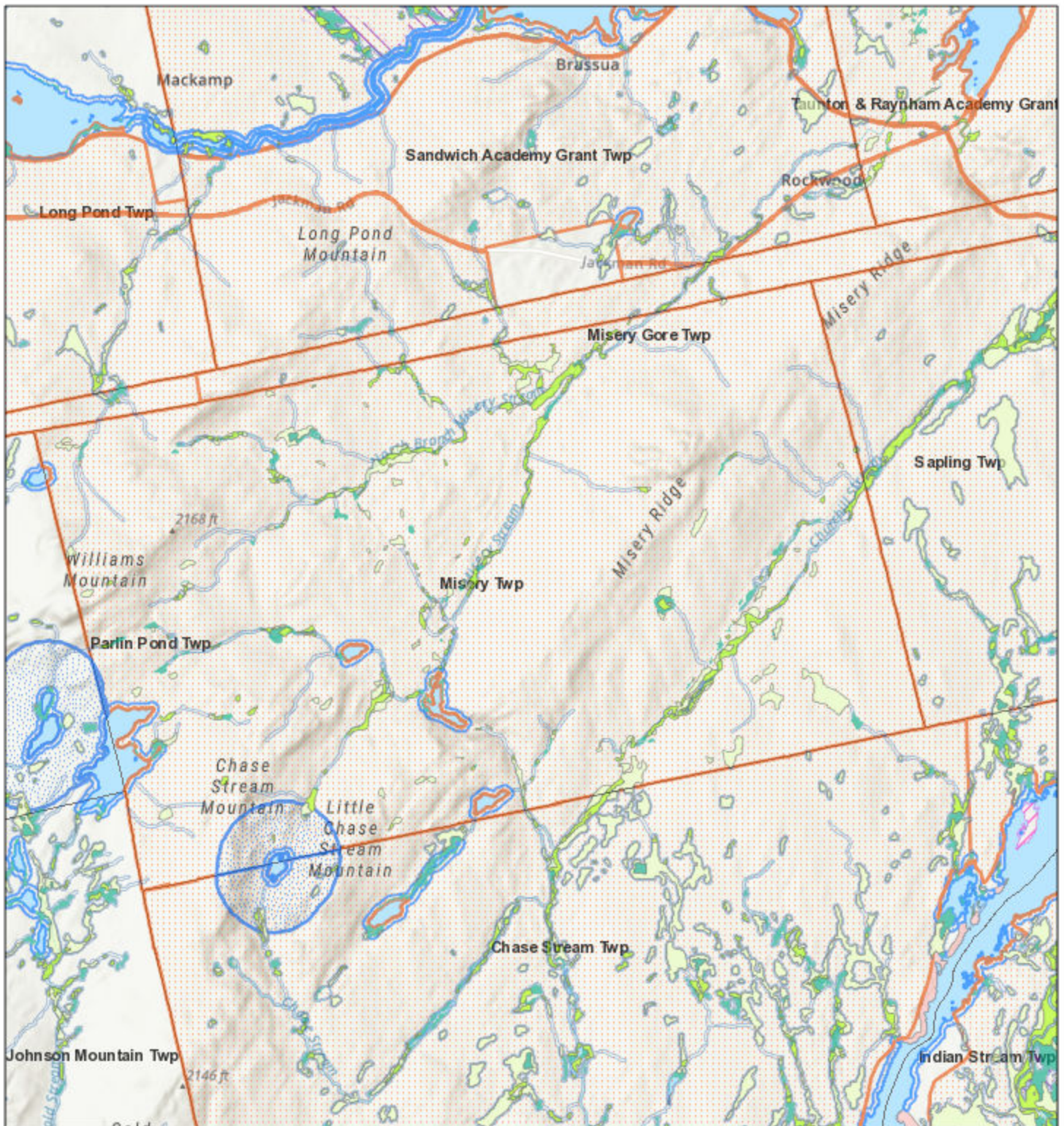
P-WL2: Scrub-shrub Wetlands

P-WL3: Forested Wetlands



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Misery (T2 R7) - Existing Zoning



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LUPC Zones

D-GN: General

D-RS: Residential

M-GN: General

P-FP: Flood Prone

P-FW: Fish and Wildlife

P-GP: Great Pond

P-RP: Resource Plan

P-RR: Recreation

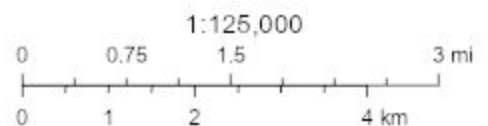
P-SL1: Shoreland - 250'

P-SL2: Shoreland - 75'

