
COMMENTS RECEIVED FOR PROPOSED RULE REVISIONS AND REZONING:
PROPOSED AMENDMENTS TO CHAPTER 10.08-A
AND
PROPOSED REZONING ASSOCIATED WITH THE MOOSEHEAD
REGIONAL PLANNING PROJECT
Part 2 of 2

Maine Land Use Planning Commission
Maine Department of Agriculture, Conservation and Forestry

This document includes compiled written comments about the proposed rulemaking and rezoning associated with the Moosehead Regional Planning Package submitted between September 28, 2022, and October 31, 2022.

Rebuttal Comments: The comments in this document were posted on the Commission's website on Tuesday, November 1, 2022. The deadline for submissions in rebuttal to those comments is Monday, November 7, 2022. Rebuttal comments will be posted both on [agency's rulemaking webpage](#) and the [Moosehead Regional Planning project webpage](#) following the close of the rebuttal period.

Benjamin, Stacy

From: Donna Wheeler <donna.wheeler71@gmail.com>
Sent: Sunday, October 9, 2022 5:18 PM
To: Benjamin, Stacy
Subject: Moosehead

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I am writing with comments about the Moosehead Region Planning Process. The LUPC's recommendations for this planning project seems to be a solid proposal including zoning and adjacency rule changes that reflect the needs of the community, keeping development areas near each other much better than the old Plum Creek plan.

I'm sorry the wildlife and at-risk fish are not better protected but I suppose new development zones nearby would offer complementary protection. Thankfully some areas proposed for removal are appropriate because they shouldn't be developed any more than is already done. These are too far from town and could ruin natural resources and habitats.

The importance of the Moosehead region in mitigating climate change, supporting wildlife and natural resource based businesses cannot be subject to wanton area subtraction. People come here for a reason....the environmental beauty and ability to enjoy it up close. The LUPC's package actually acknowledges these values. Bravo!

Donna Wheeler

Benjamin, Stacy

From: lenkv1@aol.com
Sent: Sunday, October 9, 2022 1:46 PM
To: Benjamin, Stacy
Subject: Re: Moosehead Region Planning Process - comments

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Gentleperson,

Though a little late in the coming, I hope you will consider my comments on the Moosehead Region Planning Project.

As a long time camp owner on Moosehead Lake (speifically, in Beaver Cove) I am, of course, very much interested in how any kind of development proceeds on this wonderful Moosehead Lake. While we are there in the summer, we have loved Moosehead in winter too.

While the LUPC's final recommendation is a good proposal, and addresses some concerns about adjacency, there is more that can be done to protect the region - especially environmentally speaking - whilst at the same time giving a nod to some development. Putting any new development near already existing development instead of despoiling different parts of Moosehead Lake for development sake alone, is better than just any development. This is especially important for some of Maine's iconic wildlife and certain fish, particularly in a time of serious climate upheavals.

One of my pet peeves about development in general in the area is the faulty deal made with the former Squaw Muntain ski "resort" which is now Big Moose. When I was last able to ski from the top of Squaw Muntain - it was a beautiful, breathtaking day with views of Moosehead that made one glad to be alive.

Since the current owner of that "mountain" has basically left that area high and dry - despite all the best efforts of locals to keep part of it alive for skiing and training of youth and the enjoyment of others - isn't it time to take that owner to court and either default him for not using the property properly, or for the State to seize the area and sell it to a "developer" with a better conscious and better concern for the local population and its economic survival? Someone with integrity might be able to bring that ski area back to life which would have valuable tourist dollars coming back in, and would stimulate the local economy with related products, goods and services.

My permanent address (i.e., when not in Moosehead for the summer,) is 251-31 42nd Avenue, Little Neck, NY 11363. Email: lenkv1@aol.com

Thank you for listening.

Sincerely,

Vivienne Lenk

Benjamin, Stacy

From: Lynne Taylor <ltaylor0101@gmail.com>
Sent: Thursday, October 13, 2022 5:55 PM
To: Benjamin, Stacy
Subject: Comment on LUPC's Final Moosehead Planning Package

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Hello Stacy,
Please forward my comment to the Land Use Planning Commission. Thank you.

As a member of the Creation Care Team at Nativity Lutheran Church in Rockport, ME, I am writing to express my strong support for the Final Moosehead Planning Package as approved by the Land Use Planning Commission

Yes, let's protect as much as possible of God's amazing creation while also allowing for economic development in carefully selected areas. I applaud the Commission's success in reaching a compromise that protects our land and water and also honors our economic needs.

