



IRVING WOODLANDS, LLC

# **Fish River Lakes Concept Plan**

## **Land Use Planning Commission Presque Isle**

October 11/12, 2017

# LOCATION

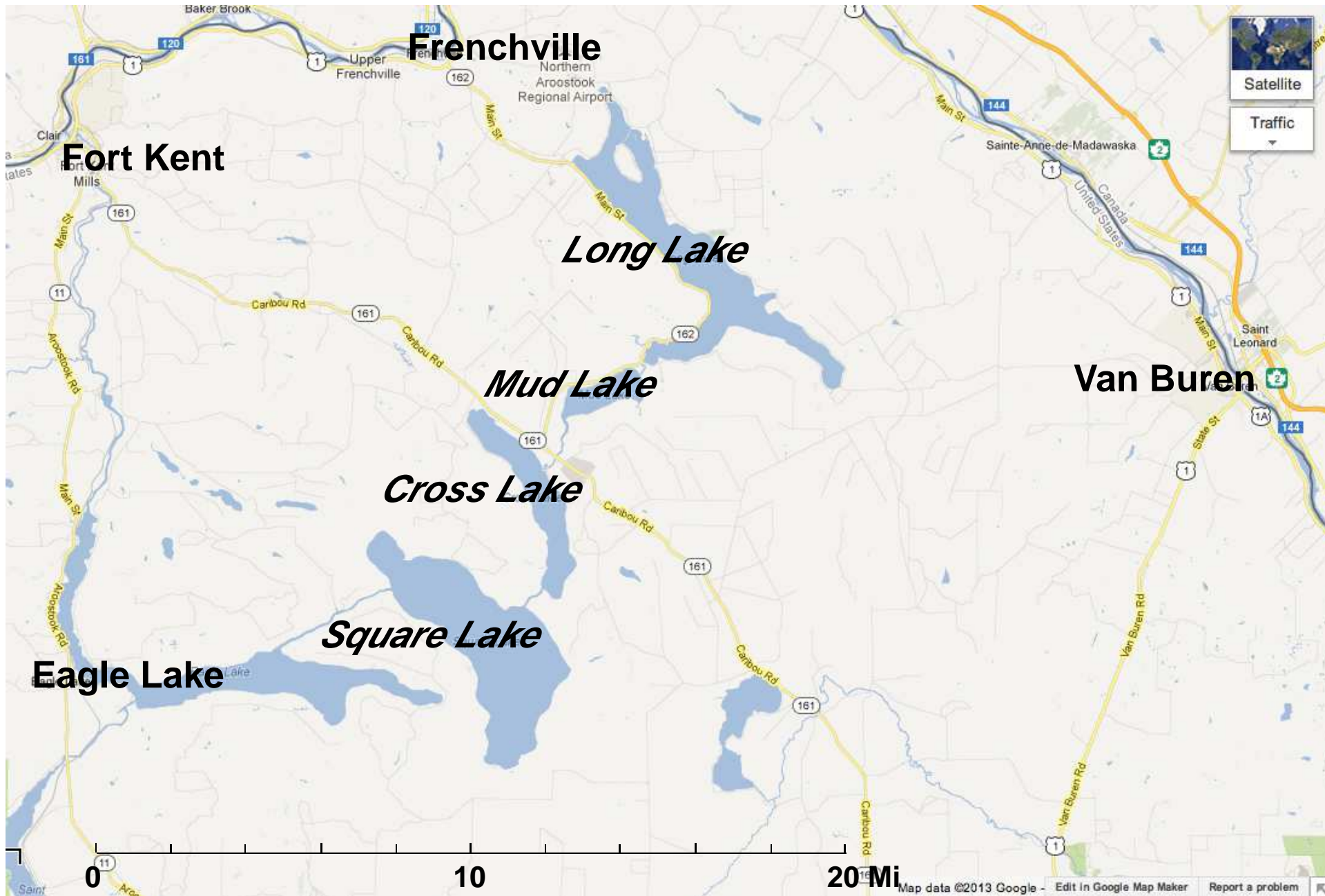


**Fish River Lakes**

*Aroostook County*

**MAINE**

**NEW BRUNSWICK**



**Fish River Chain of Lakes**



**First Roach Pond**

Plum Creek Land Co.  
1,463 acres

**2002: 20 yrs**



**Brassua Lake**

Moosehead Wildlands, Inc.  
5,673 acres

**2004: 20 yrs**



**Attean Twp. '93: 30  
Dennistown Plt.**

Lowell & Co. Timber Assoc.  
17,000 acres



**Moosehead Lake**

Plum Creek  
380,074 acres

**2009: 30 yrs**



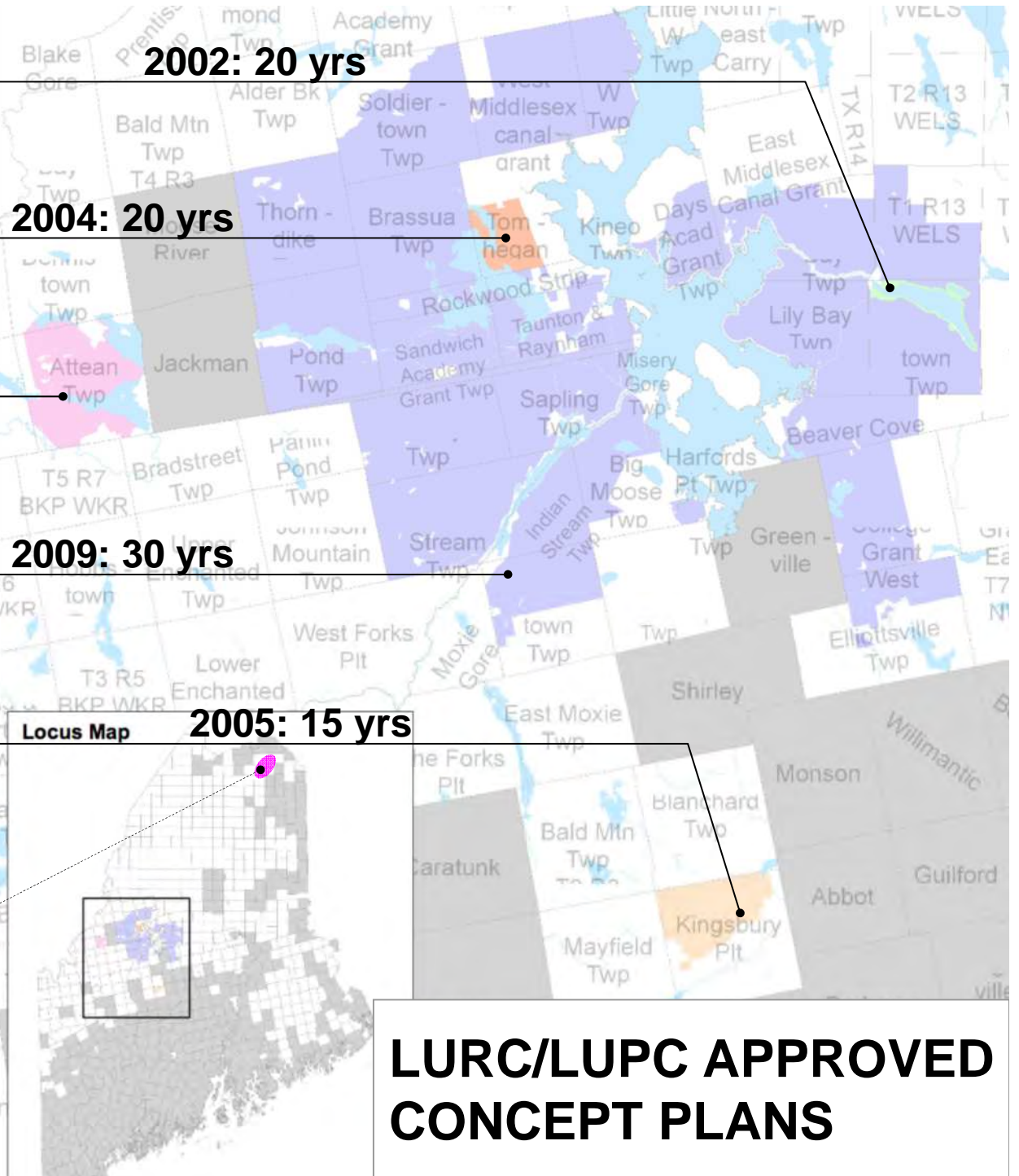
**Whetstone, Foss  
and Hilton Ponds**

Linkletter & Sons, Inc.  
11,920 acres

**2005: 15 yrs**

***Fish River Lakes***

Locus Map



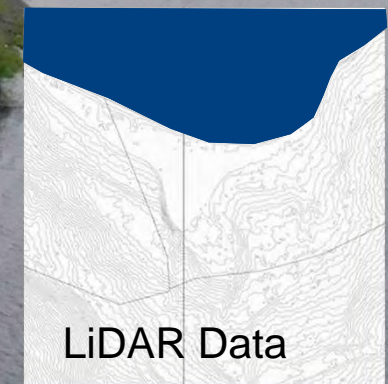
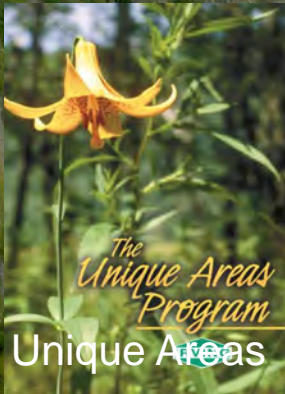
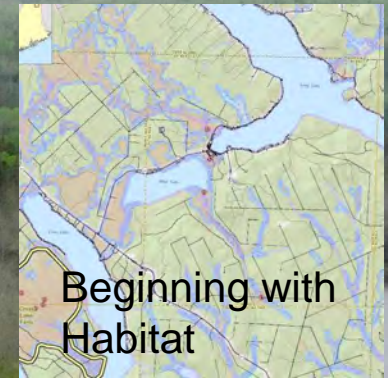
**LURC/LUPC APPROVED  
CONCEPT PLANS**

