
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 1 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: Erica Cassidy Dubois <erica.writes.maine@gmail.com>
Sent: Wednesday, September 28, 2022 10:12 AM
To: Benjamin, Stacy
Subject: Comments on updated Moosehead Regional Planning Package

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Dear Stacy,

Overall, I feel the package proposed by LUPC staff is a good one. However, I am scratching my head as to why acreage on Long Pond (Location A) is still included in a development zone. This site is very far from the regional hub of Greenville and would contribute to sprawl. Accelerating or encouraging more residential development in this particular area would also increase pressure on limited local resources such as first responders. It doesn't seem as if the rationale of clustering development close to Greenville, Rockwood, and Beaver Cove is being applied in the case of Location A.

Thank you very much for your time.

Best,

Erica C. Dubois (she/her/hers)

*you die without knowing
whether anything you wrote was any good
if you have to be sure don't write*
- from "The Berryman" by W.S Merwin

Benjamin, Stacy

From: Dale McCormick <dmccormick11@aol.com>
Sent: Friday, September 30, 2022 11:59 AM
To: Benjamin, Stacy
Subject: I support the LUPC's final recommendation package for the Moosehead Region Planning Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Members of the Land Use Planning Commission,

I write to urge the passage of the Land Use Planning Commission' final recommendation package for the Moosehead Region Planning Project. It is a huge improvement on Plum Creeks plan, which would have turned the forest into a subdivision.

Thank you for siting the new development zones in areas near and in concert with existing ones in area towns: Greenville, Greenville Junction, Rockwood, and Beaver Cove. This will ensure a healthy and prosperous future on so many levels: support fish and wildlife and local businesses, as well as mitigating climate change. Visitors to the area who value wildness and beauty will keep coming back, which is essential for our economy and well-being.

My one disappointment is that the plan doesn't include protections for at risk fish and wildlife. I don't know if this can be rectified at this point, but if it can, please include these protections.

On the whole the final recommendation package for the Moosehead Region Planning Project reflects the input and values of the region.

Please support it.

Thank you for your consideration,

Dale

Dale McCormick
pronouns (she, her)
87 Court St
Augusta, ME 04330

Benjamin, Stacy

From: Denise Smith <denisederning@gmail.com>
Sent: Friday, September 30, 2022 1:19 PM
To: Benjamin, Stacy
Subject: Moosehead zoning proposal

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As a long time camp owner on Beaver Cove, I want to express my support for the current LUPC zoning proposal. I remember being distraught by the plans put forth by Plum Creek and are so glad those threats no longer remain. I have done a lot of traveling in most of the U.S. but Moosehead Lake is my favorite place. I am so glad others will be able to enjoy the unspoiled beauty that I have been lucky enough to experience for many decades. Thanks to the Commission for their thoughtful and forward looking work.

Denise Smith

Sent from my iPad

Benjamin, Stacy

From: Karen Jo Young <kjoyoung@icloud.com>
Sent: Friday, September 30, 2022 3:10 PM
To: Benjamin, Stacy
Subject: Moosehead planning project

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Dear Stacy Benjamin:

I have read that on Wednesday, 9/28/2022, the LUPC Commissioners voted to approve the final recommendation for the Moosehead Panning Project. I am very pleased that the LUPC's final package will effectively concentrate development near existing development thereby preserving and protecting this wilderness area and natural resource. The LUPC's approval of this package will benefit current and future generations by allowing residents and visitors to enjoy and have access to this unique and beautiful area.

Sincerely,
Karen-Jo Young
35 Paul Bunyan Road
Corea, Maine 04624

Benjamin, Stacy

From: Monica Keady <mmkeady@gmail.com>
Sent: Friday, September 30, 2022 11:15 AM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Project - a step in the right direction

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I am writing to express support for most of LUPC's final recommendation package for the Moosehead Region Planning Project.