Sincerely,
Lynne Taylor
Camden, ME

Benjamin, Stacy

From: Ann Harris <annahoffmannharris@gmail.com>
Sent: Saturday, October 15, 2022 11:26 AM
To: Benjamin, Stacy
Subject: The Moosehead Region Planning Project

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Benjamin:

The Moosehead region is one of Maine's (many) crown jewels. I am writing to voice my support for the LUPC's final recommendation package for the Moosehead Region Planning Project. I think it's a good, solid proposal and a huge improvement over Plum Creek's old concept plan. The zoning and adjacency rule changes would concentrate development near where it already exists and the plan's responsive to the local community.

I wish the plan added more protections for at-risk wildlife and fish, but I'm happy with the new proposed development zones in strategic locations that would complement existing uses in Greenville, Greenville Junction, Rockwood, and Beaver Cove.

I'm particularly heartened that the primary and secondary locations are proposed for removal from several areas that aren't appropriate for added development, as they're too far from town and near valued natural resources and habitat.

The Moosehead region is a priceless treasure, home to people, plants, wildlife, and businesses that appreciate and benefit from its unique capacity, as a vast, intact forest, to act as planetary lungs, if you will, in mitigating the growing and potentially devastating effects of climate change.

The people of Maine, and the people who live in and visit the Moosehead region, care deeply about a healthy, beautiful environment and the public's access to it. Many local businesses absolutely depend upon this thriving natural environment. I believe the LUPC's final recommendation package adequately acknowledges these regional values and our obligation to support them.

All the best,
Ann Harris

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LUPC - AUGUSTA

STATE OF MAINE

DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION

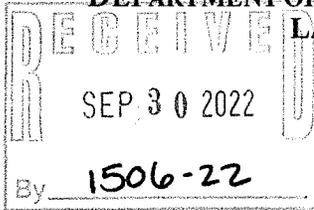
22 SHS, 18 ELKINS LANE
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COMMISSIONER

STACIE R. BEYER
ACTING EXECUTIVE DIRECTOR



JANET I. MILLS
GOVERNOR



REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION

Date: 09-30-2022
Permit#/Tracking#: ZP 791/53848
Analyst: Stacy Benjamin
Applicant: LUPC Staff-initiated
Location: Six locations in four minor civil divisions
Project: Moosehead Regional Planning
Special Note(s): See Moosehead Regional Planning Package

TO BE CONSIDERED,
COMMENTS DUE BY:
10-31-2022

Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.

	DEP, Water Quality, SHS 17, Augusta, ME 04333-0017 Attn.: Phosphorus Review: Jeff Dennis & Dave Waddell	X	Maine Forest Service Attn.: Jim Ferrante
	DEP, SHS 17 Augusta, ME or 312 Canco Rd. Portland, ME 04103 Attn.: Engineering Review, Kerem Gungor, Alison Sirois, or Bob Green (circle)		Maine State Fire Marshall's Office SHS 52 Attn.: Steve Dixon
	DEP, SHS 17 Attn.: Geology Review, John Hopeck & Bob Green	X	Natural Areas Program, SHS 93 Attn.: Lisa St. Hilaire
	DEP Hazardous Material & Solid Waste, SHS #17 Attn.: David McCaskill		State Geologist, NRICM, SHS 22 Attn.: Daniel Locke
	DEP, SHS 17 Attn.: Site Law Review, Bob Green or _____		State Soil Scientist, SHS 28 Attn.: David C. Rocque
	Div. of Environmental Health, DHHS, SHS 10, Subsurface Wastewater Program Attn.: Brent Lawson	X	U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite 350, Augusta, ME 04330 Attn.: Shawn Mahaney
X	DOT, Planning, SHS 16 Attn.: Matthew Drost	X	U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME 04431 Attn.: Amanda Cross (mainefieldoffice@fws.gov)
X	Historic Preservation Commission, SHS 65 Attn.: MHPCprojectreview@maine.gov	X	County Commissioners Write In: Piscataquis and Somerset Counties
X	DIF&W, SHS 41 (IFWEnvironmentalreview@maine.gov) Attn: John Perry, Environmental Review Coordinator, & Regional Biologist		Soil and Water Conservation District Write In: _____
	Maine Dept. Marine Resources SHS 21 Mitch Simpson (Penob.) Attn: Atlantic Salmon, Sean Ledwin & Paul Christman	X	Bureau of Parks and Lands, SHS 22 Attn.: Rex Turner
	Maine Floodplain Mgmt. Program, SHS 93 Attn: Sue Baker		Other State, Federal, Governmental Agency:

After review of the application and consideration of the proposal's probable impacts, we have:

- No comments on the proposal
- Comments on the proposal are included on the following page(s)

Comments (attach additional pages as necessary): *Comments have not changed from our August 31, 2022 response.*

Signature: *Kit A. Mohney, SHPO* Date: *10/17/22*

Reports of staff permitting decisions, can be found here: <https://www.maine.gov/dacf/lupc/reports/>



October 25, 2022

Re: Final Moosehead Region Planning Package

Dear Stacy,

On behalf of the Natural Resources Council of Maine, I am writing to provide comments on the final Moosehead Region Planning Package. Thank you for the opportunity to weigh in once again on this important planning process. We believe the package consists of sound zoning decisions and rulemaking changes that will support the local economy and make progress toward protecting the land, water, and wildlife of the region.

We support both components of the planning package, including the staff-initiated rezoning petition for six development areas and the proposed revisions to Chapter 10, Land Use Districts and Standards Section 10.08A to remove certain primary and secondary locations. We are glad to see that, through this planning process, exceptions to the adjacency rule were given a second look since the Moosehead Region Concept Plan was in place when the Location of Development Rules were changed in 2019. At that time, the Moosehead Lake region wasn't given focused attention, so with the termination of the concept plan, it was critical to evaluate the appropriateness of the primary and secondary locations in this area. We strongly support the proposal to remove certain townships and areas around several lakes from the primary and secondary locations. Doing so will help direct development near service centers that will benefit from increased economic activity and growth, help avoid fragmentation and degradation of forestlands, and make development less likely on certain scenic ponds used and loved by many for their existing undeveloped character.

The Moosehead region has spectacular, ecologically significant natural resources, and the economy is heavily dependent on nature and tourism. We believe the planning package, in combination with existing conservation easements and other community planning documents such as the branding initiative and regional master plan, will help protect the region from haphazard growth that would be detrimental to the economy and character of the region. At the outset of this process, we encouraged LUPC to be forward thinking and consider the impacts of climate change, real estate demand, and community needs when developing recommendations. We believe the planning package reflects aspects of each of these considerations and takes into account the views of all stakeholders.

Thank you, and please let me know if you have any questions.

Sincerely,

Melanie Sturm
Forests & Wildlife Director

Benjamin, Stacy

From: Eliza Townsend <etownsend@outdoors.org>
Sent: Wednesday, October 26, 2022 10:03 AM
To: Benjamin, Stacy
Subject: AMC comments on Moosehead Regional Plan
Attachments: AMC Comments on Moosehead Regional Plan October 2022.pdf

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Good morning, Stacy,

Please find attached the Appalachian Mountain Club's comments on the latest iteration of the Moosehead Regional Plan. We appreciate the work that has brought us to the plan, as well as the opportunity to comment.

Best,

Eliza Townsend
Maine Conservation Policy Director
(207) 699-9815
etownsend@outdoors.org



**AMC Comments on
Revised Moosehead Regional Planning Package
October 2022**

The Appalachian Mountain Club supports the current version of the Moosehead Regional Plan.

We particularly applaud the removal of Indian Pond from development zoning, consistent with the 2004 settlement agreement signed on to by the Departments of Conservation, Inland Fisheries and Wildlife, and the State Planning Office. For the state's agreements to have meaning, they must be adhered to over time.

We also strongly support the removal of the approximately 73, 207 acres from designation as Primary or Secondary Locations for Development. Nearly $\frac{3}{4}$ of those acres are permanently protected from development under the conservation easement stemming from the 2010 Moosehead Region Concept Plan and were therefore inappropriately designated. Removing the remaining 19,569 acres will protect sensitive areas and help prevent the sprawl of development into remote areas. As we have stated prior, Moosehead Lake serves as a dividing line between the more developed areas of Maine to the south and the vast, unfragmented, and largely undeveloped forest stretching to the Canadian border, and development should be discouraged from reaching beyond where it currently exists on the southern shore of the lake, stretching from Rockwood to Beaver Cove.