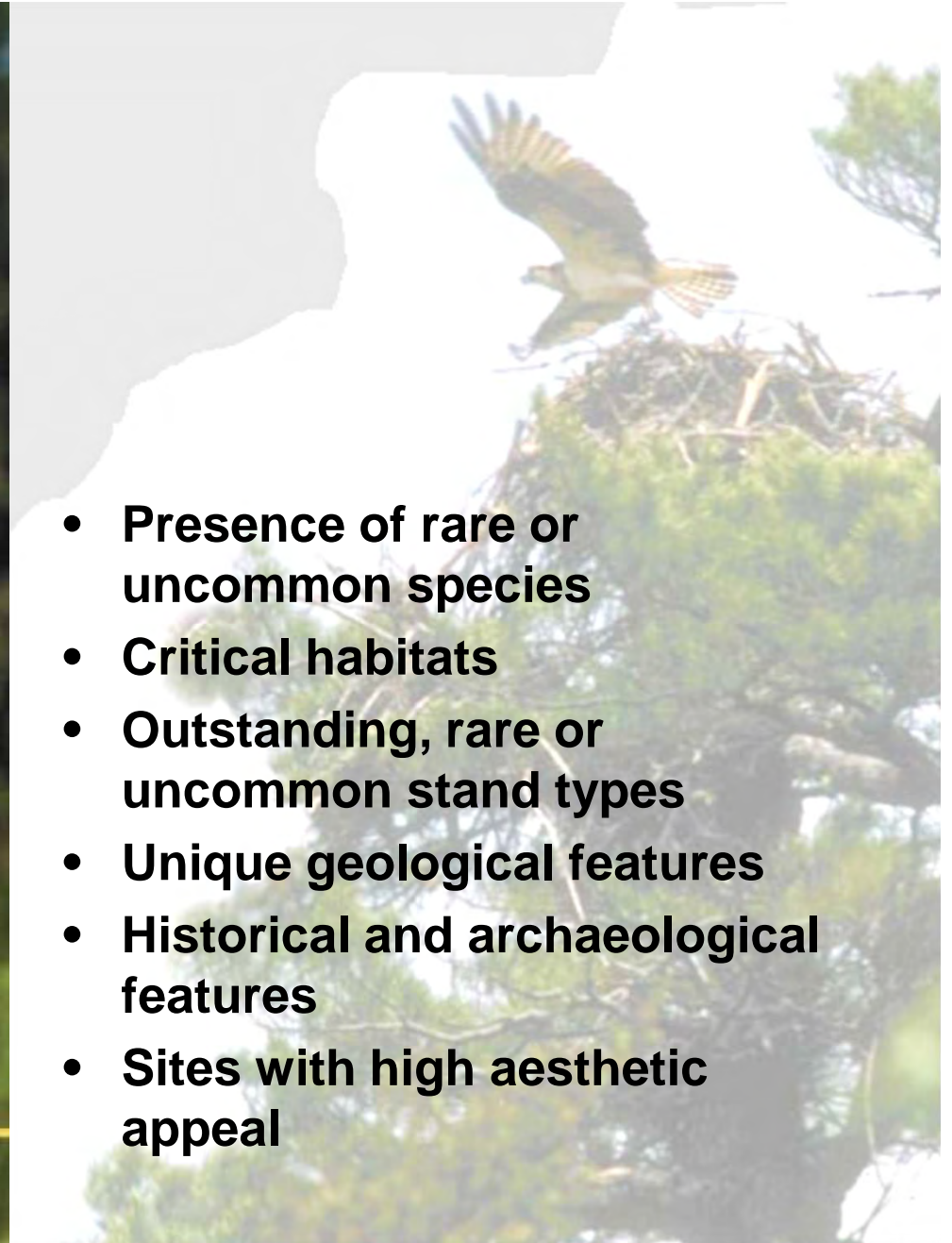
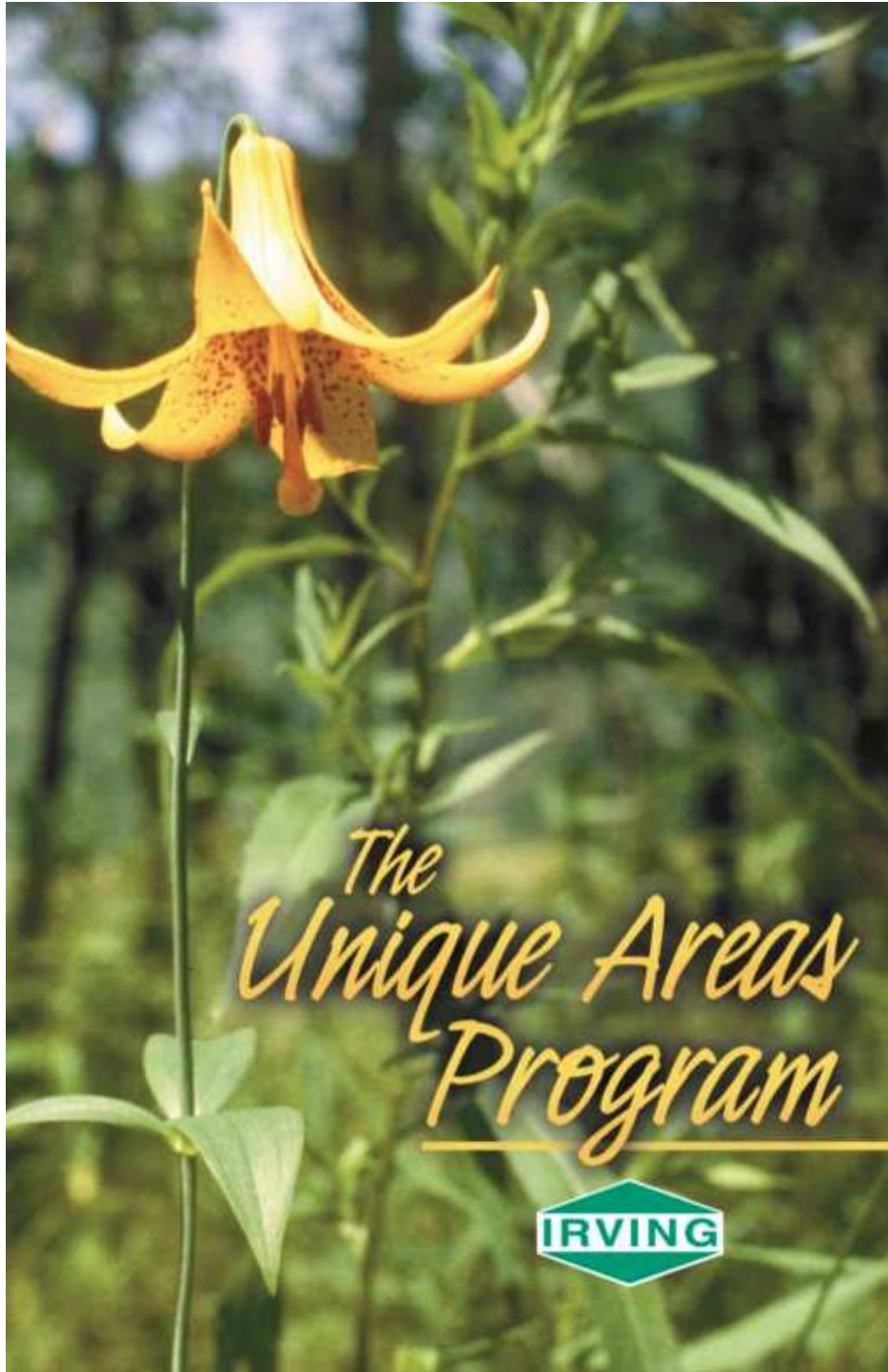


# A BRIEF BACKGROUND...

- **Started in 2011 to evaluate options for future use of area surrounding Fish River Chain of Lakes**
- **Data gathering: natural, cultural, regulatory**
- **Dozens of meetings with LUPC staff & Commissioners, NGOs, Agencies, Town Managers, County Commissioners, NMDC, Leaseholder Association, current license holders**
- **Concept Plan submitted to LUPC in Dec 2014**
- **Revised Plan submitted to LUPC in May 2017**
- **Plan accepted as complete: September 6, 2017**
- **LUPC Introduction and Site Visit, October 2017.**

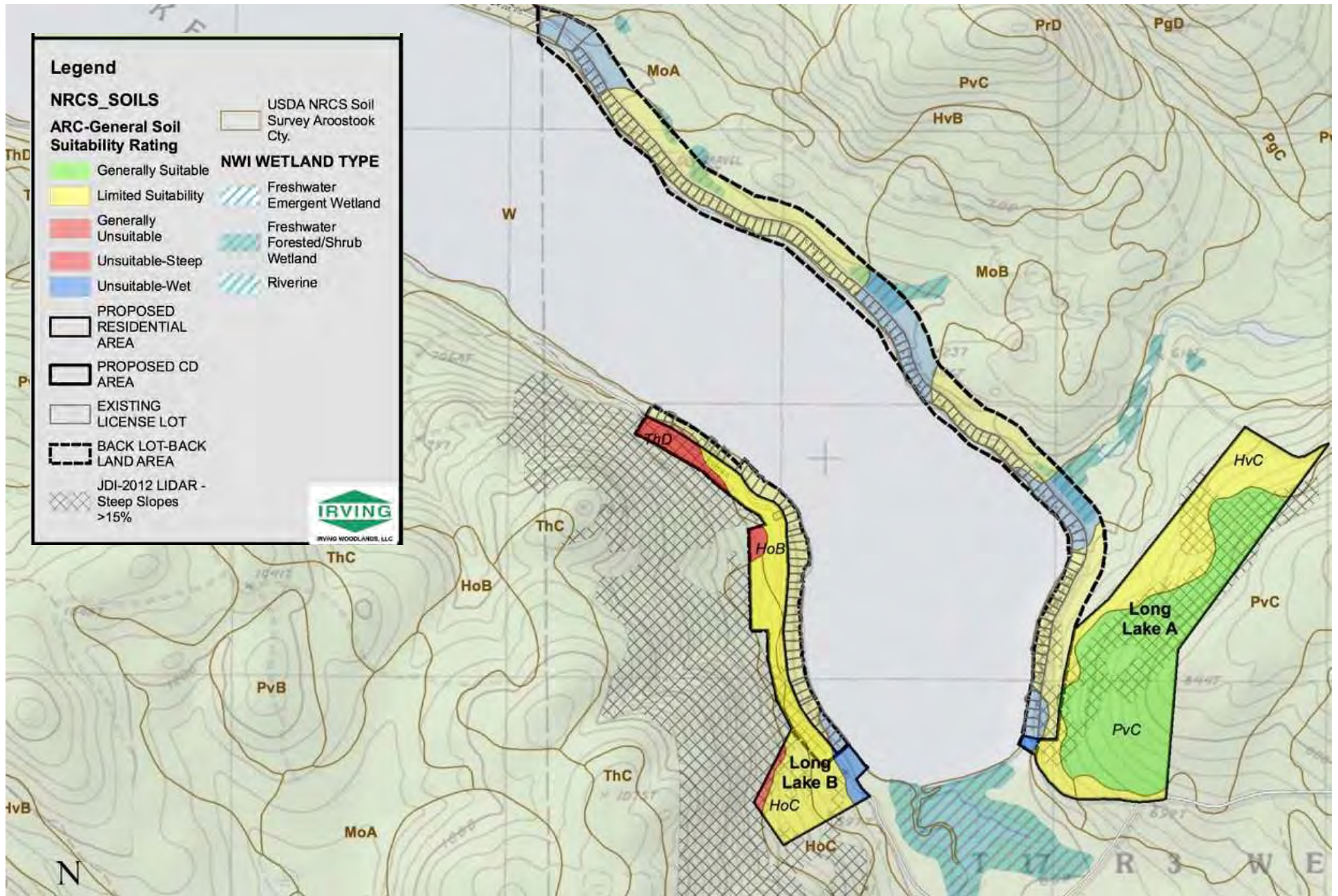
# DATA COLLECTION





- **Presence of rare or uncommon species**
- **Critical habitats**
- **Outstanding, rare or uncommon stand types**
- **Unique geological features**
- **Historical and archaeological features**
- **Sites with high aesthetic appeal**

**Irving Unique Areas Program**



# Soils Investigations





# Agency Meetings / Contacts

- **LUPC Staff: Meetings / Field Trips / Soils Peer Reviewer**
- **LUPC Commissioners**
- **Northern Maine Development Commission**
- **Inland Fisheries and Wildlife**
- **Department of Transportation**
- **Department of Environmental Protection**
- **Bureau of Parks & Lands**
- **Maine Forest Service**
- **Natural Resource Conservation Service**
- **Maine Historic Preservation Commission**
- **US Army Corps of Engineers**
- **US Fish & Wildlife Service**
- **Maine Natural Areas Program**



# NGO Meetings

- **Maine Audubon**
- **Forest Society of Maine**
- **The Nature Conservancy**
- **Maine Winter Sports**
- **Natural Resources Council of Maine**



# Leaseholder Outreach

- **Leaseholder Association**
- **All leaseholders (200 in attendance)**
- **Club 17**
- **Individual contacts**



# Community Contacts

- **Northern Aroostook County Town Managers**
- **Van Buren Town Officials**
- **Aroostook County Commissioners / Administrator**
- **Sinclair Treatment Plant Engineer (W-P) and Operator**
- **Community Guided Planning & Zoning Committee**