P-WL1: Wetlands of Special Significance

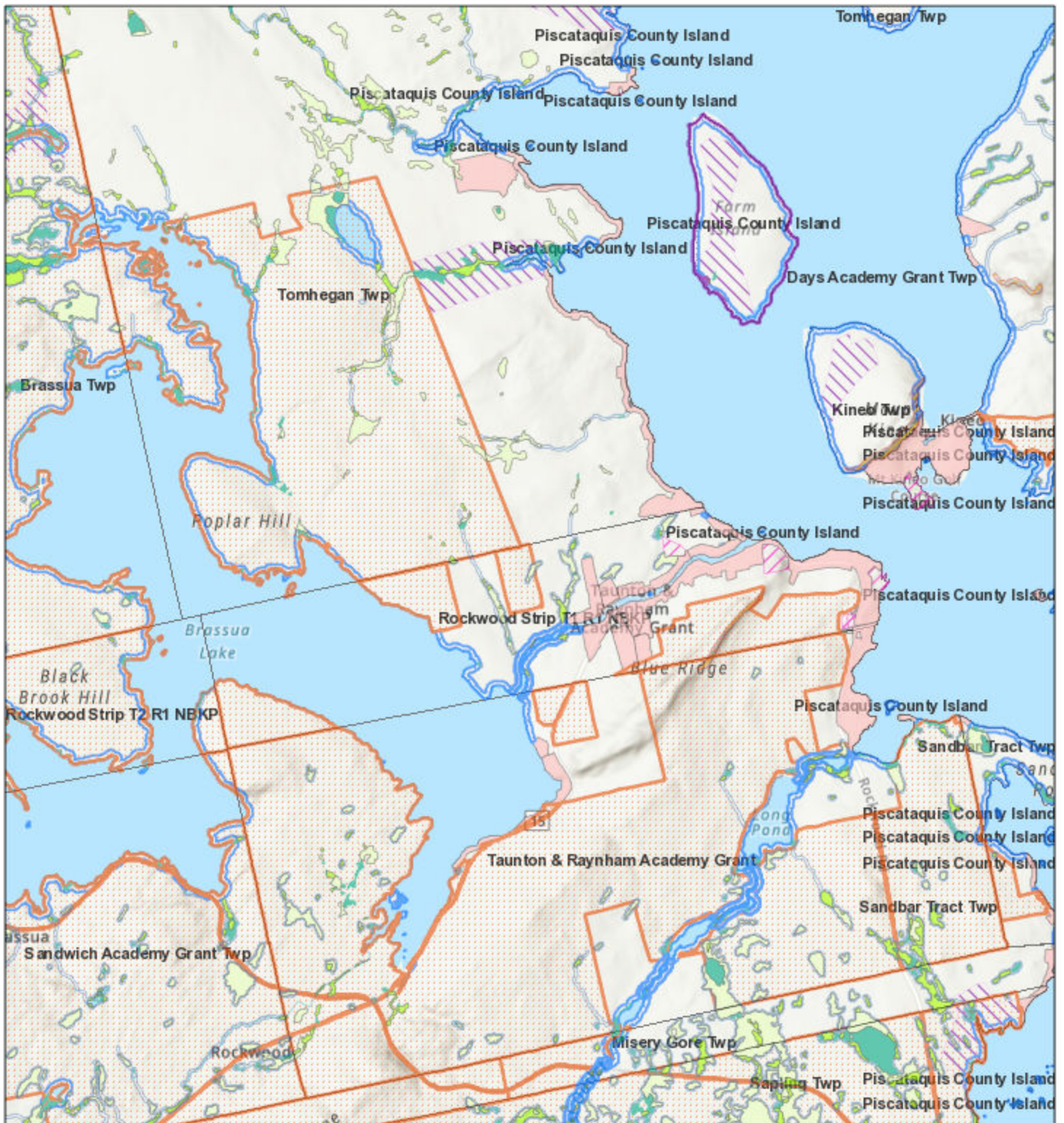
P-WL2: Scrub-shrub Wetlands

P-WL3: Forested Wetlands



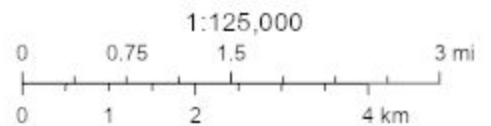
Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Rockwood Strip (T1 R1) - Existing Zoning



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LUPC Zones	P-RP: Resource Plan
D-CI: Commercial Industrial	P-SG: Soils and Geology
D-GN: General	P-SL1: Shoreland - 250'
D-RS: Residential	P-SL2: Shoreland - 75'
M-GN: General	P-UA: Unusual Area
P-FW: Fish and Wildlife	P-WL1: Wetlands of Special Significance
P-GP: Great Pond	P-WL2: Scrub-shrub Wetlands



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

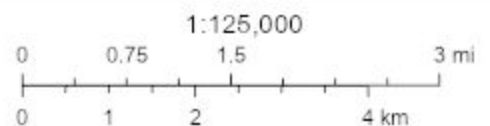
Rockwood Strip W (T2 R1) - Existing Zoning



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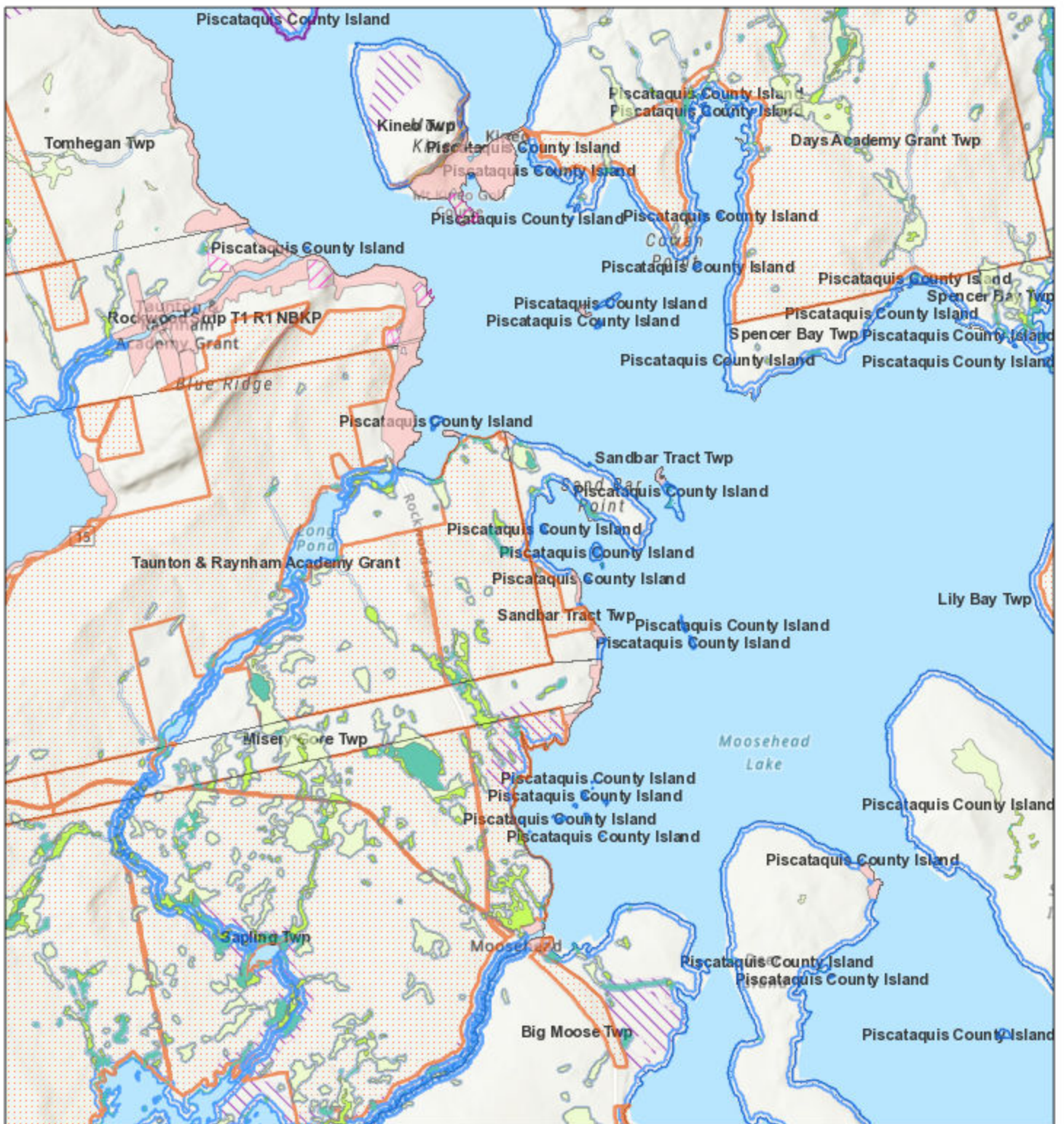
LUPC Zones

- | | |
|-------------------------|---|
| M-GN: General | P-RR: Recreation |
| P-FP: Flood Prone | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| P-RP: Resource Plan | P-WL2: Scrub-shrub Wetlands |
| | P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Sandbar Tract - Existing Zoning