For this reason, we remain opposed to zoning the 15-acre parcel on Long Pond for Development. However, we recognize that the parcel was zoned for Development under the 2010 Moosehead Region Concept Plan, and that it is adjacent to Routes 6 & 15. We appreciate the fact that only 6.1% of the acreage zoned for Development under the previous plan remains so zoned under the revised package.

The current development pressure in the greater Moosehead area as well as across the Unorganized Territories demonstrates the importance the public places on remoteness, scenic beauty, and the closeness to wildlife and backcountry recreation. The challenge for the staff and board of the Land Use Planning Commission is to ensure that those qualities will continue to exist in the future.

The revised Moosehead Regional Planning Package strikes an appropriate balance between development and protection, and the Appalachian Mountain Club is pleased to support it.

Benjamin, Stacy

From: YAHOO MAIL <seeblueriver@yahoo.com>
Sent: Thursday, October 27, 2022 12:31 PM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Package

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10/27/22

Dear Ms. Stacy Benjamin,

I have recently read about the Moosehead Region Planning Package and would like to comment.

In the 2000's, my friend Bonnie and I spent 2 vacations in the Moosehead Lake Region. We were awed by the beauty and the wildlife of the area. It's remoteness and wildness was inspiring! We would drive on the roads surrounding the lake at dusk looking for moose feeding on the side of the road to escape the insects in the woods (it was June). We saw quite a few moose in a small group or alone- really beautiful and big!! Also saw a Snowshoe Hare bounding down the dirt road. I've heard that the Canada Lynx lives there too, which I can see, due to how vast the woods are there.

The current Moosehead Region Planning Package is so much better than the original Plum Creek Development plan. its plan for development around existing towns of Greenville and Rockwood is good. The most important idea is to not have sprawling development that divides the woodland into patches. With global warming we are going to need intact forested areas with a plan for timber harvesting that doesn't clear-cut and is managed for the continuation of wildlife. The plan could be more specific in how it can protect habitat for threatened wildlife like the Canada Lynx. I believe that wise development can benefit the local economy while protecting the plant and animal life. People like to visit Moosehead Lake because it is wild. Let's keep the big corporations from fragmenting the

land for big profits! Thank you for
your consideration!

Sincerely,
Gail Johnson

[Sent from Yahoo Mail on Android](#)

Jane Whitney
PO Box 294
Brooklin ME 04616
207-359-8999
janewhitney@midmaine.com

October 27, 2022

Land Use Planning Commission
Attn. Stacy Benjamin
18 Elkins Lane
22 State House Station
Augusta, ME 04333

Re: LUPC Final Recommendation for Moosehead Region Planning Project

Dear Ms. Benjamin:

I am grateful to you and the Commission for your diligence in developing a solid proposal for the Moosehead Region Planning Project. Your willingness to listen to the people in this region is much appreciated.

The LUPC's final recommendation package adequately recognizes the important values of this region and of the people living, working, and visiting here. That the Commission proposed to remove several areas as being inappropriate for additional development is a major highlight.

Sincerely,

Jane Whitney

Benjamin, Stacy

From: Glon, Mael G <mael_glon@fws.gov> on behalf of Maine Field Office, FW5 <mainefieldoffice@fws.gov>
Sent: Friday, October 28, 2022 3:32 PM
To: Benjamin, Stacy
Subject: Re: [EXTERNAL] LUPC Moosehead Regional Planning Rezoning Project Review

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Dear Stacy,

Thank you for the opportunity to review and comment on the proposed rezoning associated with the Moosehead Regional Planning Project and LUPC staff-initiated application for rezoning. After carefully reviewing the materials, we have the following comments:

Federally listed species and critical habitat

Please note that any future actions associated with this rezoning plan that are authorized, funded, or carried out, in whole or in part, by a federal agency (i.e., activities with a federal nexus) may require consultation with the U.S. Fish and Wildlife Service (Service) under section 7(a)(2) of the Endangered Species Act (ESA) to ensure that these actions are not likely to jeopardize the continued existence of federally listed species or destroy or adversely modify designated critical habitat. Specifically, activities with a federal nexus occurring at any of the six locations (i.e., Locations A, B, D, E, F, and I) included in the Moosehead Regional Planning Package would likely require section 7 consultation for the federally threatened Canada lynx (*Lynx canadensis*) and this species' critical habitat, and the federally threatened (but proposed for reclassification as endangered) northern long-eared bat (*Myotis septentrionalis*).