# CONCEPT PLAN OVERVIEW

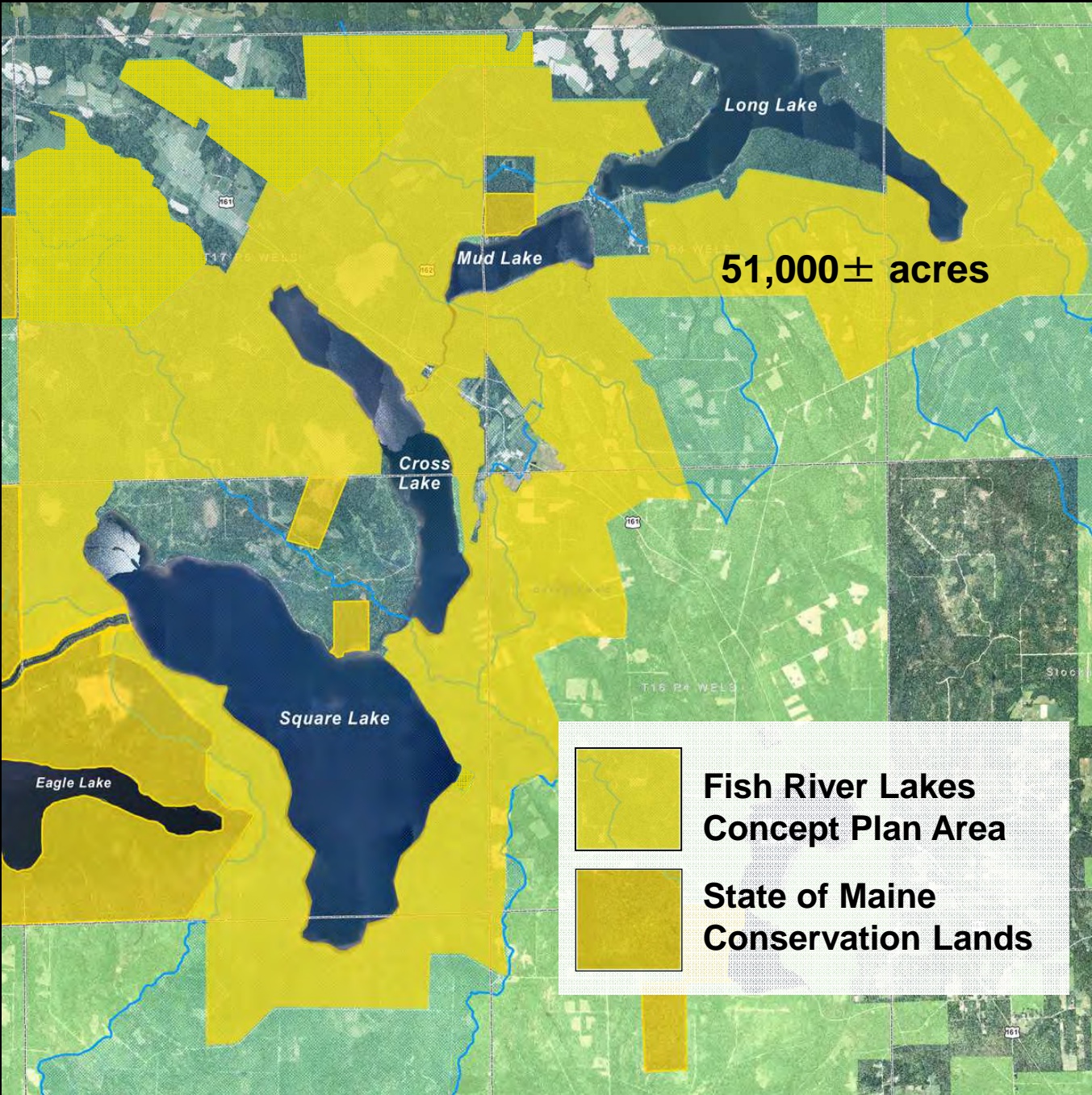
## *Existing Conditions*

<b>Area of Concept Plan</b>	<b>51,015 acres / 80 square miles</b>
<b>Existing Development</b>	<b>425 camp lots</b>
<b>Shoreline Owned</b>	<b>34.5 miles (lakes/thoroughfares)</b>
<b>Shoreline Occupied</b>	<b>9.4 miles</b>

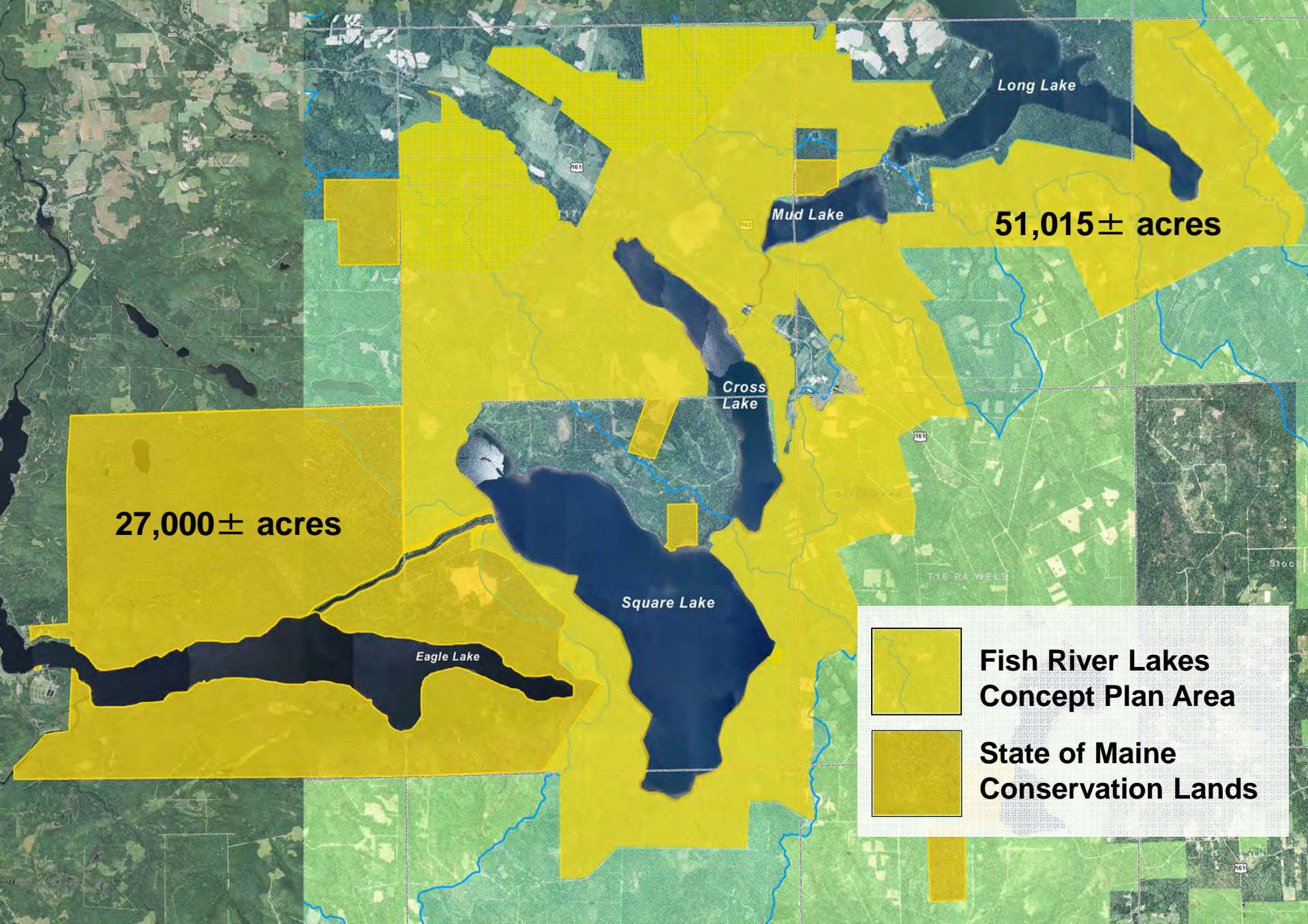
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**All areas are approximate**

# Concept Plan Area



# Concept Plan + State Conservation Lands



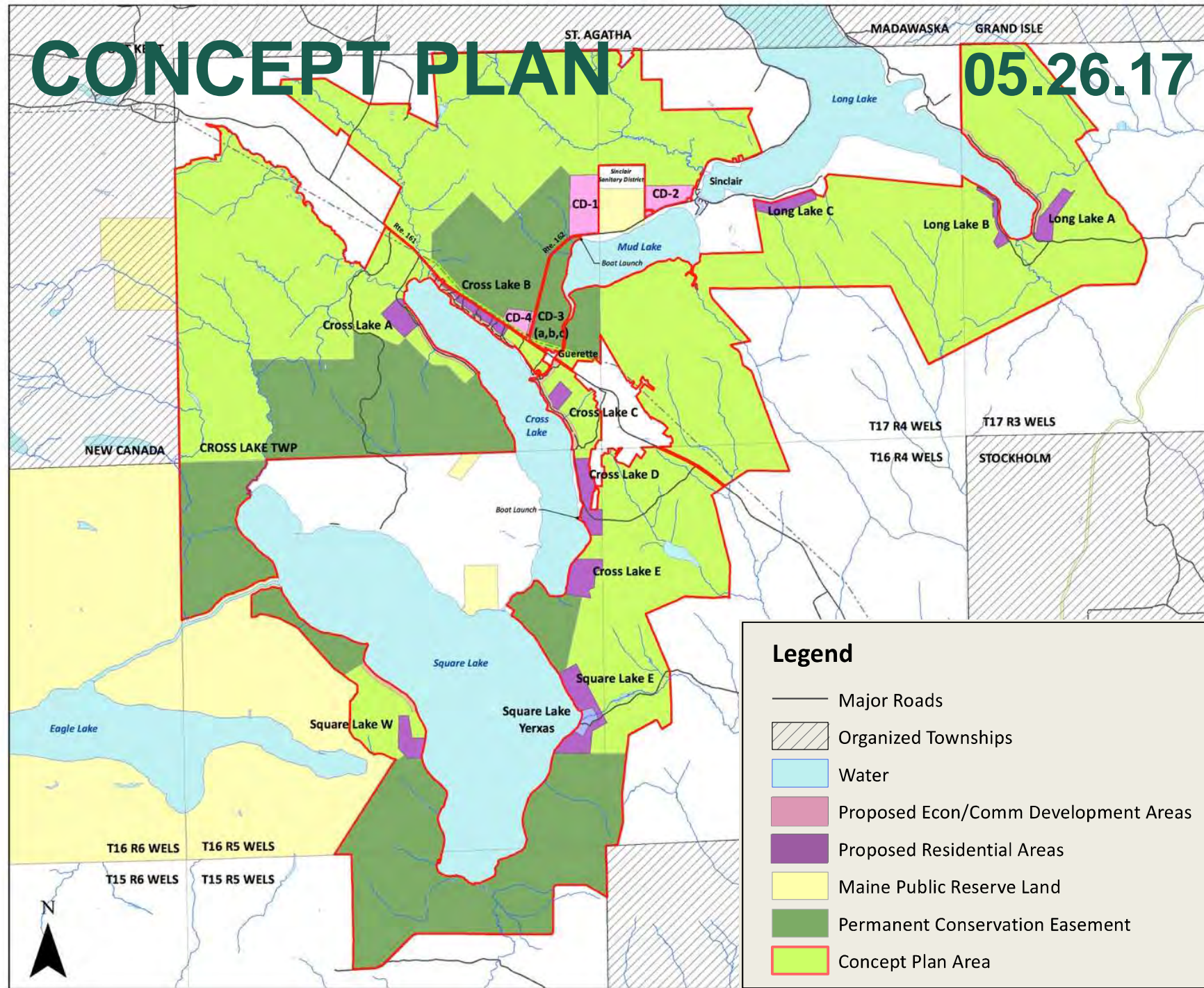
# PUBLIC BENEFITS

- **Preservation of the working forest / OBF principles**
- **Allowing organized and limited development**
- **Preserving public access**
- **Access to lakes**
- **Maintenance of habitat and natural resources**
- **Preservation of nearly 17 miles of undeveloped shoreline**
- **Conservation Easement on 14,600 acres**
- **Planning for potential sale of leased/licensed lots**
- **Water quality benefit from back lots**
- **Favorable impacts to local economy**