- The final proposal of zoning and adjacency rule changes is responsive to the community, would effectively concentrate development near existing development, and is a vast improvement over Plum Creek's old concept plan.
- I would have liked to see additional protection for at-risk fish and wildlife, but am encouraged that new development zones are proposed for strategic locations and would complement existing uses in Greenville, Greenville Junction, Rockwood, and Beaver Cove.
- It's great that the primary and secondary locations are proposed for removal from several areas that aren't appropriate for additional development, as they're too far outside of town and near valued natural resources and habitat.
- The Moosehead region is part of a large, intact forest that helps mitigate climate change and supports an array of fish and wildlife as well as natural resource-based businesses. Protecting a healthy, beautiful environment and public access to it is essential. I believe the LUPC's final recommendation package adequately acknowledges these important values of the region.

Monica Keady

Benjamin, Stacy

From: M Tupper <catalpa.girl@gmail.com>
Sent: Friday, September 30, 2022 10:20 PM
To: Benjamin, Stacy
Subject: Land Use Planning Commission

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Hooray for the Moosehead Region Planning Process!

Here in southern Maine we value places like Moosehead Lake, trusting it'll be there to visit in years to come. Friends and family "from away" stop to see us before visiting Moosehead Lake. Thank you for crafting plans to *consolidate development* and ensure that the lands and waterways stay healthy for wildlife and people alike.

Sincerely,
Mariana Tupper

Benjamin, Stacy

From: Dark Sky Maine <darkskymaine@gmail.com>
Sent: Friday, September 30, 2022 1:58 PM
To: Benjamin, Stacy
Subject: Moosehead LUPC

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Hello Stacy,
To LUPC ~

As president of Dark Sky Maine, I want to share that Maine is acceptable in that we have little light pollution so we have the largest area of dark skies east of the Mississippi River. We see stars that others on the eastern seaboard do not see. We want to preserve our starry skies where we can see the Milky Way!
Some of the Moosehead region has been given the prestigious designation of Dark Sky Park.
My request is that you think of our precious night sky for not only viewing the heavens but for the health of humans and animals. The new ski area is going to be key to light pollution as well as unforeseen development.

IMPORTANT:

- LED lights with 3,000 kelvins or less with the lights having lamp coverings over the top and the bulb not hanging down below the plane of the shade.
- For safety it has been researched that 3,000k bulbs or less are enough light for safety.
- Brighter higher kelvin lights do not provide safer areas.

Best,
Nancy Hathaway

--

Dark Sky Maine
darkskymaine@gmail.com
www.DarkSkyMaine.com

Benjamin, Stacy

From: Maine Thespians <info@mainethespians.org>
Sent: Friday, September 30, 2022 11:33 AM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Project

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- The LUPC's final recommendation package for the Moosehead Region Planning Project is a solid proposal of zoning and adjacency rule changes that is responsive to the community, would effectively concentrate development near existing development, and is a vast improvement over Plum Creek's old concept plan.
- Although there isn't any additional protection for at-risk fish and wildlife, which I'm disappointed by, I'm encouraged that new development zones are proposed for strategic locations and would complement existing uses in Greenville, Greenville Junction, Rockwood, and Beaver Cove.
- I'm especially pleased that the primary and secondary locations are proposed for removal from several areas that aren't appropriate for additional development, as they're too far outside of town and near valued natural resources and habitat.
- The Moosehead region is part of a large, intact forest that helps mitigate climate change and supports an array of fish and wildlife as well as natural resource-based businesses. The people who live and visit here come because they care about a healthy, beautiful environment and public access to it. I believe the LUPC's final recommendation package adequately acknowledges these important values of the region.

Thank you for your excellent work.
Sincerely,
Rick Osann
84 Stone Haven Dr
Bar Harbor, ME 04609

Benjamin, Stacy

From: Sandy S <sandys2pups@gmail.com>
Sent: Friday, September 30, 2022 6:57 PM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Project

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Dear Ms. Benjamin,

I am writing to support the Moosehead Region Planning Project package with some additional changes.

