



Plum Creek Development Plan

Moosehead Lake Region

May 6, 2005

On April 5th Plum Creek submitted a development proposal for the Moosehead Lake Region to the Land Use Regulation Commission (LURC). **This is the biggest development ever proposed in Maine in one of the most remote and stunning parts of the state.** The development plan is a 570-page document covering 426,000-acres. The bulk of Plum Creek's proposal area is currently zoned for forestry and wildlife habitat purposes, not development. Throughout the summary the page numbers correspond to the PDF of the plan posted at: <http://www.maineenvironment.org/media/bigplan.pdf>

Proposed Development Details

- **Plum Creek has proposed to develop 975 house lots in the next ten to fifteen years.**
- **Based on the average rate of development of new homes in the Unorganized Territories, we would expect to see about 250 new homes in an area of this size over the next 30 years.**
- **Plum Creek has proposed 575 shorefront lots and 400 back lots. (see plan table and maps for complete locations) (pg 156)**
 - 190 lots in **Lily Bay** (map 5)
 - 269 lots in **Brassua Lake** area (189 shorefront and 80 back lots) (map 4)
 - 110 shorefront lots on **Long Pond/Moose River** (map 3)
 - 65 lots on **Indian Pond/East Outlet** (map 7)
 - Remaining development will be spread over 12 other lakes and ponds
- **In addition, the plan proposes the following developments which, taken together could add more than a thousand additional houses, condominiums, cabins and rental units.**
 - **A 3,000-acre resort in Lily Bay** that would include: (map 5)(pg 214)
 - **Golf course**, indoor pool, marina, fine dining, spa and fitness center, horse stables and tennis courts. (pg 215)
 - **“The Grand Moosehead Lodge Resort** model includes a variety of accommodations, ranging from single rooms at a main lodge to four bedroom cabins, with a range of overnight, **extended-stay and year-round residential options.**” (pg 215)
 - **3 RV Parks** (including possible stores and gas stations) or 600 acres of new commercial development at Kokadjo, Kennebec West Outlet, and Brassua Lake. (maps 4&5) (pg 222)
 - **A lodge on Brassua Lake** or 500 acres of new commercial development (map 4) (pg 218)
 - **1,000-acre commercial/industrial area** (map 7) (pg 223)
 - **4 new 20,000 sq/ft commercial sporting camps.** **These may be located on one or more of the 48 pristine ponds Plum Creek has identified. These would be**

twice as big as LURC's definition of a commercial sporting camp. (location to be decided) (pg 219)

- **An unlimited number of rental cabins, which can be built anywhere in their so-called "no development" zone** (pgs 222)

Proposed Development Mitigation

Because of the size and scope of this development and the fact that it is proposed largely for lands currently zoned for forestry and wildlife habitat uses, not development, the law requires Plum Creek to offset their development with permanent conservation and to strike a publicly beneficial balance.

- 30-year "No Development" Zone over 382,000 acres
 - The Office of the Attorney General issued an opinion on the proposed zoning stating that it **does not represent any additional conservation** (for a copy, contact Cathy Johnson)
 - The 4 new commercial sporting camps and the unlimited number of rental cabins would be allowed in the "no development" zone
- **71 Mile Snowmobile Trail Easement** – With 30 days notice, Plum Creek may require the movement/relocation of this trail by the state at any time at taxpayer expense (pg 240 map on 238)
- **55 mile Hiking Trail Easement** - Plum Creek may require the movement/relocation of this trail by the state at any time at taxpayer expense (pg 236, map on 238)
- An offer of up to 100 acres for **affordable housing**. (pg 224)
- **55 remote ponds** with 500-foot deep shoreline easements (pg 163)
 - **Only 23 of the 55 ponds proposed for easements are at significant risk of development**
 - 8 of the ponds are remote ponds (LURC Management Class 6) and not developable under current rules
 - 22 are primarily wetlands and not developable
 - 2 are mostly owned by the Appalachian Mountain Club (2 are part of the proposed sale of the upper Roach Ponds to the state)
 - **4 new 20,000 sq/ft commercial sporting camps may be located on one or more of the 48 pristine ponds Plum Creek has identified.** (pg 219)
 - These proposed easements will be phased in and completed only when all 400 back lots have been entirely developed
- Undetermined portions of shorefront on ponds proposed to be developed will be protected by a combination of homeowner covenants and easements

For more information contact:

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