# CONCEPT PLAN

05.26.17





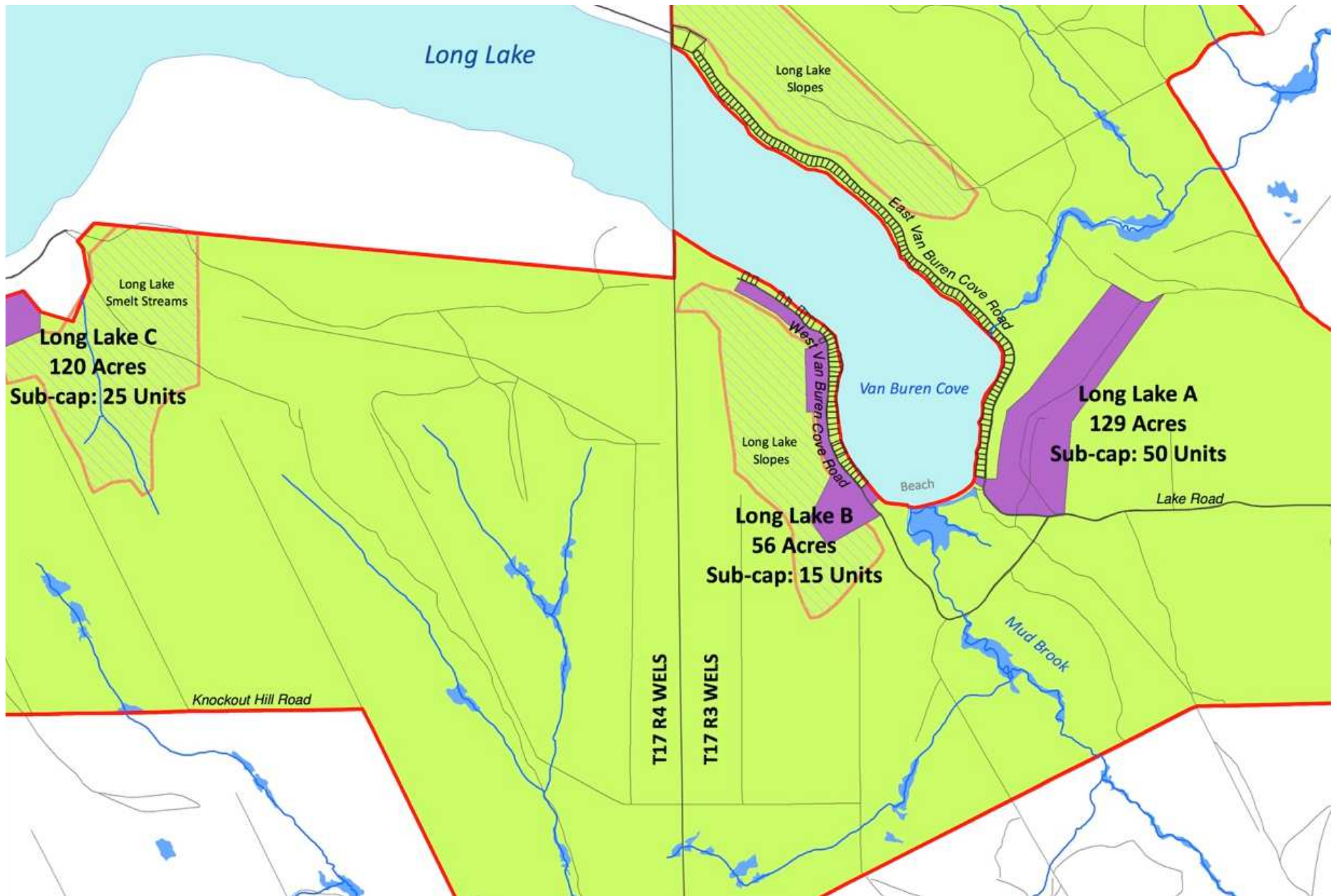
# LONG LAKE

Total: Up to 75 Units

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151 existing leased lots

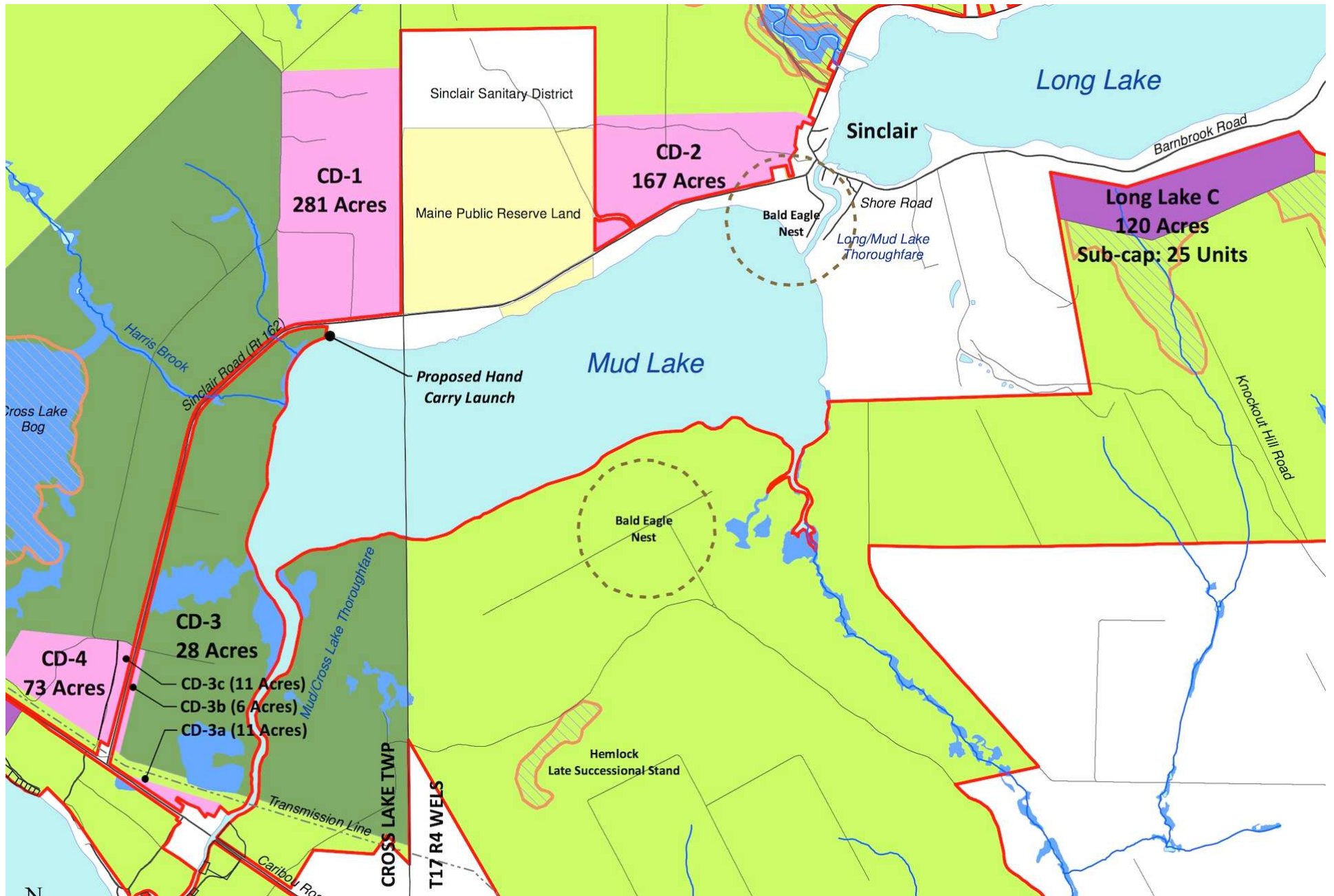




# MUD LAKE

No Residential Development





**Boat launch • 3.7 miles of permanent protection**

# CROSS LAKE

Total: Up to 125 Units