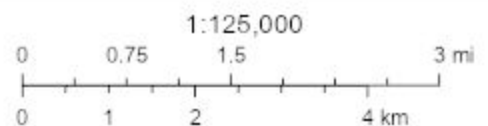


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LUPC Zones

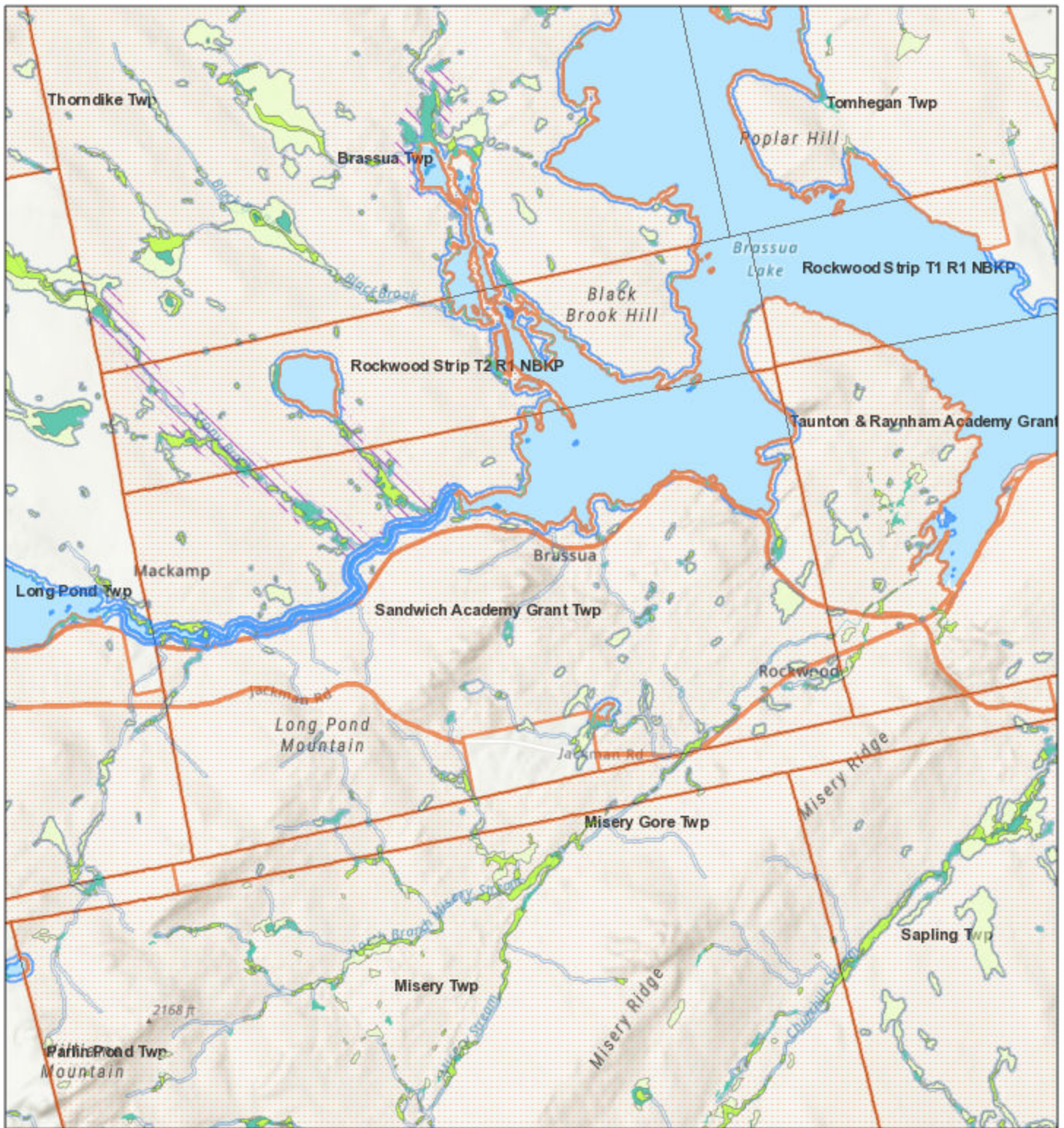
- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential
- M-GN: General
- P-FW: Fish and Wildlife
- P-GP: Great Pond

- P-RP: Resource Plan
- P-SG: Soils and Geology
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

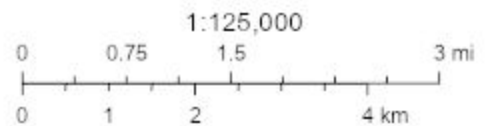
Sandwich Academy (T2 R1) - Existing Zoning



8/7/2019, 3:59:10 PM

LUPC Zones

- | | |
|---|---|
| D-RS: Residential | P-RR: Recreation |
| M-GN: General | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| P-RP: Resource Plan | P-WL2: Scrub-shrub Wetlands |
| | P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

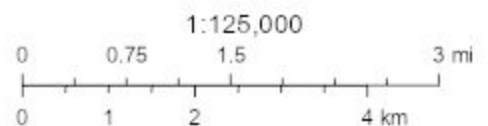
Sapling (T1 R7) - Existing Zoning



8/7/2019, 4:03:31 PM

LUPC Zones

- | | |
|-------------------------|---|
| D-GN: General | P-SG: Soils and Geology |
| D-RS: Residential | P-SL1: Shoreland - 250' |
| M-GN: General | P-SL2: Shoreland - 75' |
| P-FW: Fish and Wildlife | P-WL1: Wetlands of Special Significance |
| P-GP: Great Pond | P-WL2: Scrub-shrub Wetlands |
| P-RP: Resource Plan | P-WL3: Forested Wetlands |

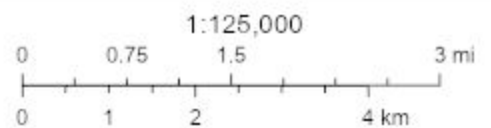


Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.



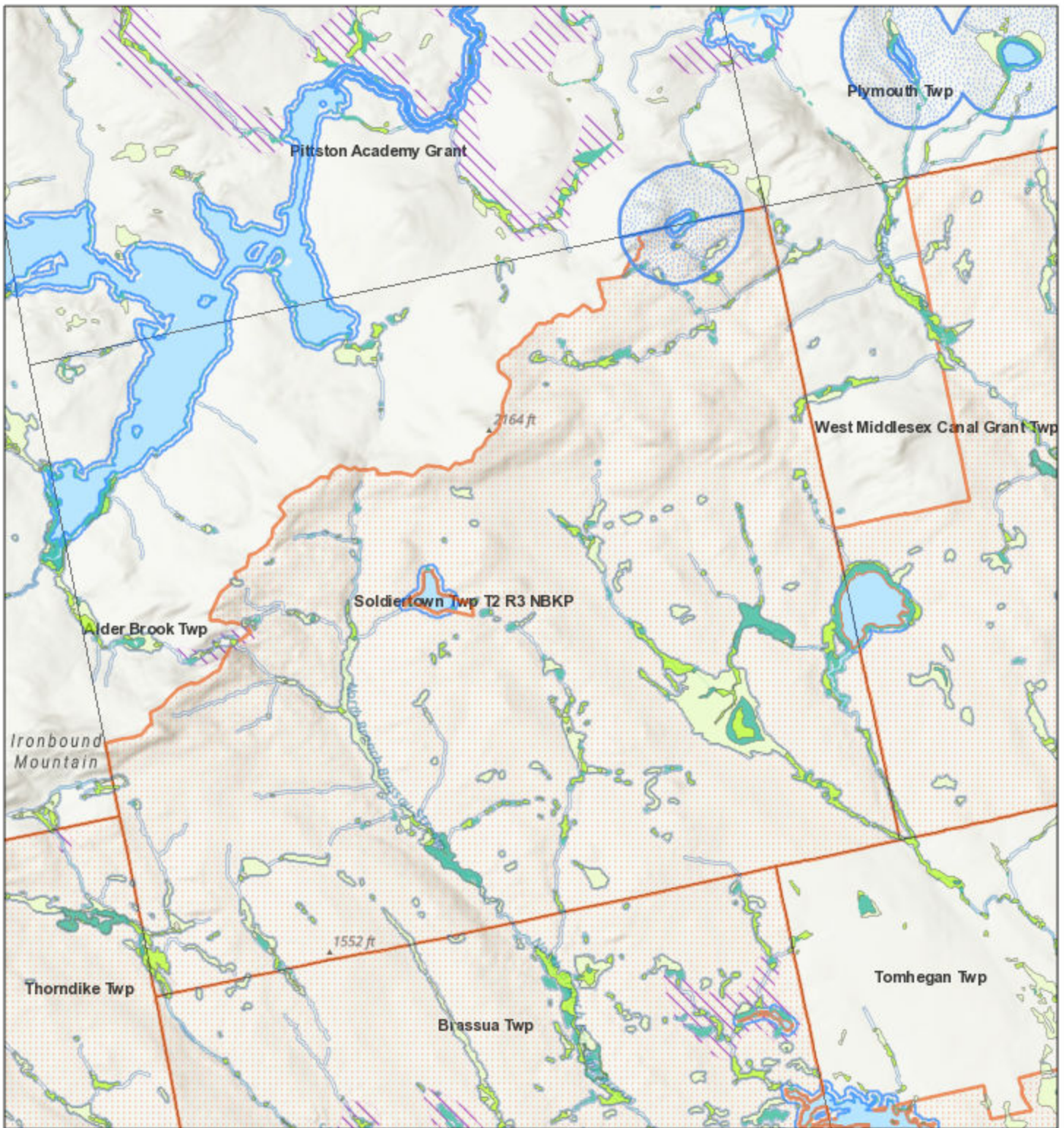
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- | | |
|--|---|
|  D-GN: General |  P-MA: Mountain Area |
|  D-RF: Recreation Facility |  P-RP: Resource Plan |
|  D-RS: Residential |  P-SG: Soils and Geology |
|  M-GN: General |  P-SL1: Shoreland - 250' |
|  P-FW: Fish and Wildlife |  P-SL2: Shoreland - 75' |
|  P-GP: Great Pond |  P-WL1: Wetlands of Special Significance |
| |  P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

