



MEMORANDUM

TO: TIM BEAUCAGE, SAMANTHA HORN-OLSON, LUPC COMMISSIONERS
FROM: NOEL MUSSON, TERRY DEWAN
SUBJECT: JDI CONCEPT PLAN
DATE: OCTOBER 3, 2013
CC: CONWAY ELKINS, HOLLIE UMPHREY, ANTHONY HOURIHAN

The following information is intended to provide you with an update on where we are in the projects development in preparation for our discussions on October 9 and 10, 2013. With this Memo we are including a summary of the project (below), a map of the project area (attached), an agenda and map for the site visits (attached).

PLAN AREA

As currently envisioned, the concept plan would encompass a land area of approximately 50,000 acres or 27.5 square miles. It includes four of the major lakes within the Fish River Chain (Long, Mud, Cross and Square Lakes) and several smaller ponds (Carry Pond, Little California Pond, Dickey Pond). Within this area Irving Woodlands owns approximately 38 miles of shoreline.

DURATION OF PLAN

The Concept Plan proposes to regulate all land uses within the plan area for 25 years. This timeframe corresponds with Irving Woodlands' forestry practices, which plan out 25, 50 and 100 years.

AREA OVERVIEW

The Plan Area is located within portions of six different townships – Cross Lake Township, T17 R4 WELS, T17 R3 WELS, T16 R4 WELS, T16 R5 WELS, and T15 R5 WELS. Other adjacent communities include New Sweden, Stockholm, Sinclair, St. Agatha, Ft. Kent, and Van Buren. The plan area is accessed from Routes 161 and 162 as well as from Irving Woodlands forestry management roads.

While forestry and recreation are major activities within the plan area, there is a significant amount of existing development (both residential and commercial) around the lakes and within the small hamlets of Sinclair and Cross Lake Township. There are 408 existing leased lots on Irving lands within the plan area on Long, Cross, and Square Lake.

PROPOSED DEVELOPMENT

As part of the Concept Plan, Irving has identified areas where future development should be focused. The plan envisions two types of development:

- Residential, which may include single family homes on lots of 1-15± acres, and recreational lodging, which anticipates buildings that could accommodate multiple dwelling units.
- Community/Economic Development, which would allow a variety of residential, commercial, or industrial uses, primarily to benefit the local community.

In general, the areas were selected to prevent scattered development patterns, protect Irving woodlands from fragmentation, and avoid sensitive wildlife habitats and other natural resources. Many of the areas are adjacent to similar development or located within close proximity of roads or services. There are some areas where adjacency waivers may be required.

The chart below summarized the development areas and the proposed number of units for each area. Out of the 50,000 acre Plan Area, development pods occupy approximately 2,500 acres or 5±% of the total Plan Area.

Residential Development Area Summary Chart

Area	Size	Units	Proposed Allowed Use
Long Lake A	191 Acres	35 Units	Residential development
Long Lake B	69 Acres	20 units	Residential development
Mud Lake	254 Acres	30 Units	Residential development
Cross Lake N	109 Acres	25 Units	Residential development
Cross Lake NE	64 Acres	15 Units	Residential development
Cross Lake E	197 Acres	25 Units	Residential development
Cross Lake S	168 Acres	40 Units	Residential development
Square Lake E	358 Acres	110 Units	Residential development /Recreational lodging
Square Lake W	278 Acres	15 Units	Residential development
Sq Lake The Carry	47 Acres	5 Units	Residential development

Community/Economic Development Area Summary Chart

Area	Size	Proposed Allowed Use
CD1	96 Acres	Commercial/Industrial uses
CD 2	140 Acres	Complementary commercial, residential, civic uses
CD 3	178 Acres	Commercial/Industrial
CD 4	138 Acres	Complementary residential, civic, commercial
CD 5	100 Acres	Commercial/Industrial
CD 6	95 Acres	Commercial/Industrial

CONSERVATION OVERVIEW

One of the main goals of a Concept Plan is to protect the existing natural, cultural, and scenic resources within the Plan Area. These include forest resources, wildlife and plant resources, recreational and scenic resources, and community resources. The proposed Concept plan intends to incorporate conservation elements which will be aimed at helping to protect those resources.

Maintain Working Forest and Public Access

Over 12,000+/- acres of the Plan Area will be placed in permanent conservation to help protect habitat, maintain public access and working forest production. An additional 35,000+/- acres will be dedicated for forest management activities for the life of the plan.

Public Access to Lakes

The Plan will include opportunities for public access to each of the lakes in an effort to help meet the State's goals for equitable access. Even though the Fish River connects all the lakes, low water levels and boulders in the thoroughfares prevent easy passage from lake to lake throughout much of the year. Van Buren Cove on Long Lake and the Cross Lake Boat Launch already exist and will remain as public access points. The Plan will include opportunities to develop boat launches or access points on Mud Lake and Square Lake. The smaller ponds within the plan area may allow for small hand carry launch sites.

Protection of habitat and Natural Resources

Sensitive wildlife areas and natural resources were identified at the outset of the plan development using Irving's Unique Areas Database. This information was used to help identify appropriate areas for future development. It also helped with identification of areas for permanent conservation.

Irving works closely with Maine IFW in locating and managing deer wintering habitats. These best management practices will be integrated into the plan.

The Cross Lake Fens (between Square Lake and Cross Lake) and the Cross Lake Bog (east of Cross Lake), plus an appropriate upland buffer around each will be placed in permanent conservation.

Permanent protection of undeveloped shoreline around all lakes

A 500' protection zone will be put in place around all the undeveloped portions of the lakes and small ponds within the plan area. Within these areas only low intensity uses such as small camp sites, hand carry water access points will be allowed, in addition to sustainable forest practices that are currently regulated by LUPC.