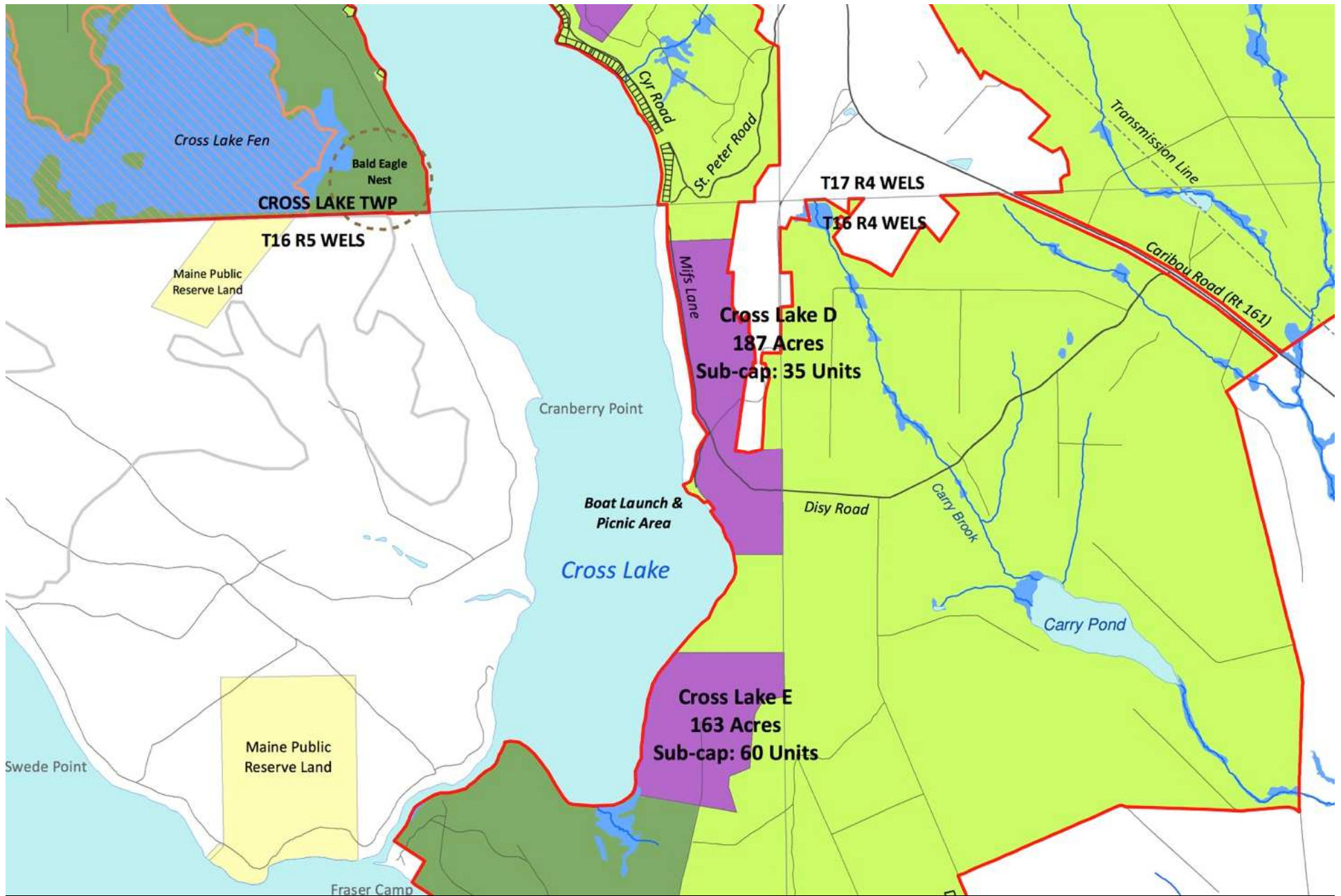


Boat Launch



**2.6 miles of permanent protection**





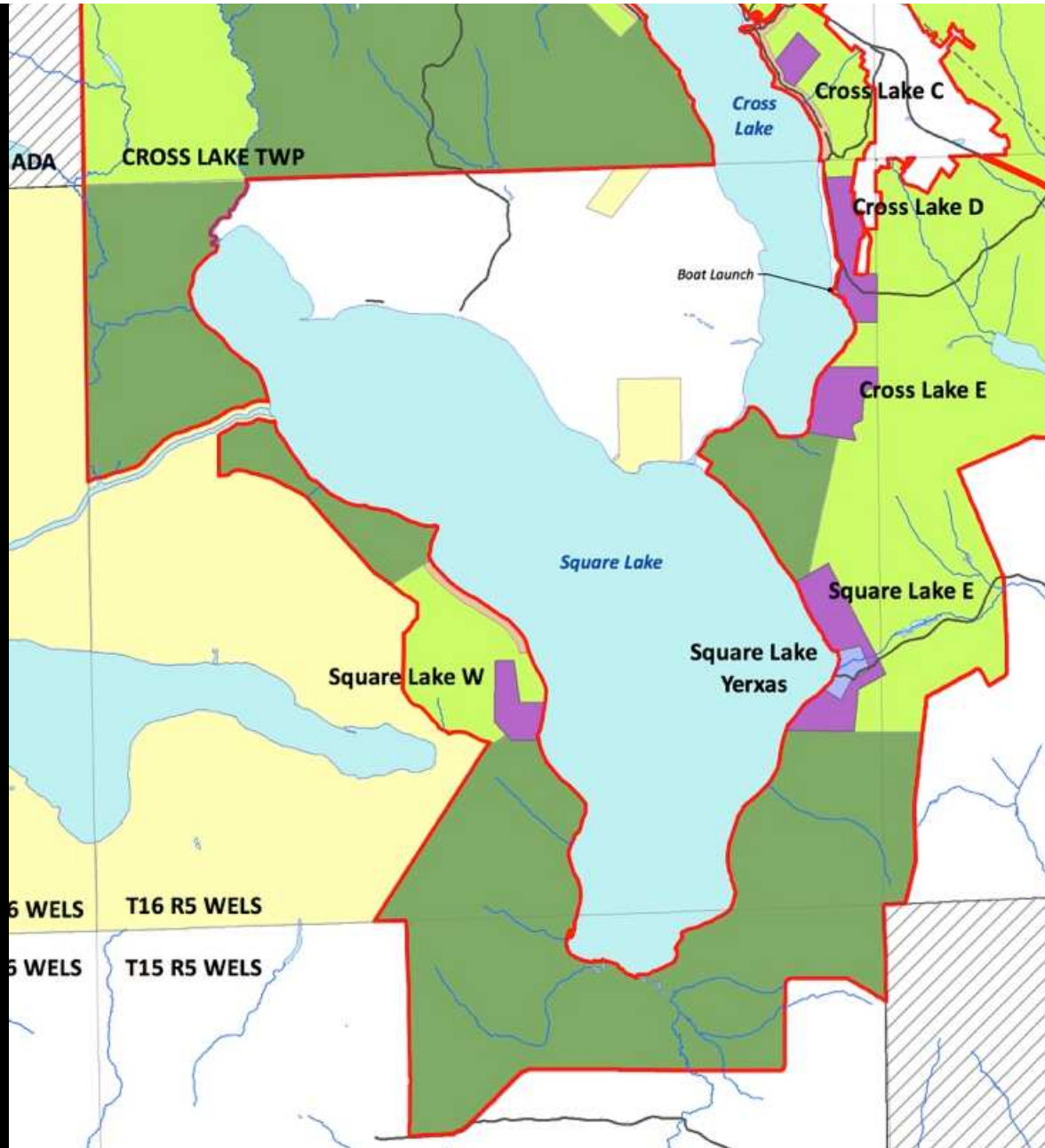
**2.6 miles of permanent protection**

# SQUARE LAKE

Total: Up to 125 Units



Square Lake W  
121 Acres  
Sub-cap 30 Units



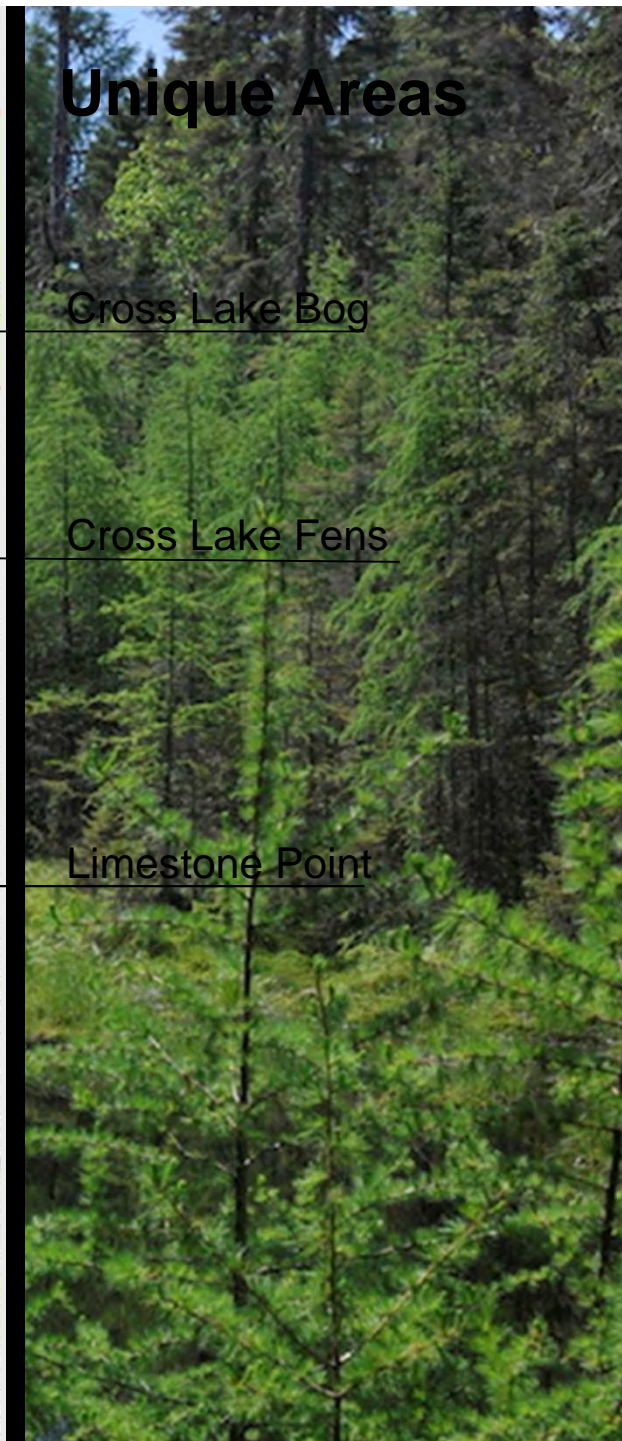
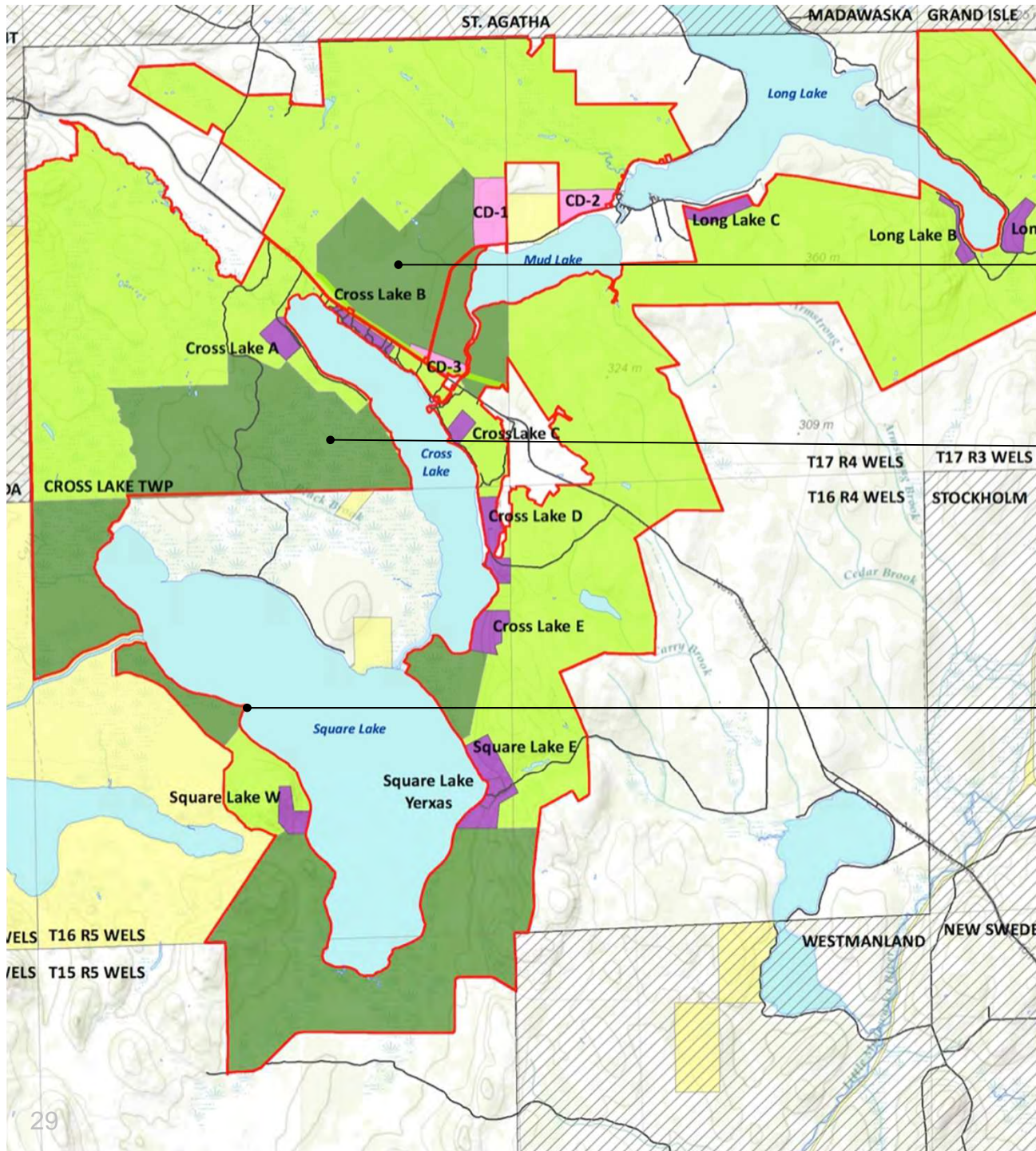
Square Lake Yexas  
51 Acres  
Sub-cap 67 Units