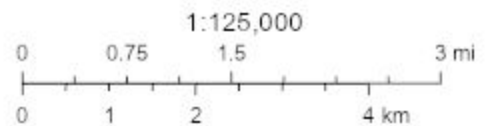
Soldiertown (T2 R3) - Existing Zoning



8/7/2019, 3:49:38 PM

LUPC Zones

- | | |
|-------------------------|---|
| P-SL1: Shoreland - 250' | P-SL2: Shoreland - 75' |
| P-FP: Flood Prone | P-WL1: Wetlands of Special Significance |
| P-FW: Fish and Wildlife | P-WL2: Scrub-shrub Wetlands |
| P-GP: Great Pond | P-WL3: Forested Wetlands |
| P-RP: Resource Plan | Maine Boundaries Town Polygon |
| P-RR: Recreation | |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

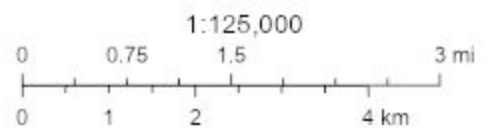
Spencer Bay (T1 R14) - Existing Zoning



8/7/2019, 10:24:01 AM

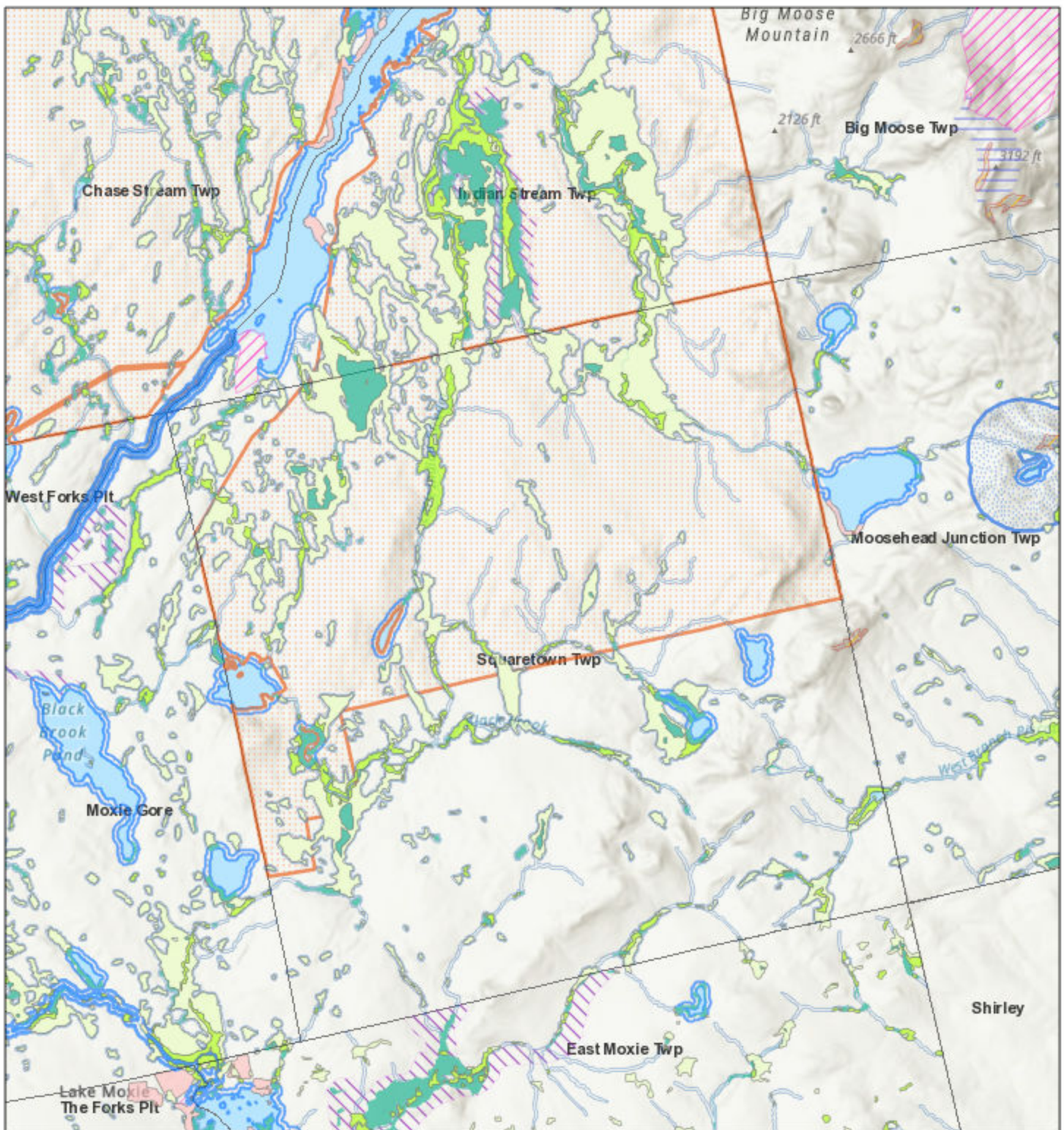
LUPC Zones

- | | |
|-------------------------|---|
| D-GN: General | P-MA: Mountain Area |
| D-RS: Residential | P-RP: Resource Plan |
| M-GN: General | P-SG: Soils and Geology |
| P-AL: Accessible Lake | P-SL1: Shoreland - 250' |
| P-FW: Fish and Wildlife | P-SL2: Shoreland - 75' |
| P-GP: Great Pond | P-WL1: Wetlands of Special Significance |
| | P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrensen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

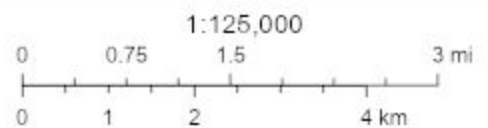
Squaretown - Existing Zoning



8/7/2019, 2:31:24 PM

LUPC Zones

- | | | | |
|--|-------------------------|--|---|
| | D-GN: General | | P-RP: Resource Plan |
| | D-RS: Residential | | P-RR: Recreation |
| | M-GN: General | | P-SG: Soils and Geology |
| | P-FW: Fish and Wildlife | | P-SL1: Shoreland - 250' |
| | P-GP: Great Pond | | P-SL2: Shoreland - 75' |
| | P-MA: Mountain Area | | P-WL1: Wetlands of Special Significance |
| | | | P-WL2: Scrub-shrub Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