Future projects that involve impacts to forested habitats (e.g., cutting down trees, construction of new roads, construction of buildings, etc.) may have effects to lynx and their critical habitat or northern long-eared bats, both from short-term impacts during construction as well as long-term impacts from loss or fragmentation of habitats and potential disturbance from human activities. As you are no doubt aware, a possible federal nexus for future development activities in the rezoned parcels is the need to obtain a Clean Water Act permit from the Corps of Engineers for impacts to wetlands and streams. Any projects that require a permit from the Corps will have to comply with the ESA and will likely trigger review by the Service.

Proposed and candidate species

In addition to the federally listed species mentioned above, the Service is currently considering the following species for listing under the ESA: tricolored bat (*Perimyotis subflavus*; proposed as endangered), monarch butterfly (*Danaus plexippus*; candidate), little brown bat (*Myotis lucifugus*; under review), wood turtle (*Glyptemys insculpta*, under review), and northern bog lemming (*Synaptomys borealis*; candidate). Each of these species may occur in or near the rezoned parcels.

Because they are not currently listed under the Endangered Species Act, section 7 consultation on these species is not required. However, while the tricolored bat remains a proposed species, any project with a federal nexus that is likely to jeopardize this species will require a conference with our office. Further, in the event that one or more of these species is listed in the future and is confirmed to occur in the action area of a project with a

federal nexus that is associated with the Moosehead Regional Planning Project and LUPC staff-initiated application for rezoning, consultation will be required.

Please do not hesitate to contact us if you would like additional guidance or feedback. If you have questions specific to Canada lynx, northern bog lemming, or monarch butterfly, please contact Mael Glon (mael_glon@fws.gov). If you have questions specific to bats or wood turtle, please contact Wende Mahaney (wende_mahaney@fws.gov).

Thank you,
The MEFO Team

From: Benjamin, Stacy <Stacy.Benjamin@maine.gov>
Sent: Monday, October 3, 2022 8:48 AM
To: Maine Field Office, FW5 <mainefieldoffice@fws.gov>
Subject: [EXTERNAL] LUPC Moosehead Regional Planning Rezoning Project Review

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Good morning,

Please find attached a request for agency review and comment on the rezoning associated with the Moosehead Regional Planning Project as well as the LUPC staff-initiated application for rezoning. The final [Moosehead Regional Planning Package](#) summarizes the project and provides background information.

Thank you for your time and consideration. Please let me know if you have any questions.

Best regards,
Stacy

Stacy Benjamin
Acting Chief Planner
Land Use Planning Commission
22 State House Station, Augusta, Maine 04333-0022
Phone (Direct): (207)441-3761
Email: Stacy.Benjamin@maine.gov



Re: Proposed Rulemaking and Rezoning to Implement the Moosehead Regional Planning Package

10/30/22 Comments of Sandra Neily, PO Box 102, Greenville, ME 04441 207-712-7529

Dear LUPC staff and Commissioners,

Thank you for this opportunity to comment.

My comments concern the proposed zoning and the region's economic future. They are in line with LUPC's statutory mission (*quoted at the end of these comments*). Specifically, LUPC's charge to "to support the use and value of these areas to Maine's natural resource-based economy."

I have opened with a night-time map that shows the difference between Maine's north woods and everything else east of the Mississippi River. (*The Adirondack Park comes up dark but it does not contain contiguous forest and it hosts numerous enclaves of private homes and associated commercial activity that are grandfathered into the park.*)

If the LUCP follows its mission to safeguard the value of these areas for Maine's "resource-based economy," then I believe it follows that development that fragments the forest should be limited to areas near existing service centers: towns.

I was part of the original work of the Maine Economic Growth Council. The central recommendation for economic progress in gateway communities near resource assets was citing development adjacent to communities. This goal was seen as necessary to support and grow a community's commercial progress and ensure that nearby assets continued to deliver "gateway" appeal and income.

Thank you for citing development closer to existing communities and removing distant primary and secondary development zoning that would only decrease the value of intact forest lands to our tourist-based economy.

In Plum Creek's original filing, its economist Charles Colgan was very clear that despite building upswings that would be time-limited, the future of the region was its tourism economy.

If we can keep most of the same dark mass you see in the picture —keep the northern forest intact and not fragmented by the development that defines the entire eastern half of the country— then we will have a multi-billion-dollar economy in perpetuity: a multi-billion-dollar economy that contains both forestry opportunities and north woods recreation values.