Square Lake E  
278 Acres  
Sub-cap 85 Units

10.6 miles of permanent protection

# CONSERVATION FOCUS



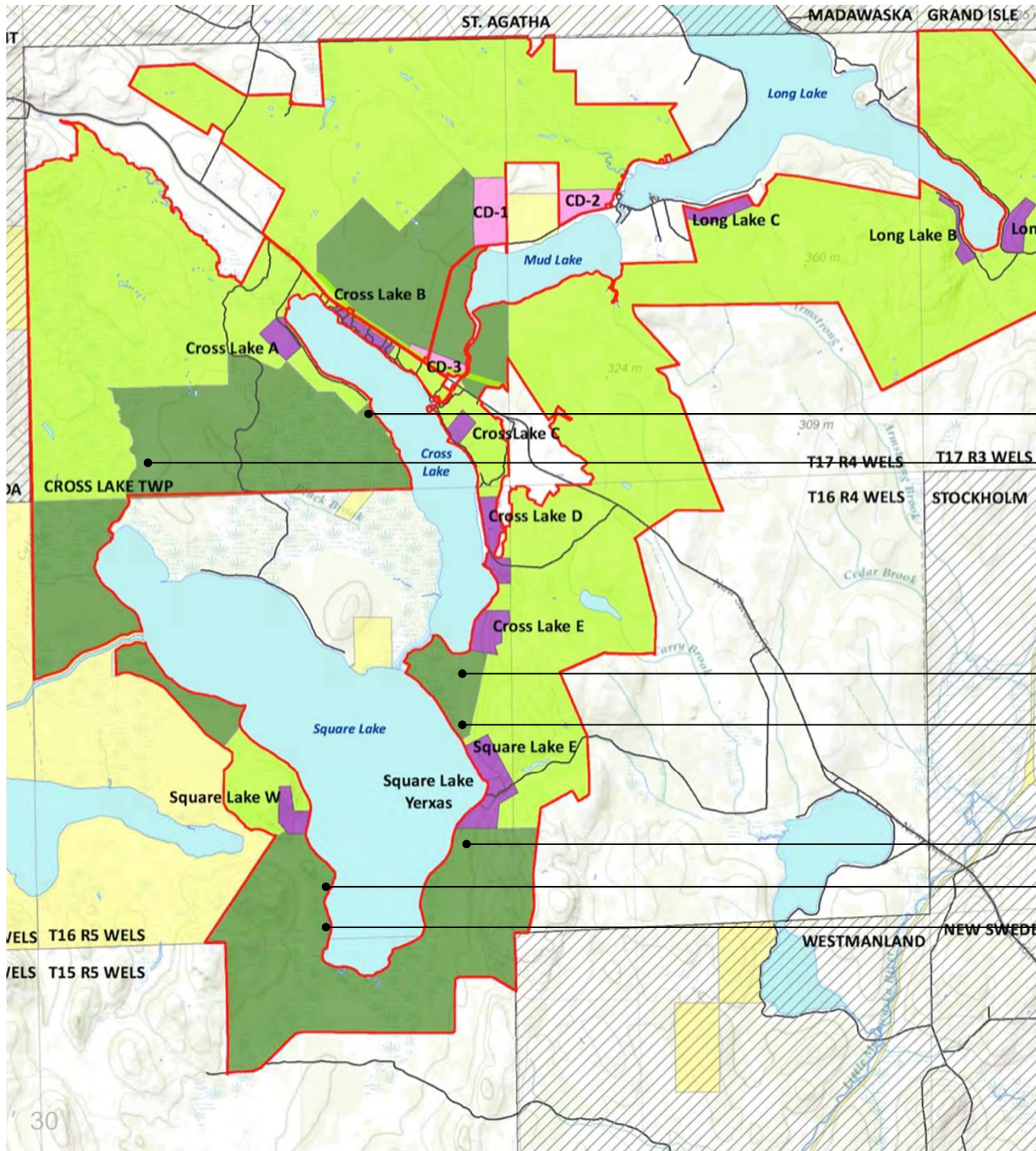


# Unique Areas

Cross Lake Bog

Cross Lake Fens

Limestone Point



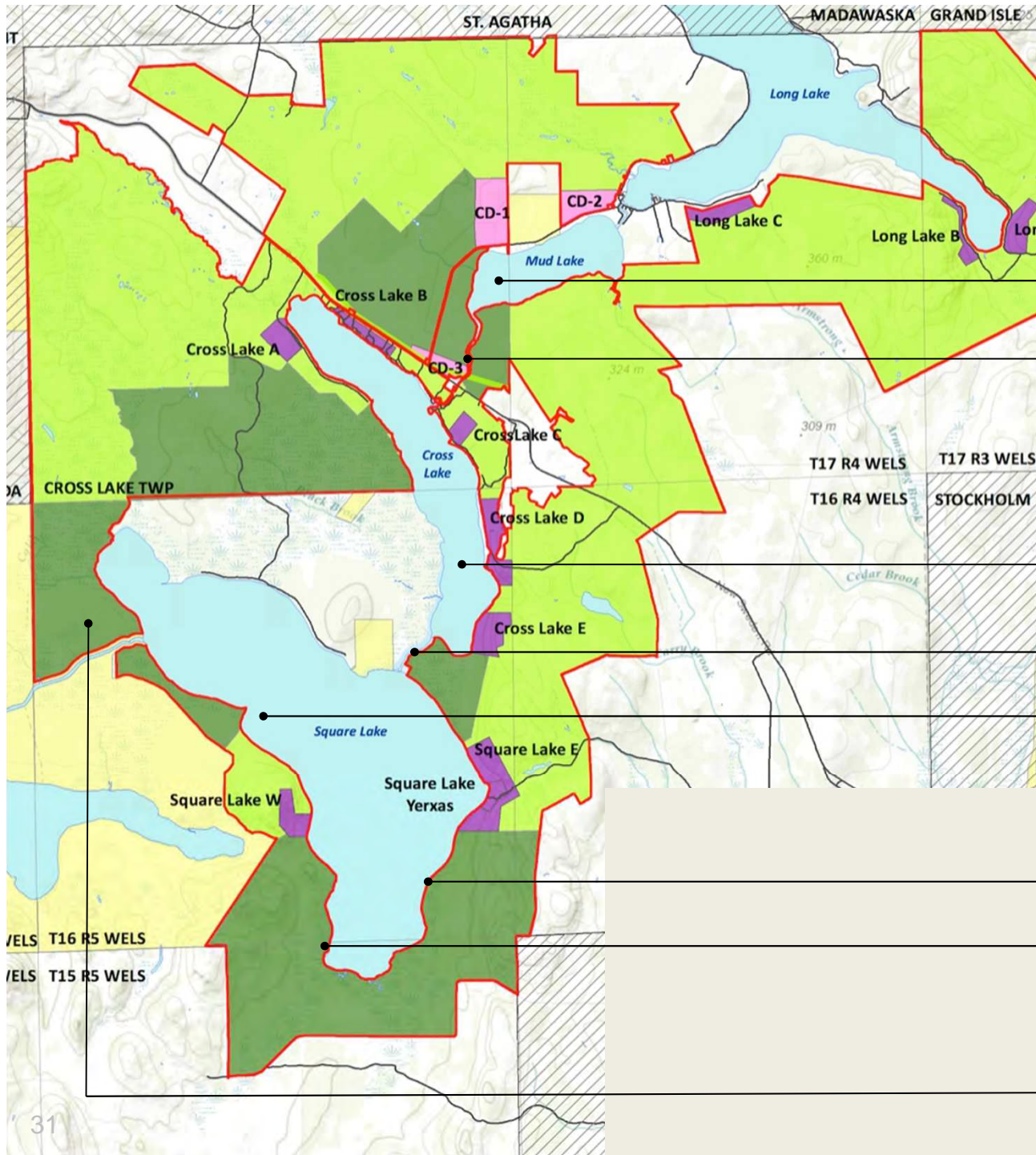
# Wildlife Habitat

Osprey Nest  
Smelt Streams

Wetlands  
Rusty Blackbird

Deer Wintering Areas  
Smelt Streams  
Eagle Nests





# Scenic / Recreation Resources

- Boating / Fishing / ATV / Snowmobiling

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- Undeveloped Thoroughfare

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- Boating / Fishing / Swim / Ice Fishing / Picnicking /

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- Undeveloped Thoroughfare

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- Boating / Fishing / Picnicking / Ice Fishing / ATV / Snowmobiling / Swimming

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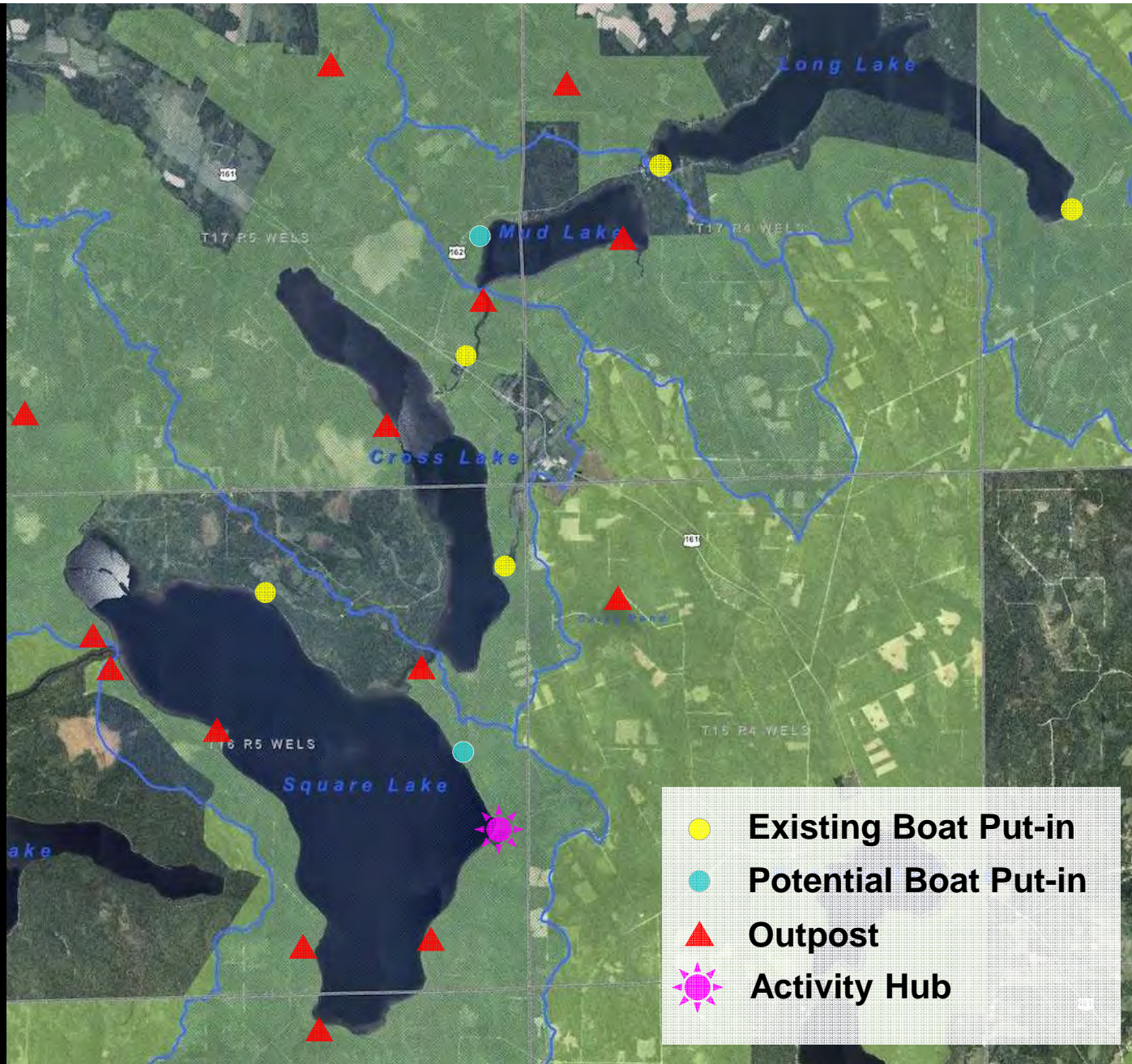
- Undeveloped Shoreline

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- Camping

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- Connection to Eagle Lake



# HUB & SPOKES CONCEPT



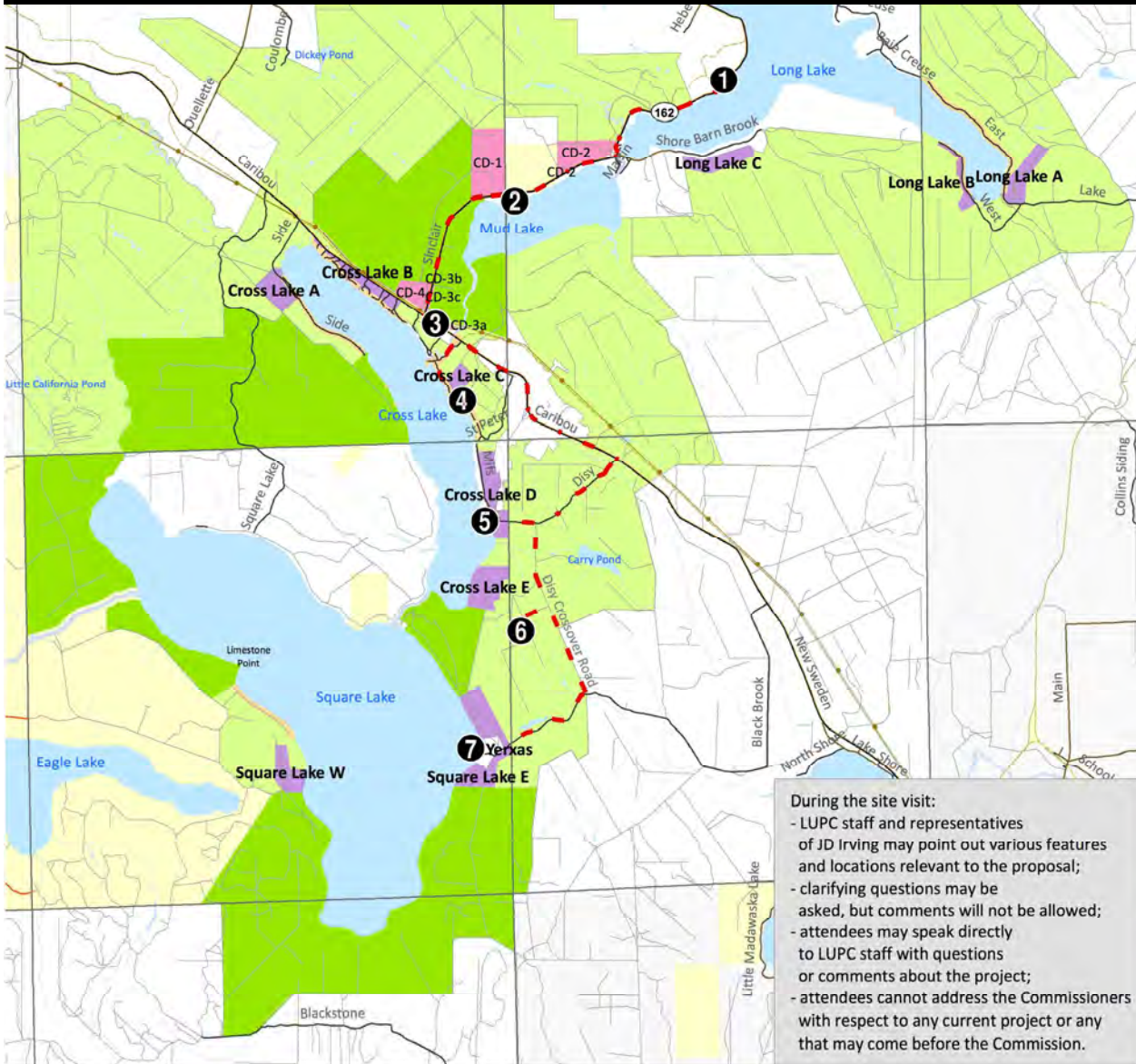
# CONCEPT PLAN OVERVIEW

## *Future Allowable Development • 30-year plan*

<b>New Residential Zones</b>	<b>330 units max 1,376 acres</b>
<b>Econ/Comm Development</b>	<b>6 areas 547 acres</b>
<b>Total Development Area</b>	<b>1,923 acres 3.8% of Concept Area</b>
<b>Conservation Easement</b>	<b>16.9 miles of shoreline 14,600 acres 28.6% of Concept Area</b>

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**All areas are approximate**



## October 12, 2017 Site Visit

Regarding the Proposed Concept Plan  
for the Fish River Chain of Lakes  
(Zoning Petition ZP 768)

### Stops

Times are Approximate

- 1 Long Lake Cabins** 8:30-8:50 AM
- 2 Waters Edge RV Resort** 9:00-9:20 AM
- 3 St. Peters Store (walk to CD-3a)** 9:35-9:55 AM
- 4 Drive Cyr Road** 10:00-10:20 AM
- 5 Cross Lake Boat Launch** 10:35-11:00 AM
- 6 Intersection of two unnamed roads** 11:50-12:15 PM  
off of Disy Crossover Road
- 7 Yexas / Square Lake East** 12:45-1:20 PM

During the site visit:

- LUPC staff and representatives of JD Irving may point out various features and locations relevant to the proposal;
- clarifying questions may be asked, but comments will not be allowed;
- attendees may speak directly to LUPC staff with questions or comments about the project;
- attendees cannot address the Commissioners with respect to any current project or any that may come before the Commission.