Taunton & Raynham (T1 R1) - Existing Zoning

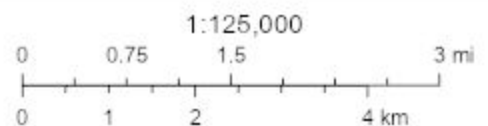


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LUPC Zones

- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential
- M-GN: General
- P-FW: Fish and Wildlife
- P-GP: Great Pond

- P-RP: Resource Plan
- P-SG: Soils and Geology
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

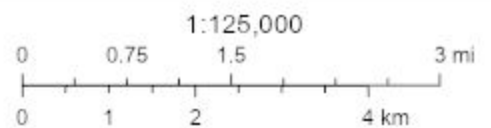
Thorndike (T3 R2) - Existing Zoning



8/7/2019, 3:51:42 PM

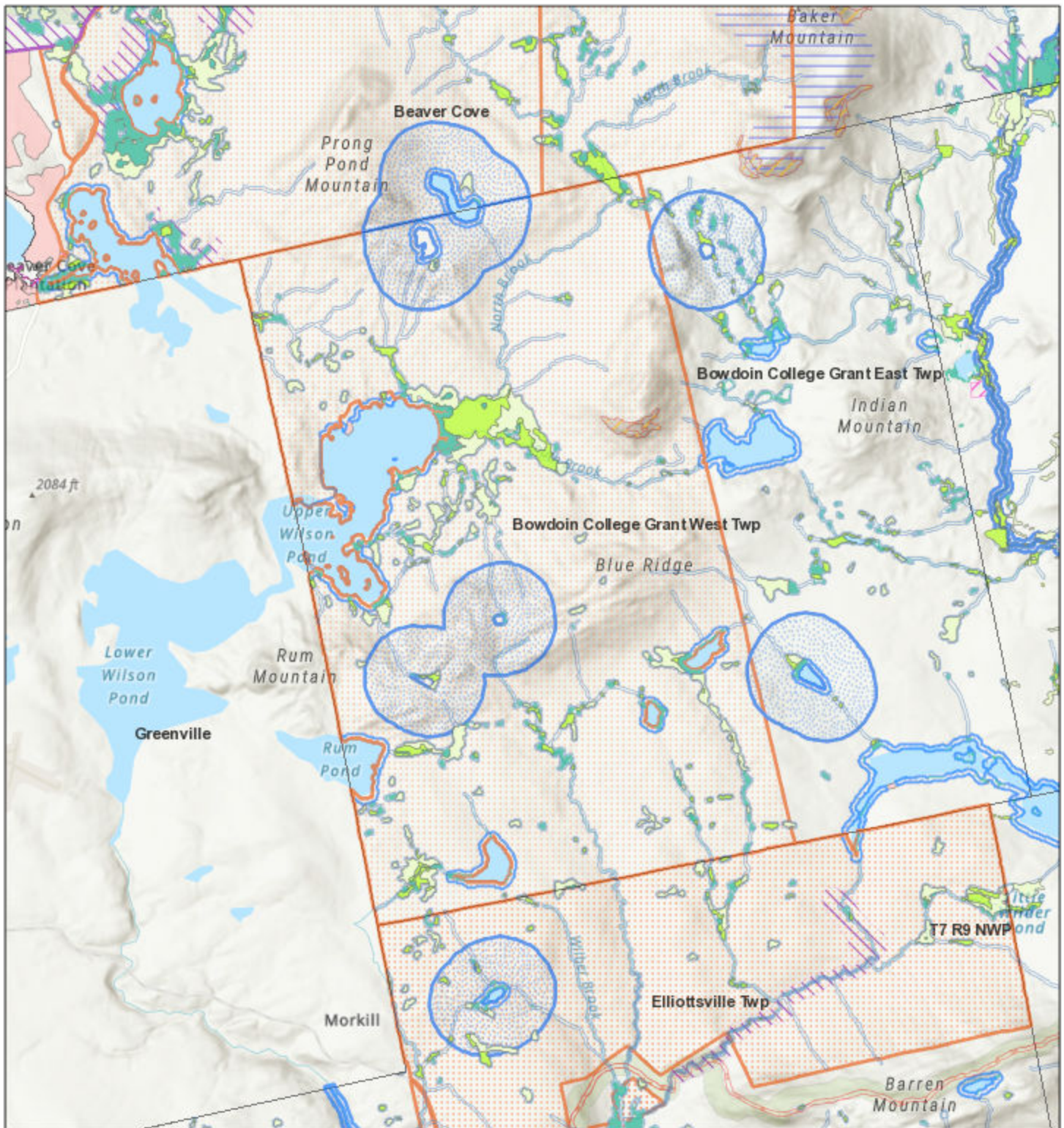
LUPC Zones

- | | |
|-------------------------|---|
| M-GN: General | P-RP: Resource Plan |
| P-AL: Accessible Lake | P-SG: Soils and Geology |
| P-FP: Flood Prone | P-SL2: Shoreland - 75' |
| P-FW: Fish and Wildlife | P-WL1: Wetlands of Special Significance |
| P-GP: Great Pond | P-WL2: Scrub-shrub Wetlands |
| P-MA: Mountain Area | P-WL3: Forested Wetlands |



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

West Bowdoin (T8 R10) - Existing Zoning

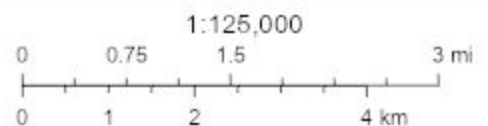


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LUPC Zones

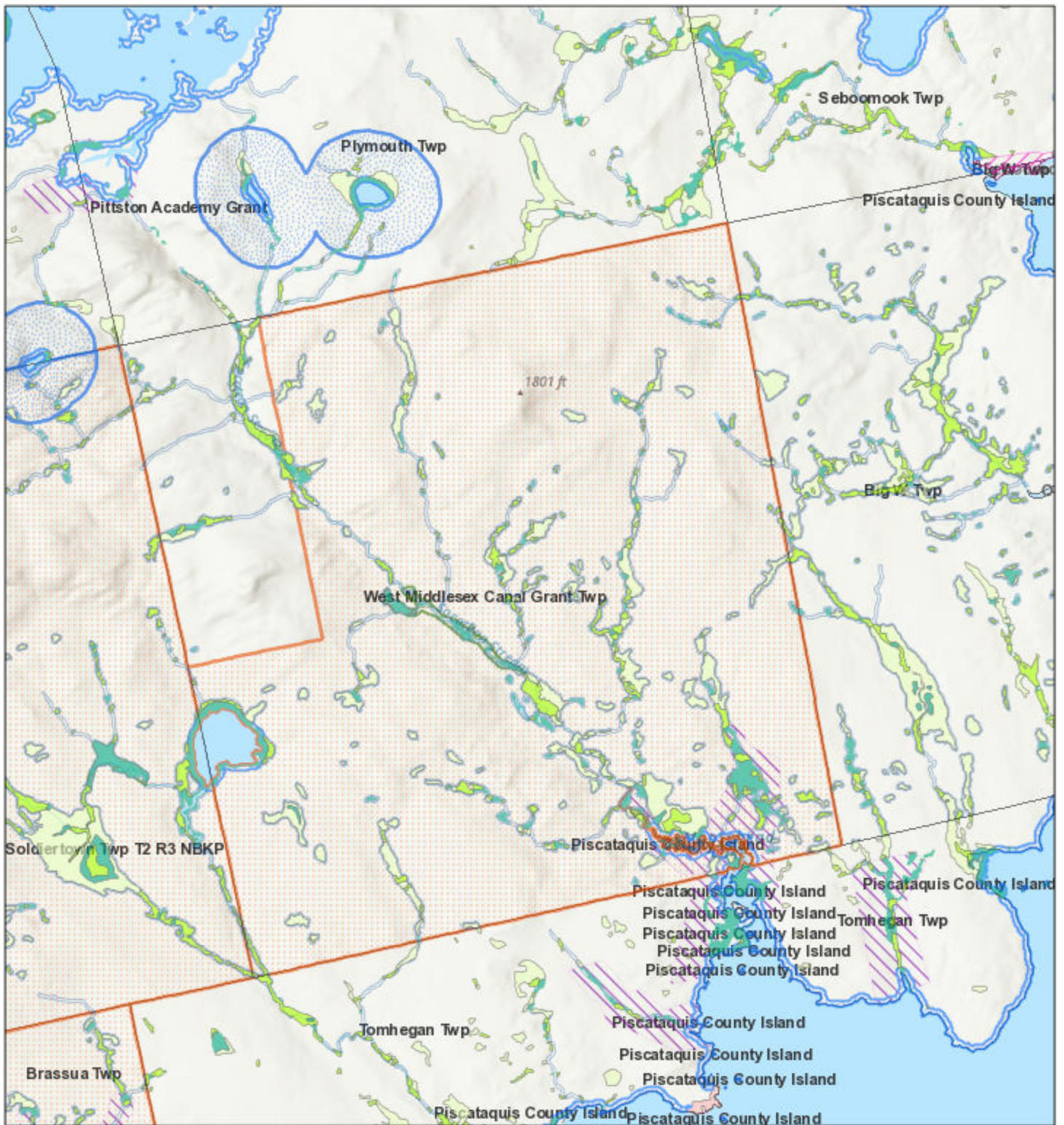
- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential
- M-GN: General
- P-FP: Flood Prone
- P-FW: Fish and Wildlife