The LUPC's final recommendation package for the Moosehead Region Planning Project is a solid proposal of zoning and adjacency rule changes that is responsive to the community. It primarily concentrates development near existing development and is a vast improvement over Plum Creek's old concept plan.

I'm encouraged that new development zones are proposed for strategic locations and would complement existing uses in Greenville, Greenville Junction, Rockwood, and Beaver Cove.

However, I am disappointed that there isn't any additional protection for at-risk fish and wildlife. While there is significant protected land on the east side of the lake, there is little protected land on the west side, even though the west side of the lake is also critical habitat for Federally threatened Canada lynx, which the Endangered Species Coalition considers especially vulnerable in Maine. Just this past summer one of my neighbors saw a Canada lynx with a snowshoe hare in its mouth cross Rte 6/15 just south of Masterman Farm Rd, showing that the area is actively used by lynx for hunting. I strongly encourage LUPC to consider more protections for the west side of the lake.

I'm pleased that the primary and secondary locations are proposed for removal from several areas that aren't appropriate for additional development, as they are too far outside of town and near valued natural resources and habitat. However, again, I encourage LUPC to consider adding other areas for protection on the west side of the lake.

The Moosehead region is part of a large, intact forest that helps mitigate climate change and supports an array of fish and wildlife as well as natural resource-based businesses. The people who live and visit here come because they care about a healthy, beautiful environment and public access to it. I believe LUPC's final recommendation package adequately acknowledges these important values of the region, and I hope effort will continue to be made to further protect the region.

Sincerely,

Sandra Scholar

Benjamin, Stacy

From: T Allen <mainelvr07@gmail.com>
Sent: Friday, September 30, 2022 12:21 PM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Process

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Dear Sirs:

LUPC's final recommendation package for the Moosehead Region Planning Project appears to be well thought out and the zoning and adjacency rule will keep further development located close to current development. The intact forest around the Moosehead region helps to mitigate climate change, provides clean water to areas well down stream, protects native fish and wildlife as well as providing business opportunities to local residents.

I am disappointed that there were no added protections for the fish and wildlife that are threatened by development and destruction of large blocks of forested land. That said, at least the new development zones are close to Greenville, Greenville Junction, Rockwood and Beaver Cove, which makes sense, and the other proposed locations will hopefully be removed as suggested, because they are too far away and near valuable habitat and natural resources that need to be protected!

Compared to the horrible plan proposed by Plum Creek originally, I believe the LUPC's final recommendation package addresses the concerns of the community and people of the state of Maine by acknowledging the important values of the region. Mainers and tourists alike will benefit from the protected and treasured beauty of the region thanks to this well thought out plan. Thank you!

Tracey Allen
113 Ash Swamp Rd
Scarborough, ME 04074

Benjamin, Stacy

From: 220franklin <rpbsnowcottage@gmail.com>
Sent: Saturday, October 1, 2022 8:39 AM
To: Benjamin, Stacy
Subject: Fwd: Submitting a comment to the LUPC on the Moosehead region

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Dear Stacy Benjamin; Please accept the enclosed NRCM's talking points, as written, as my support for the LURP's final recommendation for the Moosehead Planning Project. I could add nothing more that would be useful!

Thanks,
Robert P. Bourassa

----- Forwarded message -----

From: Melanie Sturm, NRCM Forests & Wildlife Director <nrcm@nrcm.org>
Date: Sat, Oct 1, 2022 at 6:57 AM
Subject: Submitting a comment to the LUPC on the Moosehead region
To: Robert Bourassa <rpbsnowcottage@gmail.com>

Benjamin, Stacy

From: Deb Boxer <debboxer7@gmail.com>
Sent: Monday, October 3, 2022 10:20 AM
To: Benjamin, Stacy
Subject: Moosehead Lake

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Dear Stacy,

Thank you for your hard work to protect the natural beauty and wildlife surrounding Moosehead. Unfortunately other lakes, specifically Sebago have not had the opportunity to remain a vital natural resource. Development and the removal of trees around the lake have led to loss of habitats and loss of scenic beauty.