Travel Route	NonPlan Area
Proposed Economic Community Development Areas	Existing Conserved Lands Outside of Plan Area
Existing & Expanded Residential Leases	Township Boundaries
Proposed Residential Development Areas	Transmission Line
Proposed Conservation Easement	Roads, Major
Remainder of Plan Area	Roads, Secondary
	State Routes
	0 2 Miles

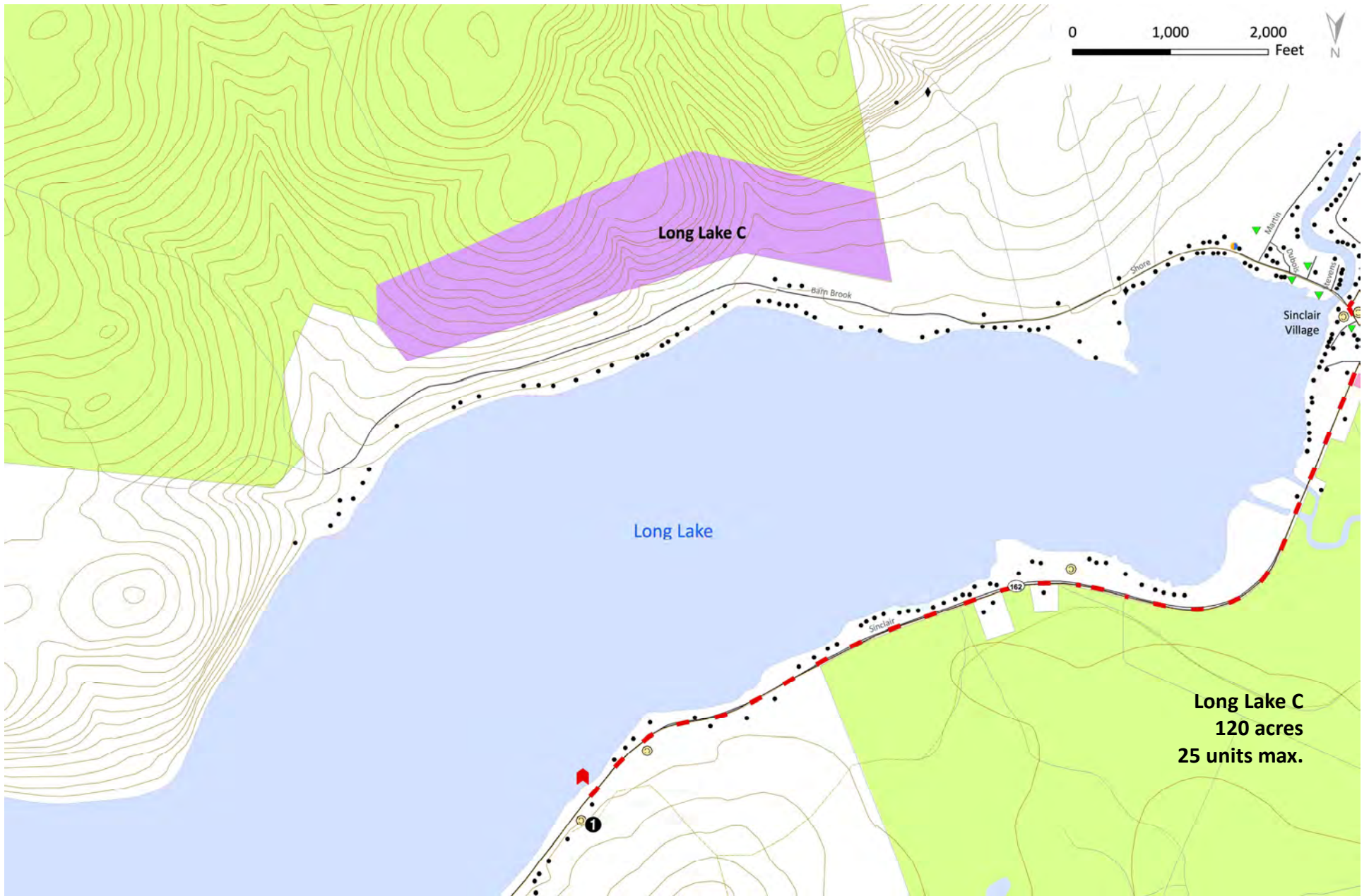
# Overview



Long Lake  
Development Cap: 75 Units

LL-C

1. Long Lake



# 1. Long Lake Camps



Approximate Location of LL-C Residential Development Area



Long Lake Character



**Compatible Development • Variety of Opportunities**



**Proximity to Sinclair • Sanitary District • Waterfront Access**

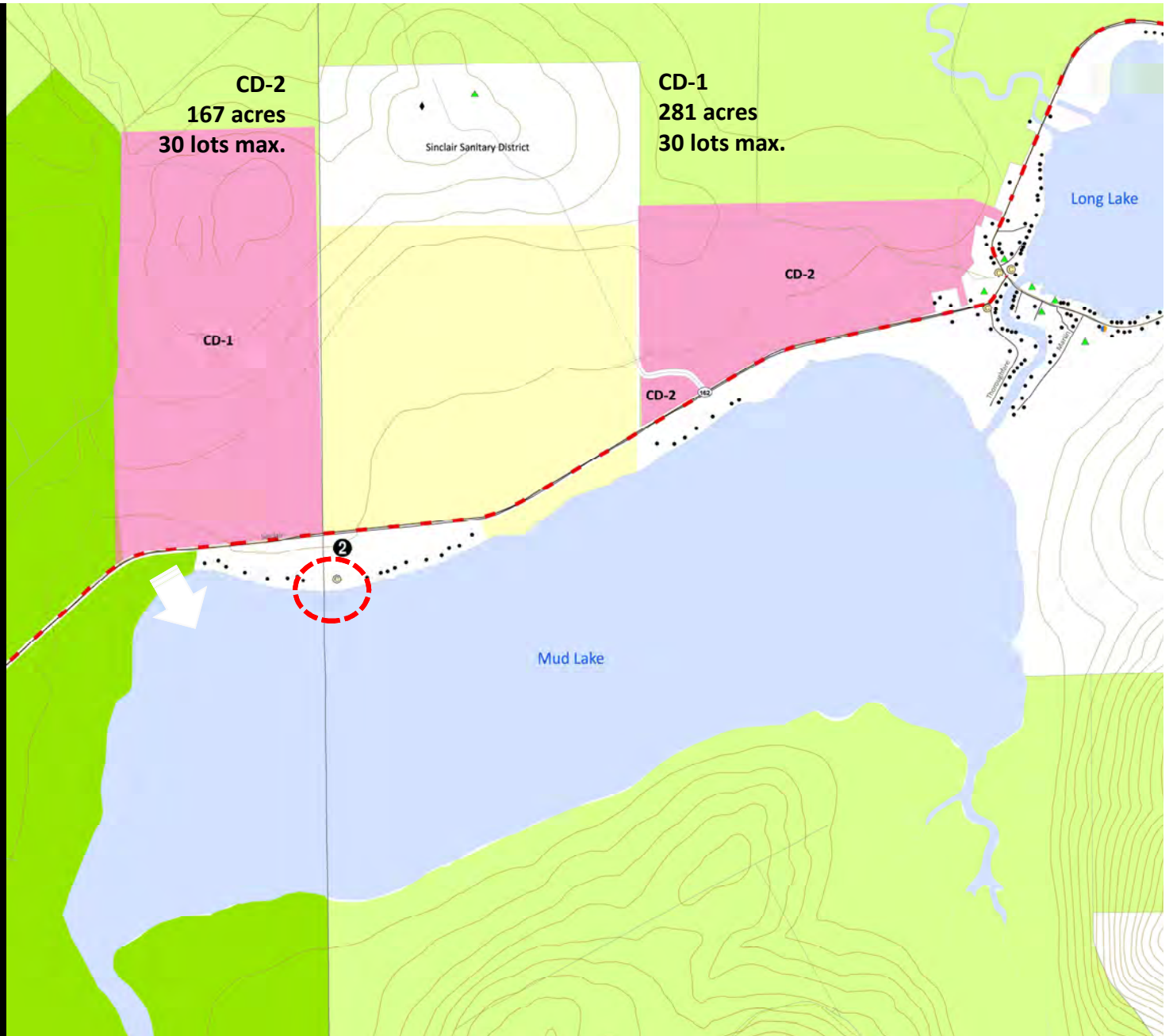




Shore Road Context • Hillside Development



**2. Mud Lake**





**Sinclair Village • IF&W Access Priority**



Evolution of Plan • Active Harvesting



CD-1

Maine  
Public  
Reserve  
Land

Waters Edge  
RV Resort



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Site of Hand-Carry Boat Launch