- P-GP: Great Pond
- P-MA: Mountain Area
- P-RP: Resource Plan
- P-RR200: Recreation - 200'
- P-RR: Recreation
- P-SG: Soils and Geology
- P-SL1: Shoreland - 250'



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

West Middlesex (T1 R3) - Existing Zoning



8/7/2019, 3:42:23 PM

LUPC Zones

D-GN: General

D-RS: Residential

M-GN: General

P-FP: Flood Prone

P-FW: Fish and Wildlife

P-GP: Great Pond

P-RP: Resource Plan

P-RR: Recreation

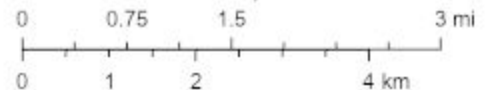
P-SL2: Shoreland - 75'

P-WL1: Wetlands of Special Significance

P-WL2: Scrub-shrub Wetlands

P-WL3: Forested Wetlands

1:125,000



Maine GeoLibrary. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors.

**Schedule 3.D.
Road Frontage**

Road Frontage: Please refer to the Concept Plan Summary Map located at Section I.H.2. (page 21) of the Concept Plan for a depiction of the road network.

**Schedule 3.E.
Water Frontage**

Water Frontage: Please refer to Subsection 5 of the Statistical Summary at Section I.G. Section 5 (page 19) of the Concept Plan. Only water bodies within the Concept Plan's Development Areas are included, as zoning around water bodies outside the Development Areas has and will remain in the current LUPC Protection Subdivisions.

Schedule 4

Project Description

Petitioner proposes to terminate the Concept Plan for the Moosehead Lake Region (ZP 707) and its associated Resource Plan Protection (P-RP 014) Subdistrict. This Zoning Petition is submitted to establish the replacement zoning after Concept Plan termination for the approximately 380,000 acres of the land within the existing P-RP 014 Subdistrict.

When the Concept Plan was adopted, a Resource Plan (P-RP) Protection Subdistrict (P-RP 014) was implemented, overlaying or replacing the then-current Commission land use subdistricts. The Concept Plan established ten Development Areas within which all residential, industrial, commercial, and resort development envisioned by the Concept Plan must be located. Under the Concept Plan, land outside the Development Areas is treated differently from land within these Development Areas.. Likewise, termination of the Concept Plan's P-RP 014 Subdistrict will have different effects on land outside and inside the Development Areas.

Outside the Development Areas

Approximately, 362,933 acres, or approximately 96% of the Concept Plan area land, lies outside of the Development Areas.

Prior to Concept Plan adoption, this land was within the various Protection Subdistricts or within the General Management (M-GN) Subdistrict. Under the Concept Plan, this land is currently zoned in the current Protection Subdistricts and in the Concept Plan's General Management (M-MH-GN) Zone.

Under the Concept Plan, the land within the Protection Subdistricts remains subject to the Commission's most current land use standards. The Plan's P-RP 014 Subdistrict overlay requires that all Commission amendments to the land use standards apply to the land outside the Development Zones within Protection Subdistricts. Therefore, removal of the P-RP 014 overlay following termination of the Concept Plan will have no effect on the applicable land use standards, and those areas will retain the LUPC designations and standards currently in effect.

Under the Concept Plan, the land within the M-GN Subdistrict was placed in the Plan's General Management (M-MH-GN) Zone. Petitioner proposes to remove the M-MH-GN designation and replace it with the currently-existing General Management (M-GN) Subdistrict designation. Because the M-MH-GN Zone and M-GN Subdistrict are so similar, there is no substantive end effect from this change.

Additionally, all of the land outside the Development Areas is subject to the conservation easement granted after adoption of the Concept Plan. This conservation easement encumbers the property with land use controls more restrictive than those of LUPC's zoning. These more restrictive land use controls will remain in place in perpetuity and will not be diminished or altered in any way by termination of the Concept Plan.

Within the Development Areas

Approximately, 16,873 acres of land is located within the Development Areas.

Prior to Concept Plan adoption, this land was within the various Protection Subdistricts, the General Management (M-GN) Subdistrict, or the General Development (D-GN) and Residential Development (D-RS) Subdistricts.

Under the Concept Plan, this land is within the then-existing Protection Subdistricts or the Concept Plan Development Zones.

Unlike the Protection Zones outside the Development Areas that have been subject to all of the current amendments to Protection Zones, upon Plan adoption, the land within the Protection Subdistricts within the Development Areas retained the same protection designations, but the land use standards and boundaries were “frozen” for the life of the Plan. Petitioner proposes to release the “freeze” implemented by the P-RP 014 overlay to these Protection Subdistricts and to update the affected land to the applicable existing Protection Subdistrict designations.

All remaining land within the Development Areas is currently designated one of the five Development Zones established by the Concept Plan: (a) Commercial Industrial Development Zone (D-MH-CI), (b) Primitive Resort Development Zone (D-MH-PR), (c) Residential Development Zone (D-MH-RS1), (d) Residential/Resort-Optional Development Zone, and (e) Resort Development Zone (D-MT-RT) (collectively, the Plan’s Development Zones).

Petitioner proposes to rezone the Concept Plan’s Development Zones to the General Management (M-GN) Subdistrict, with the exception of one three-acre sporting camp parcel. The sporting camp parcel was designated as a Residential Development (D-RS) Subdistrict prior to adoption of the Concept Plan, and was leased from Petitioner by the sporting camp owner. The sporting camp has been in continual use and the parcel has been conveyed to the sporting camp owner. Petitioner proposes that this parcel remain designated as a General Development (D-GN) Subdistrict to permit the sporting camp to continue to operate as it has for over 100 years.

