



Irving Woodlands LLC

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December 24, 2014

Nicholas D. Livesay
Executive Director
Maine Land Use Planning Commission
22 State House Station
Augusta, ME 04333-0022

Dear Mr. Livesay:

On behalf of Aroostook Timberlands LP, Allagash Timberlands LLC, and Maine Woodlands Realty Company, we are pleased to present you with a Petition for Rezoning and Concept Plan for the Fish River chain of lakes. Enclosed are an Overview and Summary of the proposal, as well as the Petition for Rezoning (Volume 1), the Concept Plan (Volume 2), and the associated maps (Volume 3).

As you know, we previously presented this to the Commissioners as a draft plan in October 2013, including a site visit. We have also held extensive meetings with a broad array of potential stakeholders, such as local property owners, county commissioners, environmental groups, and governmental agency staff.

While the Concept Plan is largely unchanged, there have been some modifications since our meeting with the Commissioners. These changes are a direct result of our continued outreach to the public, feedback from various stakeholders, and our efforts to improve the overall plan. Therefore, for convenience, and as requested by the Commissioners, we provide below a brief summary of the major modifications since October 2013:

Plan Area

The area proposed for rezoning by the Concept Plan is approximately 51,015 acres. We have made some minor changes to the boundaries of the initial draft of the plan area by removing small fingers at the southern tip of Square Lake to make the boundaries more readily identifiable in the field. This will, among other things, facilitate monitoring of the plan area by the holder of the conservation easement.

Duration of the Plan

Although we initially anticipated proposing a 25-year term, we are proposing a 30-year term for the Concept Plan. Upon further consideration of our internal planning timelines and of market conditions in northern Aroostook County, we felt that a 30-year timeline would be more appropriate.

Conservation

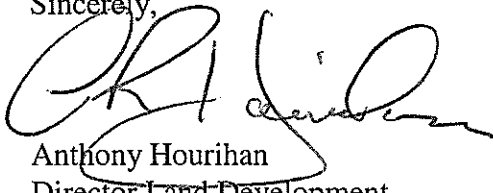
Approximately 96 percent of the Plan Area is designated for some type of protection and preservation. Of that, approximately 14,600 acres have been set aside for permanent conservation through a conservation easement. This is a 2,600-acre increase from what was proposed in October of 2013. Based on input from entities that have experience in managing large tracts of conservation lands and others, we have also consolidated the conservation easement into larger, more manageable blocks that we feel better protect the area's conservation values. An additional area of approximately 33,800 acres will be restrictively zoned to prohibit residential development.

Development

As in previous versions of the Concept Plan, we have identified new zones where future development would be allowed. One significant change, made in part based on stakeholder feedback, is that we are no longer proposing a development zone on Mud Lake. This area is now protected through restrictive zoning for the life of the plan. We have also eliminated two of the proposed community and economic development zones. We converted the community and economic development zone initially proposed on Long Lake into a residential area. We felt that residential use was more compatible with existing development. We have also added a residential area on Cross Lake, which is adjacent to existing development and near Route 161. Finally, we modified the shape and size of the development zone on Square Lake W and created a recreational lodging zone called Square Lake Yexas out of the Square Lake E development area.

We have been developing the Concept Plan for the past several years with the goal of rezoning the plan area in a way that is more appropriate for the protection and management of existing uses and resources. We think we have achieved that goal and look forward to continuing to work with you, the Commission, and staff throughout the review process.

Sincerely,



Anthony Hourihan
Director Land Development