We will have something in the east that no one else has, something visitors want and travel for.

The intact forest, separate from development, is what draws visitors in all four seasons. Visitors and second home owners seek woods, waters, and wildlife values they cannot find elsewhere.

In less than fifty years, this intact forest with its intact values will be even more valuable.

Imagine how valuable and inviting it will be in one hundred years—if it remains intact?

When an international branding consultant (Roger Brooks, working with the Moosehead Lake Region Economic Development Corp.) branded the region "America's Crown Jewel," he was not referring to lighted driveways, bars, subdivisions, or what the Yale School of Forestry refers to as "hard deforestation." Driveways, subdivisions, commercial properties and their parking lots are hard deforestation.

When inappropriate, fragmenting development arrives, forest and its intact values disappear. On the map, when lights appear, the forest disappears.

How are area planners and LUPC to safeguard this forest goldmine, "America's Crown Jewel?"

How are they to assist growth and economic health and at the same time defend the very resources that will define economic progress?

It won't be by pushing development further out into the woods, waters, and wildlife habitat that are now billion-dollar assets.

It will be about establishing a line where driveways and lights and restaurants and gas stations are on one side, and the intact forest with all its economic potential is on the other side. I am originally from Boothbay Harbor. As insane as development pressures get there, the ocean—which is the line—retains its ecological and commercial values because there are no floating condos covering the water from Boothbay out to Monhegan and back into Muscongus Bay. A visitor would not have to travel further and further out to reach real ocean or, in frustration, choose another location north into Canada.

The changes to Plum Creek’s original zoning you have proposed are a good start toward this line between retention of the intact forest and areas where development is appropriate and helpful to local communities.

Here’s a very good thing. LUPC’s “Purpose and Scope” criteria are much better suited to the future than the yearly “Measures of Growth” created by the Maine Economic Growth Council. The council has economic measures in one section and environmental measures in a separate section. This does not work.

LUPC clearly has the authority and understanding to create zoning with economic goals that are uniquely tied to retention of the environment as a financial asset to nearby communities.

I am disappointed that the current proposed zoning did not consider protections for at-risk wildlife, despite many area residents’ input. In Maine, wildlife recreation is a \$1.4 billion dollar industry (*that’s without multipliers*). All of us with local business experience understand how income flows from watchable wildlife, fishing, and hunting.

And finally, I encourage LUPC staff and commissioners to consider where we will accommodate increasing demand for future wild-feeling experiences. (*That’s not the same as wilderness, but it is the money-maker up here.*) For example, the north end of Brassua Lake and the easy to reach ponds near it, are an ideal location to keep un-lighted and undeveloped. This area has the potential to absorb and delight visitors in the future as interest (and pressure) in the region grows. And it will grow; we really do have the only intact forest asset like this in the eastern USA.

(For example, I was part of an intervention team during the Plum Creek proposal process. We recommended development on the Brassua peninsula that faced southward toward existing camps and lights. We recommended that the north part of the peninsula be part of a more wild-feeling lake and forest opportunity. No lights facing north into the more undeveloped areas.

Thank you for the good listening process staff worked diligently to share with us and for your changes to the original zoning proposal.

Sandra Neily

From LUPC’s Purpose and Scope: ... to support and encourage Maine's natural resource-based economy and strong environmental protections ... To prevent residential, recreational, commercial and industrial uses detrimental to the long-term health ... to support the use and value of these areas to Maine's natural resource-based economy ... to conserve ecological and natural values.

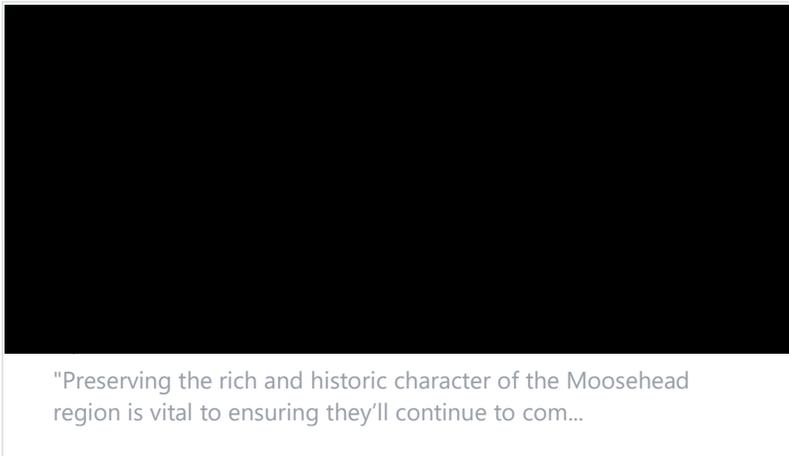
Benjamin, Stacy

From: Sally Farrand <sally.farrand@yahoo.com>
Sent: Sunday, October 30, 2022 9:17 PM
To: Benjamin, Stacy
Cc: Godsoe, Benjamin; Kaczowski, Debra
Subject: Comments on the Moosehead Lake Planning Project