Table 4.1 depicts the Subdistricts in place prior to adoption of the Concept Plan, the zone designations under the Concept Plan (outside and inside the Development Areas), and the proposed Subdistricts following termination of the Concept Plan.

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Protection Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LURC Protection Subdistricts updated to LUPC Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	“Frozen” LURC Protection Subdistricts P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LUPC Protection Subdistricts: P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3
LURC General Management (M-GN) Subdistrict	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Primitive Resort Development (D-MH-PR) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone, Resort Development (D-MT-RT) Zone	LUPC General Management (M-GN) Subdistrict

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Development Subdistricts: D-RS, D-GN, D-CI	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone; General Development (D-GN) Subdistrict (sporting camp)	LUPC General Management (M-GN) Subdistrict *LUPC Residential Development (D-GN) Subdistrict for 3-acre sporting camp

Table 4.1

In summary, all of the land will either retain the Protection Subdistrict designations, be rezoned to the updated/unfrozen Protection Subdistrict designations, or be rezoned from the Plan's M-MH-GN Zone to the M-GN Subdistrict, with the exception of the sporting camp retaining its D-GN Subdistrict designation. By terminating the Concept Plan, Petitioner also is relinquishing the development zone land uses, density allowances, and other subdivision and development zone rights granted under the Concept Plan.

Schedule 5 Acreage

Although this Zoning Petition technically covers the entire 379,806-acre Concept Plan area, no substantive change will occur on the 362,933 acres presently designated as Protection Subdistricts or the General Management (M-MH-GN) Zone. This is because the Protection Subdistrict standards continued to apply (other than with respect to the limited number of Protection Subdistricts within Development Areas, for which the then-existing land use standards were “frozen”), and because the Concept Plan’s M-MH-GN very closely parallels the M-GN standards.

Substantively, this Zoning Petition requests that 16,873 acres currently designated within the Concept Plan’s Development Areas be rezoned to either the General Management (M-GN) Subdistrict or the applicable Protection Subdistrict. These 16,873 acres are contained within the Concept Plan’s ten Development Areas: Long Pond Development Area, Brassua Lake Development Area, Rockwood/Blue Ridge Development Area, Route 6/15 Corridor Development Area, Commercial/Industrial Development Area, Moose Bay Development Area, Beaver Cove Development Area, Upper Wilson Pond Development Areas, Lily Bay Development Area, and Big Moose Mountain Area. Please refer to the Development Area Maps in ZP 707 for more location information. The acres within each Development Area and the corresponding acreage of current and proposed protection, development and management zones and subdistricts is depicted in Table 5.1.

Development Area	Gross Acres	Current Acres of Protection Zones (frozen)	Current Acres in No Disturbance overlay	Current Acres in D Zones	Proposed Acres in P Subdistricts (unfrozen)	Proposed Acres in M-GN Subdistrict
Long Pond	927	37	25	865	131	796
Brassua Lake	2,611	126	283	2,202	401	2,210
Rockwood/Blue Ridge	3,849	14	290	3,545	58	3,791
Route 6/15 Corridor	2,017	85	0	1,932	201	1,816
Commercial/Industrial	94	0	0	94	0	94
Moose Bay	1,026	12	0	1,014	43	983
Upper Wilson Pond	184	0	0	184	26	158
Beaver Cove	133	0	0	133	1	132
Big Moose Mountain	4,189	39	59	4,091	305	3,884
Lily Bay	1,843	85	43	1,715	183	1,660
TOTAL	16,873	398	700	15,812	1349	15,524

Table 5.1

Schedule 6 Site Conditions

As part of the initial Concept Plan petition, in 2006 and 2007 Woodlots Alternatives, Inc., an environmental consulting firm, conducted the following Natural Resource Evaluations of the 16,873 acres included within the Concept Plan's Development Areas (collectively, the "Natural Resource Evaluations"):

- Natural Resource Evaluation of Proposed Development Lands, dated December 2006
- Natural Resource Evaluation of Additional Proposed Development Zones, dated July 2007

The Natural Resource Evaluations presently are on file with LUPC. Electronic copies of the Natural Resource Evaluations are included in the electronic application package submitted with this Zoning Petition.

Petitioner is aware of only four site condition changes to the 16,873 acres within the Development Areas occurring after issuance of the Natural Resource Evaluations. These changes relate to timber harvests conducted in accordance with LUPC Forest Operations Permits.

- Timber harvest at Long Pond Development Area (LUPC FOP permit # 929)
- Timber harvest at Route 6/15 Corridor (LUPC FOP permit # 941/941a)
- Timber harvest at Rockwood/Blue Ridge Development Area (LUPC FOP permit # 957)
- Timber harvest at Moose Bay Development Area (LUPC FOP permit # 958)

Schedule 8
Existing Structures and Development

Since adoption of the Concept Plan, no new structures have been built. As described in the Concept Plan, 29 camp sites/cottages exist on parcels surrounded by the Conservation Easement. 27 of these structures are owned by private lessees and 2 of the structures are owned by Petitioner. These 29 parcels are zoned M-GN. The details of each structure are listed in Table 8.1, below, and described more fully in Appendix V of the Concept Plan. Petitioner notes that Petitioner's office complex at the time the Concept Plan was submitted was located in the Moose Bay Development Area. It was not included in the list of structures in the Concept Plan as it was part of a proposed development area. The structures (office building and garage) continue to exist. Since adoption of the Concept Plan, 28 +/- miles of new hiking trails from 121 +/- acres have been created in the Conservation Easement area pursuant to the requirements of the Concept Plan.