Keeping the new developments confined to areas already developed will be invaluable to the remaining shoreline and to the protection of wildlife for generations to come. Keeping Moosehead from becoming Sebago is a worthwhile goal and again, thank you for the work and forethought.

Deb Boxer
Sebago Lake, ME

Benjamin, Stacy

From: Linda Woods <linda350centralmaine@gmail.com>
Sent: Tuesday, October 4, 2022 10:57 AM
To: Benjamin, Stacy
Subject: Moosehead Region Planning Project

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To: Ms. Benjamin and members of LUPC
From: Linda Woods (Waterville)
Date: October 4, 2022
RE: Moosehead Region Planning Project

As a citizen concerned about the effects of climate change, I have reviewed the final recommendation package for the Moosehead Region Planning Project. I am satisfied that it is an improvement over Plum Creek's original plan, one that I opposed from the outset. I appreciate your being cognizant of residents' concerns about zoning and adjacency rule changes. I am encouraged that new development zones are proposed for strategic locations and will complement existing uses in Greenville, Greenville Junction, Rockwood, and Beaver Cove.

Since protecting the existing forest is important to me, I am especially pleased to see that the primary and secondary locations inappropriate for additional development have been removed from consideration. Intact forests need to be protected from any development.

The Moosehead region is part of a large, intact forest that helps mitigate climate change and supports an array of fish and wildlife as well as natural resource-based businesses. People who live and visit here come because we care about a healthy, beautiful environment. Your final recommendation package adequately acknowledges these important values of the region.

Thank you.

Benjamin, Stacy

From: William Emrich <williamemrich73@gmail.com>
Sent: Tuesday, October 4, 2022 6:30 PM
To: Benjamin, Stacy
Subject: Moosehead Lake Region

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I wish to add my voice to the many individuals who feel very strongly that the current planning for the future development of the magnificent Moosehead Lake Region needs to take into account what an absolute "treasure" the region is for not only for the citizens of the State of Maine, but also for everyone in the U. S. and beyond who values the truly exceptional wilderness experience that the region offers! May the region's "wildness" preservation be the top priority in all planning for its future! Thank you and God Bless! E. William Emrich

Benjamin, Stacy

From: Susan Gilpin <susanogilpin@gmail.com>
Sent: Wednesday, October 5, 2022 7:27 PM
To: Benjamin, Stacy
Subject: Moosehead comments to the LUPC

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I support the recommendations for Moosehead. As a Maine Guide and a Maine Master Naturalist, I have been taking visitors to Moosehead for 20 years, first with teenagers from church camp who rowed over from Rockwood and camped on Hardscrabble Beach below Kineo, and most recently leading nature walks at the AMC lodges at Medawisla and Gorman-Chairback and the Maine Audubon Sanctuary at Borestone. The Moosehead region is a national treasure, for its unspoiled lake, mountains, streams, and forests. It provides habitat for species like brook trout, pine martens, spruce grouse, and red-breasted nuthatches. Because there are so few lights, it is great for seeing stars, Astro-tourism is a new draw for visitors. There is no place like Moosehead anywhere else in Maine.

Don't let Moosehead become another Sebago Lake. I like Sebago, but it doesn't hold a candle to Moosehead. Sebago is noisy, congested, and positively suburban compared to Moosehead.

Keep development close to Greenville, keep the lights low, and don't suburbanize the surrounding area. Keep the current plan the way it is. Maine needs Moosehead. Thank you.

From Susan Gilpin, 18 Heron Point Rd., Falmouth ME 04105

Benjamin, Stacy

From: Stratton, Robert D
Sent: Friday, October 7, 2022 3:51 PM
To: Benjamin, Stacy
Cc: Godsoe, Benjamin; IFW Environmental Review
Subject: RE: LUPC Moosehead Regional Planning Rezoning Project Review

Thank you Stacy,

As you know, MDIFW provided comments on the proposed rezoning on July 7, 2022, which were considered by LUPC staff in the current proposal. We appreciate the work of LUPC staff and the communication between our agencies throughout this process. We have no further comments at this time. Please let us know if further revisions are considered for which our input is needed. Thank you, I hope you have a good weekend as well, Bob.