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In case you missed it, I wrote an op-ed on this which amounts to my comments to you. This was posted on Wednesday (10/26) online and in the printed paper on 10/27

[Moosehead regional plan deserves support \(bangordailynews.com\)](http://bangordailynews.com)



Thanks,
Sally

The logo for BDN (Bangor Daily News) is displayed in white, bold, sans-serif capital letters within a dark gray square.

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Moosehead regional plan deserves support

by **Opinion Contributor**

October 26, 2022



The view from above aboard a vintage seaplane of Moosehead Lake at the height of fall colors. Credit: Roger Currier / BDN

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Sally Farrand of Beaver Cove served as a member of the Land Use Regulation Commission.

The two main economic engines in the Moosehead region are tourism and residential development. But with inappropriate zoning and regulation, our assets are in danger of overuse and degradation if not protected. Tourists have a choice in where they go. Preserving the rich and historic character of the Moosehead region is vital to ensuring they'll continue to come to this area.

As the time for a final public comment period about the proposed Moosehead Regional Planning package nears an end, some important process and zoning changes emerged that merit attention. The concept plan from 2009, consisting of approximately 17,000 acres for potential development, formerly owned by Plum Creek and now owned by Weyerhaeuser Company and Weyerhaeuser NR Company, was terminated in 2020. Lands protected by conservation easements remain in place unchanged.

This termination provided an opportunity for the landowner and the zoning authority, the Land Use Planning Commission or LUPC, to consider how best to zone lands that were previously slated for development to preserve their inherent value as undeveloped, while permitting reasonable, sustainable development and commercial use. Weyerhaeuser agreed not to submit zoning petitions or development permits through December 2022 while an extensive community outreach and collaboration process could take place among residents, landowners and local businesses, organizations that provide remote wilderness experiences, and advocacy groups.

LUPC began a two-year process engaging residents of the Moosehead region to identify areas that needed greater protection and areas where development was acceptable. Because this process was during the pandemic, some meetings were held outdoors in-person, some virtually. Enhanced communication via the agency website was required.

This process was unique in its duration. Methodical outreach took place to people with significant knowledge of the resource (land and water, wildlife habitat, places of high utilization and high impact, and the character of remote regions) and its economic value to the region in an undeveloped state. LUPC also met with landowners who might be affected by a change in zoning, with businesses, and with community members whose livelihoods depend on tourism and development.

The principal goal of many people who participated in the meetings was to help the LUPC identify near-in, wild-feeling areas, including rivers and ponds, which serve as a major reason that many ecotourists and outdoor recreationists come to the Moosehead area. In addition, participants were eager to protect more distant districts that serve as the focus of remote experiences and that provide important wildlife habitat and corridors, which are also economically essential to the vibrancy of the region.

The agency staff devoted substantial time and effort to develop the materials (maps and discussion guides defining different zoning scenarios), convene meetings, moderate the discussions and then synthesize the recommendations they received.

The outcome of these collaborative discussions was a final package that identifies six development areas in four townships that encourage new construction and development near existing town centers like Greenville and Rockwood. Importantly, the plan also proposes removing 10 townships from development prioritization, and some protection for sensitive areas, both close to as well as distant from existing towns.

These are significant changes. Is the proposal perfect? No. The risk of fragmentation and degradation remains in some places. But this thoughtful process represents a positive step and potential model in ensuring that the people who live in the area and that have an immediate stake in its sustainability are recognized for their knowledge and expertise and have an opportunity to help guide development, shape its future, and help to preserve what has made this area the “jewel” it is.

As a former commissioner of the Land Use Regulation Commission, I commend the diligence of the LUPC staff in listening and integrating many of the recommendations it received during the planning project, and I applaud the agreement of Weyerhaeuser to permit this public process regarding its lands to proceed. I encourage the LUPC commissioners to approve the final recommendation package.