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
1	Beaver Cove	Piscataquis	Weyerhaeuser	40,000	Approximately on the north shore of Prong Pond, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
2	Beaver Cove	Piscataquis	MARK DUMONT	40,000	Approximately on the east shore of Mud Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
3	Beaver Cove	Piscataquis	WILLIAM HAIR	40,000	Approximately on the north shore of Prong Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
4	Beaver Cove	Piscataquis	HAROLD BLANCHARD	40,000	Approximately on a small peninsula on the east shore of Prong Pond, encompassing lessee's existing improvements (approximately 0.5 acres).
5	Big Moose	Piscataquis	Weyerhaeuser	In Moose Bay Dev Zone	Former office building on Route 15
6	Bowdoin College West	Piscataquis	JACK HOFBAUER	40,000	Commercial lease; a campground site for sporting camp in Bowdoin College Grant, Piscataquis County, Maine (approximately 0.5 acres).
7	Chase Stream	Somerset	KENNETH & PATRICIA CHUBBUCK	40,000	Camp on southerly shore of Ellis Pond, Chase Stream township, T1 R6 BKP WKR, Somerset County, Maine (approximately 0.7 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
8	Chase Stream	Somerset	J ALFRED LETOURNEAU	40,000	Lease lot situated in Chase Stream Township, T1 R6, BKP WKR, its 10,000 acre tract, and lying 200 feet +/- easterly of Tobey Pond (approximately 0.25 acres).
9	Chase Stream	Somerset	RICHARD W FITZHERBERT	40,000	Chase Stream Township. Camp on east shore of Chase Stream flowage, so-called (acreage unspecified).
10	Chase Stream	Somerset	ALAN GOVE	40,000	Camp on east side of Chase Stream, Indian Pond area, Somerset County, T1 R6, WKR (acreage unspecified).
11	Chase Stream	Somerset	JON C HANSEN	40,000	Camp located in Somerset County, T1 R6 WKR, Chase Stream, Indian Pond area; north side of road near intersection of road to sluice (acreage unspecified).
12	Chase Stream	Somerset	RAYMOND RUSSENBERGE R & KARL	40,000	Chase Stream Township, being the Twin Camp, so-called (acreage unspecified).
13	Chase Stream	Somerset	CARROLL CUTTING ET AL	40,000	Former public lot in Chase Stream Township; Lot 1, Range 2, T1 R6; otherwise known as Chase Stream Track (acreage unspecified).
14	Chase Stream	Somerset	EDWIN REED	40,000	Campsite on westerly shore of Horseshoe Pond, Ten Thousand acre tract, Somerset County, T1 R6 BKP WKR, State of Maine. Outlined in red on the attached plan. LEASE # 376 (approximately 0.5 acres).
15	Chase Stream	Somerset	W. PHILBRICK & W. GATES	40,000	T1R6 WKR, Chase Stream, Indian Pond Area, log cabin located on east shore. TERM: Structure Owner shall have the right to use said premises for a term of 99 years beginning with the first day of August 1966, to the last day of August 2065, at which time the lease shall terminate without notice to the Structure Owner. The Lessor shall have no obligation, either express or implied, to renew this lease agreement. Lease # 1116 (acreage unspecified).
16	Elliottsville	Piscataquis	RICKY B. CLOWRY	40,000	Lease lot on Big Wilson Stream, near mouth of Thompson Brook in Elliottsville, Piscataquis County, Maine (approximately 0.5 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
17	Indian Stream	Somerset	Weyerhaeuser	40,000	Approximately near Moore's Siding on the old railroad track acres of land, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
18	Indian Stream	Somerset	RICHARD & ROLAND LEGENDRE	40,000	Approximately near Moore's Siding on the old railroad track, encompassing Structure Owner's existing improvements located near Melissa Dumont (approximately 0.5 acres).
19	Lily Bay	Piscataquis	INLAND FISH & WILDLIFE	40,000	Lease site for camp and site for use as a warden's camp in TA R14 WELS, Piscataquis County, Lily Bay, just south of Frenchtown line on the northwest side of Ripogenus Road near the old gravel pit. Lease # 116 (acreage unspecified).
20	Rockwood Strip	Somerset	MICHAEL LEIGHTON et al	40,000	Camp in T2 R1 NBKP, Somerset County, commonly called Rockwood Strip, on westerly shore of Demo Pond (acreage unspecified).
21	Sandwich	Somerset	WALTER MORIN	40,000	Lease lot situated in Sandwich Township, T2 R1 NBKP, between the Canadian Pacific RR tracks and Brassua Flowage, more particularly being a lot surrounding the camp dwelling and abutting a woods road on its southwesterly boundary (approximately 0.5 acres).
22	Smithtown (T1 R13 WELS)	Piscataquis	CAMP 1R13 ASSOCIATION	40,000	Lease lot encompassing all of that land lying within 50 feet of a camp now located on westerly side of Farrar Mountain Road near Hinckley Cove, Second Roach Pond, T1 R13 WELS, Piscataquis County (approximately 0.25 acres).
23	Soldiertown	Somerset	LARRY SIMPSON	40,000	Camp northeasterly of Pittston, Rockwood Road, Soldiertown, T2 R3 NBKP, Somerset County (approximately 0.5 acres).
24	Soldiertown	Somerset	VIRGINIA RICHARDS	40,000	Camp in Soldiertown, T2 R3 NBKP, Somerset County, along Center Pond Road in Soldiertown (approximately 0.5 acres).

Structure #	Town	County	Structure Owner (now or formerly)	Lot Size	Comments
25	Squaretown	Somerset	CHARLES JACOBS	40,000	Approximately on the east side of old MCR ROW, 5 chains south of Little Indian Pond, encompassing Structure Owner's existing improvements (approximately 0.5 acres).
26	Taunton & Raynham	Somerset	ROBERT GENEST	40,000	Lot 3 in Tarratine Lease Area south of CPRR, Taunton & Raynham, T1 R1 NBKP, Somerset County (approximately 0.1 acres).
27	Taunton & Raynham	Somerset	STEVE SHAW	40,000	Lot 5 in Tarratine Lease Area, south of CPRR in Taunton & Raynham. T1 R1 NBKP, Somerset County (approximately 0.04 acres).
28	Thorndike	Somerset	JOHN BROCHU	40,000	Camp on southerly shore of Fish Pond, approximately 2,000 feet northeasterly along shore from Outlet Stream, Thorndike, T3 R2 NBKP, Somerset County. Confirmed as lease # 72 (approximately 0.4 acres).
29	Thorndike	Somerset	WILLIAM E SHELLEY	52,300	Camp on westerly shore of Luther Pond, approximately one quarter mile south of the inlet; Thorndike, T3 R2 NBKP, Somerset County, Maine. Confirmed as lease # 73 (approximately 1.2 acres).

Table 8.1

Schedule 9
Description of how the proposed new subdistrict is more appropriate
for the protection and management of existing uses and resources within the affected area

Natural Resource Protection and Recreation Benefits Achieved

When adopted, the Concept Plan was meant to manage a large land base in a way that provided permanent and long-term protection of resources in need of protection, provided enhanced public access to primitive recreation opportunities, and allowed for residential, commercial, and resort-based development in appropriate areas. As noted in items 4 and 5, land use standards applicable to the Protection Subdistricts outside the Development Areas have remained tied to the Commission standards as those standards have changed over time, and this Petition does not seek to change the subdistrict designations of those areas. The remaining land outside the Development Areas was rezoned from the then-current M-GN Subdistrict to a parallel General Management Zone (M-MH-GN) created under the Plan. This Petition will return those areas to the M-GN designation under current LUPC regulations. No change in designation is proposed for these areas; the Protection and Management designations that existed before the Plan or that currently apply under the Concept Plan will remain. Likewise, the areas in Protection Zones within the Development Areas will not be rezoned to a different classification. Instead, the “freeze” on the land use standards will be lifted and the affected areas will be updated to the current Protection Subdistrict standards. The land outside the Development Areas will continue to be protected by the additional land use restrictions imposed by the conservation easement which will continue to protect resources in need of protection, including the vast forested landscape, miles of undeveloped shoreline, important wildlife habitat, and other features and natural resources. The public also will continue to benefit from the public recreation benefits granted under the Concept Plan. These benefits include miles of snowmobile trails, hiking trails, and other public access points, which will remain in place. As a result, the management objectives of protecting natural resources and providing public recreational opportunities have been achieved, and the land will continue to provide these public benefits in perpetuity.

Plan's Standards Out of Sync

The feasibility and practicality of the development contemplated by the Concept Plan was dramatically and permanently affected by the global financial crisis beginning in 2007. Large-scale resort-based development and related residential subdivisions are no longer practicable, and the land in the Development Areas has remained in its traditional forestry-based uses or in protection zone status since adoption of the Concept Plan. However, the land use standards for the Development Areas still contemplate large-scale development and do not reflect the current uses or the land management needs for the foreseeable future. As a result, management of these areas is out of sync with the rest of the region's land base.

By rezoning current Development Zones to the General Management Subdistrict designation, the Commission will sync the Concept Plan areas with the regional land base, creating a consistent framework for land use regulation and management, and allowing the land to be managed appropriately by LUPC and other state agencies. Additionally, because the conservation easement will remain in perpetuity, development pressure is forever relieved from the large forested landscape and other features sought to be protected under the Concept Plan. The need for the Plan's separate land use standards no longer exists; continuing to regulate the Development Areas under the Plan's standards is inconsistent with the regional approach to land use regulation desired by the Commission and with long-range planning efforts underway and anticipated in the region.

Removing the P-RP 014 Subdistrict will provide a predictable base for the regional approach to land use regulation and long-range planning efforts of the Commission for the Moosehead Lake Region.