Bob Stratton
MDIFW

From: Benjamin, Stacy <Stacy.Benjamin@maine.gov>
Sent: Friday, October 7, 2022 3:35 PM
To: Stratton, Robert D <Robert.D.Stratton@maine.gov>
Cc: Godsoe, Benjamin <Benjamin.Godsoe@maine.gov>
Subject: RE: LUPC Moosehead Regional Planning Rezoning Project Review

Hi Bob,

Yes, it is the same proposal as presented at the Commission meeting, just in the form of a zoning application. No changes will be considered until after the end of the public comment period, which is October 31. Any changes resulting from the comments we receive will be explained in the basis statement.

Please let me know if you have any other questions.

Thanks, and have a wonderful long weekend!
Stacy

From: Stratton, Robert D <Robert.D.Stratton@maine.gov>
Sent: Friday, October 7, 2022 3:28 PM
To: Benjamin, Stacy <Stacy.Benjamin@maine.gov>; Godsoe, Benjamin <Benjamin.Godsoe@maine.gov>
Subject: RE: LUPC Moosehead Regional Planning Rezoning Project Review

Good afternoon Stacy,

Is this the same Moosehead RCP rezoning proposal that you presented at the 9/14/22 LUPC Commission hearing? Have there been any changes since that presentation? Thank you, Bob.

Bob Stratton
Wildlife Biologist
Environmental Program Manager
Maine Department of Inland Fisheries & Wildlife

353 Water Street; 41 State House Station
Augusta, Maine 04333-0041
(207) 287-5659 office; (207) 592-5446 cell
mefishwildlife.com

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From: Benjamin, Stacy <Stacy.Benjamin@maine.gov>
Sent: Friday, September 30, 2022 1:11 PM
To: IFW Environmental Review <IFWEnvironmentalreview@maine.gov>
Subject: LUPC Moosehead Regional Planning Rezoning Project Review

Good afternoon,

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.

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

From: [Stratton, Robert D](#)
To: [Benjamin, Stacy](#); [Godsoe, Benjamin](#)
Cc: [Beyer, Stacie R](#); [Connolly, James](#)
Subject: MDIFW Moosehead RCP Comments 07July2022
Date: Thursday, July 7, 2022 7:41:42 AM
Attachments: [Moosehead RCP Map 5.pdf](#)
[Big Moose Sapling Coop DWA.pdf](#)
[Beaver Cove Coop DWA.pdf](#)

Good morning Stacy and Ben,

At the request of the Maine LUPC, MDIFW has reviewed the current proposal for zoning following elimination of the Moosehead Regional Conservation Plan (RCP). We appreciate the time and effort that you have devoted to this process, and the informative discussions between our agencies. I am writing at this time to clarify the department's positions and recommendations related to three areas featured in the proposal, shown on the attached [Moosehead RCP Map 5](#).

1. [Location I, Big Moose Twp.](#) Location "I" is a 500-acre area on the east side of Route 6/15, planned for D-RS (residential development) zoning. Location "I" is newly added and was not part of prior discussion scenarios. Location "I" is located across the road and adjacent to an approximately 4,000 acre parcel that is subject to a Deer Wintering Area (DWA) Cooperative Management Agreement between MDIFW and Weyerhaeuser, shown on the attached [Big Moose Sapling Coop DWA](#) stand type map. This DWA is of particular importance because it naturally provides for the critical needs of wintering deer and is the only DWA in this region that is not influenced by supplemental winter feeding by humans. The proposed D-RS zone would be located adjacent to, but not in, the DWA. However, MDIFW regional wildlife biologists note that deer travel outside of the core DWA when winter crust conditions allow. The proximity of the proposed rezoning and development is likely to affect the deer and this habitat, and thus proactive measures are recommended.

2. [Location F, Beaver Cove.](#) Location "F" is two 10-acre blocks (20 acres total) on the east side of the Lily Bay Road, planned for D-GN (general development) zoning. The Beaver Cove town office is located in the space between the two separated blocks. MDIFW notes that Location "F" is contained within another approximately 4,000-acre parcel that is subject to a DWA Cooperative Management Agreement between the agency and the landowner. The two blocks in Location "F" are shown as development zones near the bottom of the attached [Beaver Cove Coop DWA](#) stand type map. MDIFW regional wildlife biologists indicate that this location contains conforming, softwood cover and heavy use by deer.

3. [Location G, Beaver Cove.](#) Location "G" is an approximately 80-acre area on the west side of the Lily Bay Road, north of Location "F". It is not one of the six locations featured in LUPC's current plan, and thus is not shown on the attached [Moosehead RCP Map 5](#). However, Location "G" is an area in which LUPC proposes to retain primary development location status, making it eligible for future rezoning. Location "G" is shown as a roughly triangular shaped development zone west of Mud Pond and west of the Lily Bay Road on the attached [Beaver Cove Coop DWA](#) stand type map. As shown, Location "G" is located adjacent to the approximate center of the Beaver Cove Cooperative Management DWA. MDIFW regional wildlife biologists note that this area has a large deer presence with significant travel by deer through the area, enhanced by supplemental winter feeding by

humans.

Each of these areas has been considered for possible future development for some time, as indicated by their designations on the attached maps. However, with the existence of the Moosehead RCP, the potential for development was viewed as less likely to occur, and thus of less concern. Deer are important to the people in this community. Increased development and human activity in proximity to wintering habitats is known to affect the habits and self-reliance of deer. To reduce the chances of adverse impacts to deer and to critical wintering habitats, MDIFW offers the following considerations and recommendations. It is MDIFW's experience that constructing residential development near a large and active DWA complex such as that found at Location "I" in Big Moose Township, and the associated increase in human activity, attracts deer to the development areas. This is anticipated to result in increased activity of deer crossing Route 6/15, causing increased vehicle/deer interactions and impacting public safety. It is also anticipated that deer occupying newly developed areas will cause property damage. MDIFW believes that allowing for residential development in Location "I" would likely result in changes in travel patterns and use by deer in and near this critical wintering habitat and thus alter the important value and use that it provides. If development proceeds in Area "I", MDIFW recommends that future permitting actions include provisions to prohibit the supplemental feeding of deer in this area as well as incorporate measures to discourage deer movement across Rt. 6/15 and into the development area, such as a substantial forested buffer on the east side of Rt. 6/15, exclusionary fencing around development areas, prohibiting ornamental planting of vegetation that is attractive to deer, etc.

Location "F" is proposed on the east side of the Lily Bay Road, within the DWA Cooperative Management Area and thus presents a concern for compatibility with management for, and use of, this habitat for deer. Though the two lots were originally identified for possible future development, they were not developed and instead have become active, occupied habitat for the deer in this area. MDIFW recommends that, if development proceeds in Location "F", it should be recognized that deer will be present in the immediate vicinity.

As noted above, the travel patterns and use by deer in the area near Location "G" provides an example of altered patterns of wildlife behavior and habitat use due to human activity. MDIFW urges caution to ensure that Location "I" and the natural relationship between deer and the adjacent critical wintering habitat do not experience similar changes as have occurred in Location "G". If Location "G" is considered for future development, MDIFW recommends consultation regarding modification of supplemental deer feeding activities to avoid creating greater problems with vehicle/deer interactions and property damage.

Thank you for the opportunity to provide recommendations in this process. Please let me know of any questions or concerns with the information provided. Thank you,

Bob Stratton
Wildlife Biologist
Environmental Program Manager
Maine Department of Inland Fisheries & Wildlife

353 Water Street; 41 State House Station
Augusta, Maine 04333-0041
(207) 287-5659 office; (207) 592-5446 cell
mefishwildlife.com

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