Site of Hand-Carry Boat Launch • Water Depths

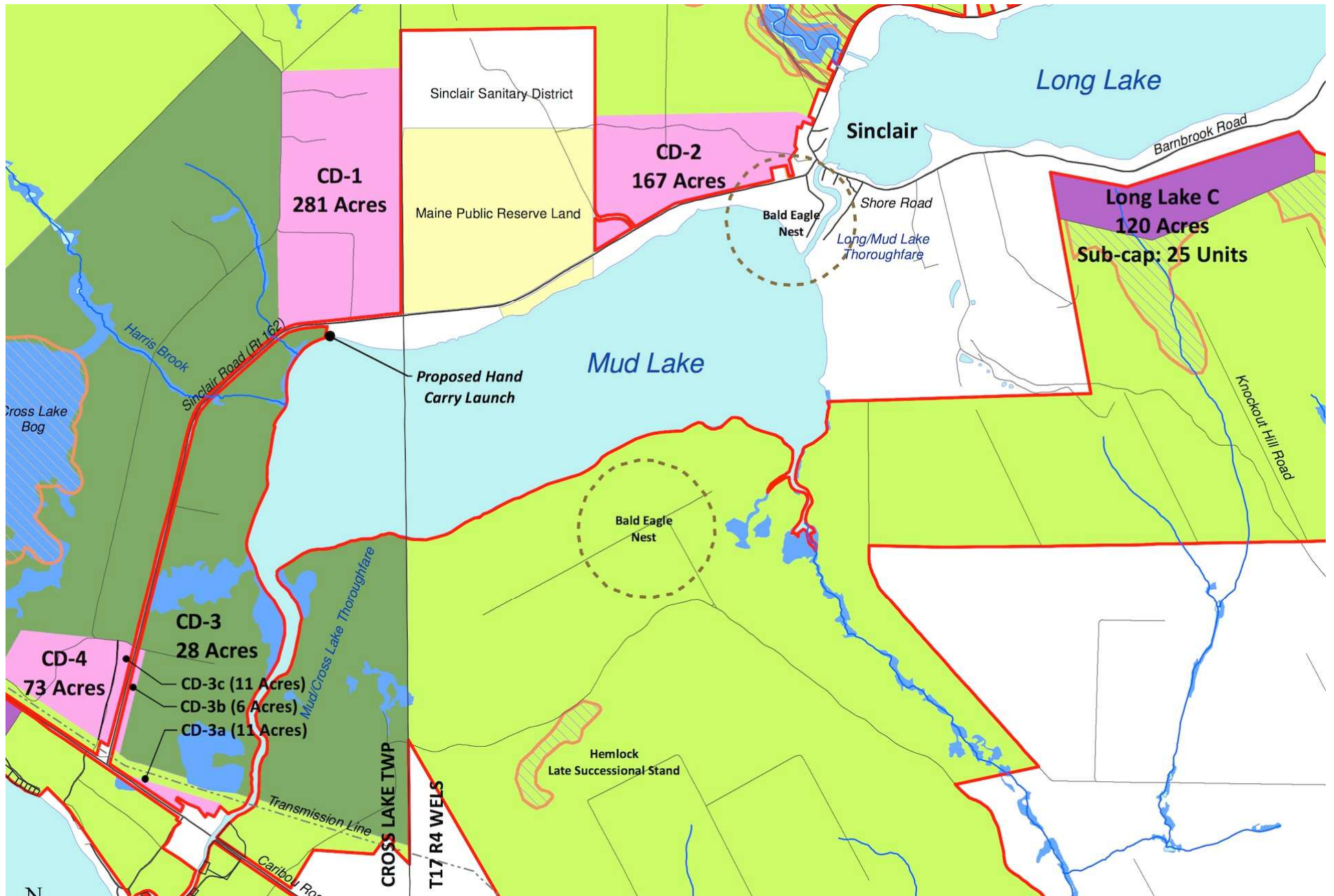


Site of Hand-Carry Boat Launch • Water Depths

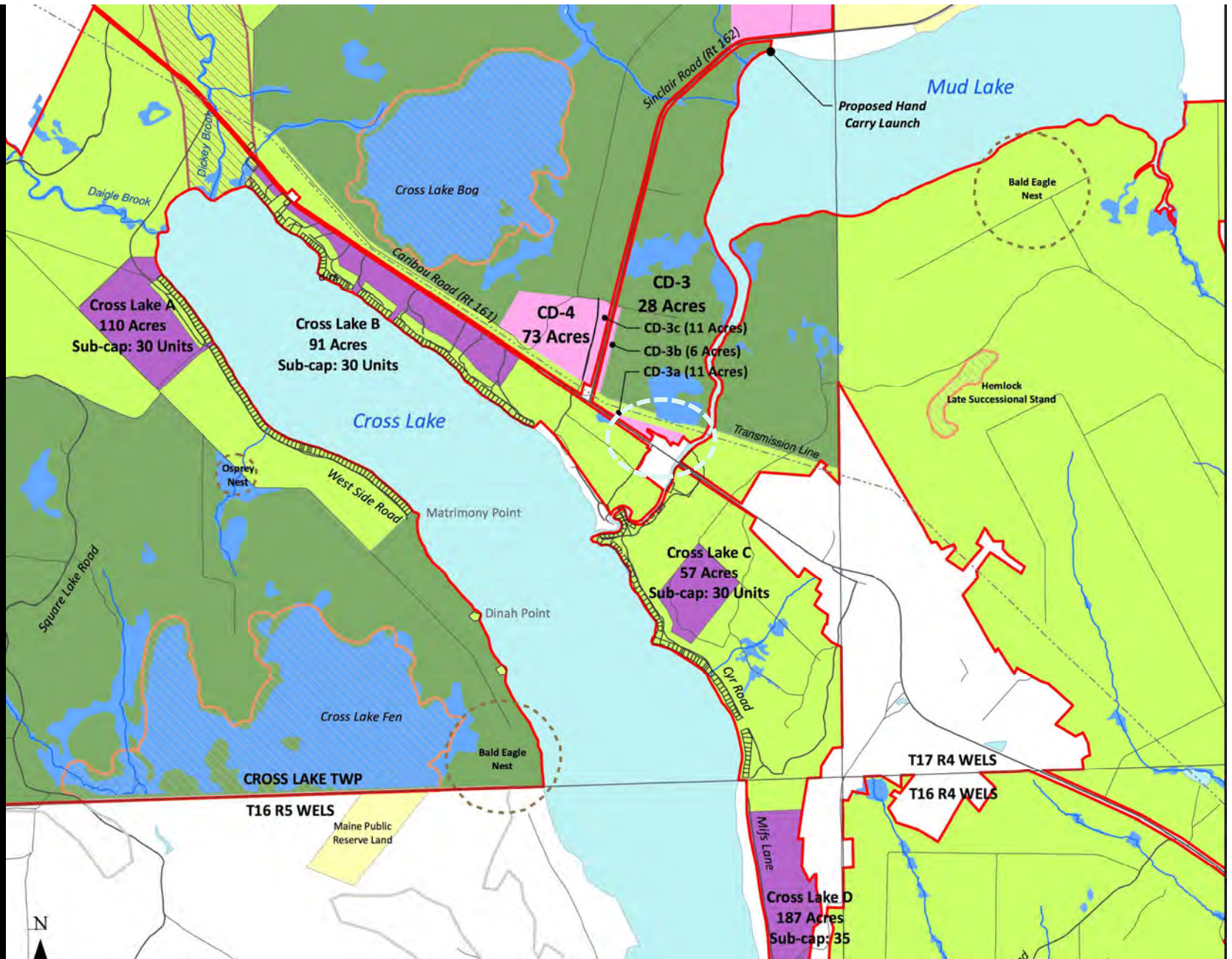




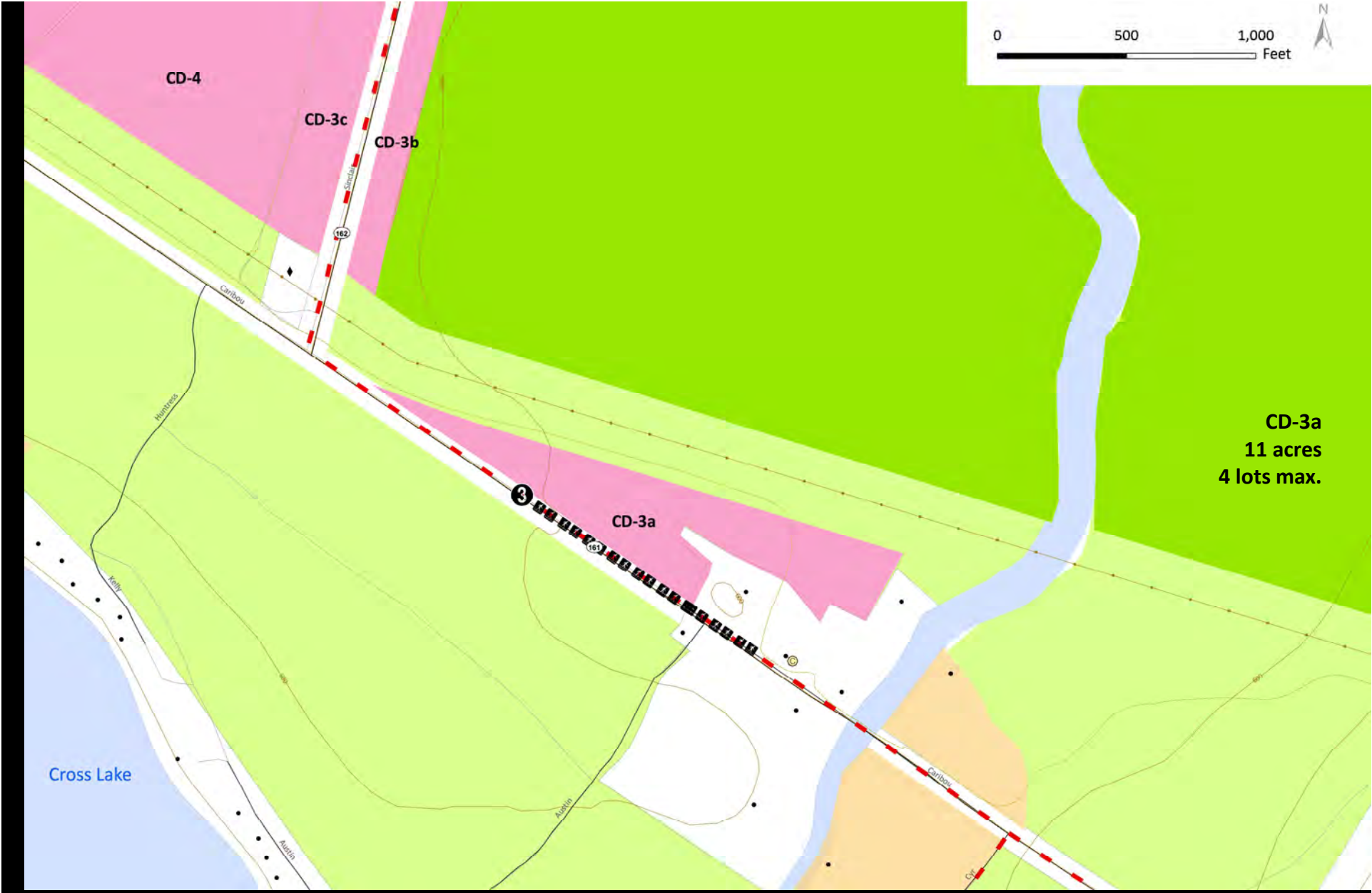
**3. Community/Economic Dev. Area CD-3a**



Community – Economic Development Areas • Conservation Easement



Cross Lake Residential Areas • CD Areas • Major Roadways



**3. CD-3a**



Village of Guerette • CD-3a



Village of Guerette



Established Commercial Center



Route 161 Frontage • Proximity to Development Areas





**ATV / Snowmobile Route**



Rt. 161/162 • New Substation • Site of Earlier Commercial Development

An aerial photograph showing a large, dark lake winding through a green, rural landscape. The land is divided into various plots, some of which are brownish, suggesting cleared or developed areas. A purple dashed circle is drawn around a small, specific area on the eastern shore of the lake. The overall scene is a mix of natural vegetation and human development.

Cross Lake  
Development Cap: 125 Units

4. Cross Lake C



**Cross Lake C**  
**57 acres**  
**30 units max.**

## 4. Cyr Road: Cross Lake C



Northeast End of Cross Lake • Cross Lake Bog



← **CYR ROAD** →  
**Sunset Lane** →  
**DEAD END**  
No turnaround

**PELKEYS**

**WINDMILLS**

**Flawling**

**Love Duck**

**PL. OURDE**

**CHILDREN  
PLAYING**

**Easton North**

**Bacon  
Trask**

**Flawling**

**St. Peter's  
Hide-a-  
Way**



Cyr Road at Thoroughfare



Eastern Lakefront and Thoroughfare near Cross Lake C



Cross Lake C • Soil Conditions • Trail System • Access





**Opportunity for Water Access**



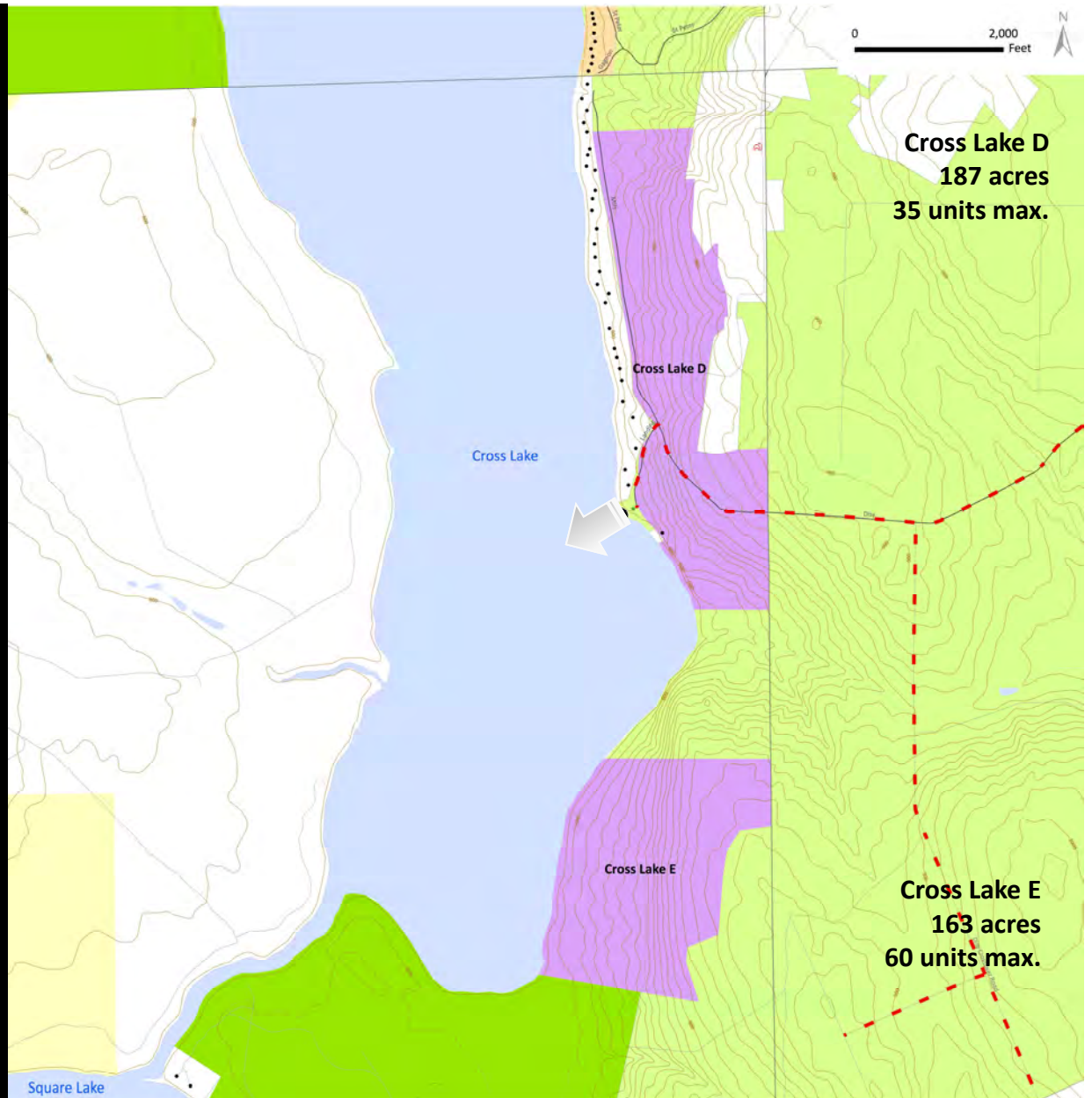
**Back Lots • Opportunity for Replacement Septic Systems**



Back Lots • Opportunity for Replacement Septic Systems



**5. Cross Lake Boat Launch**



## 5. Cross Lake Boat Launch



Cross Lake D • 187 Ac. • Disy Road Access • Ownership



Cross Lake Boat Launch • Beach • Picnic Area



Cross Lake Parking Area





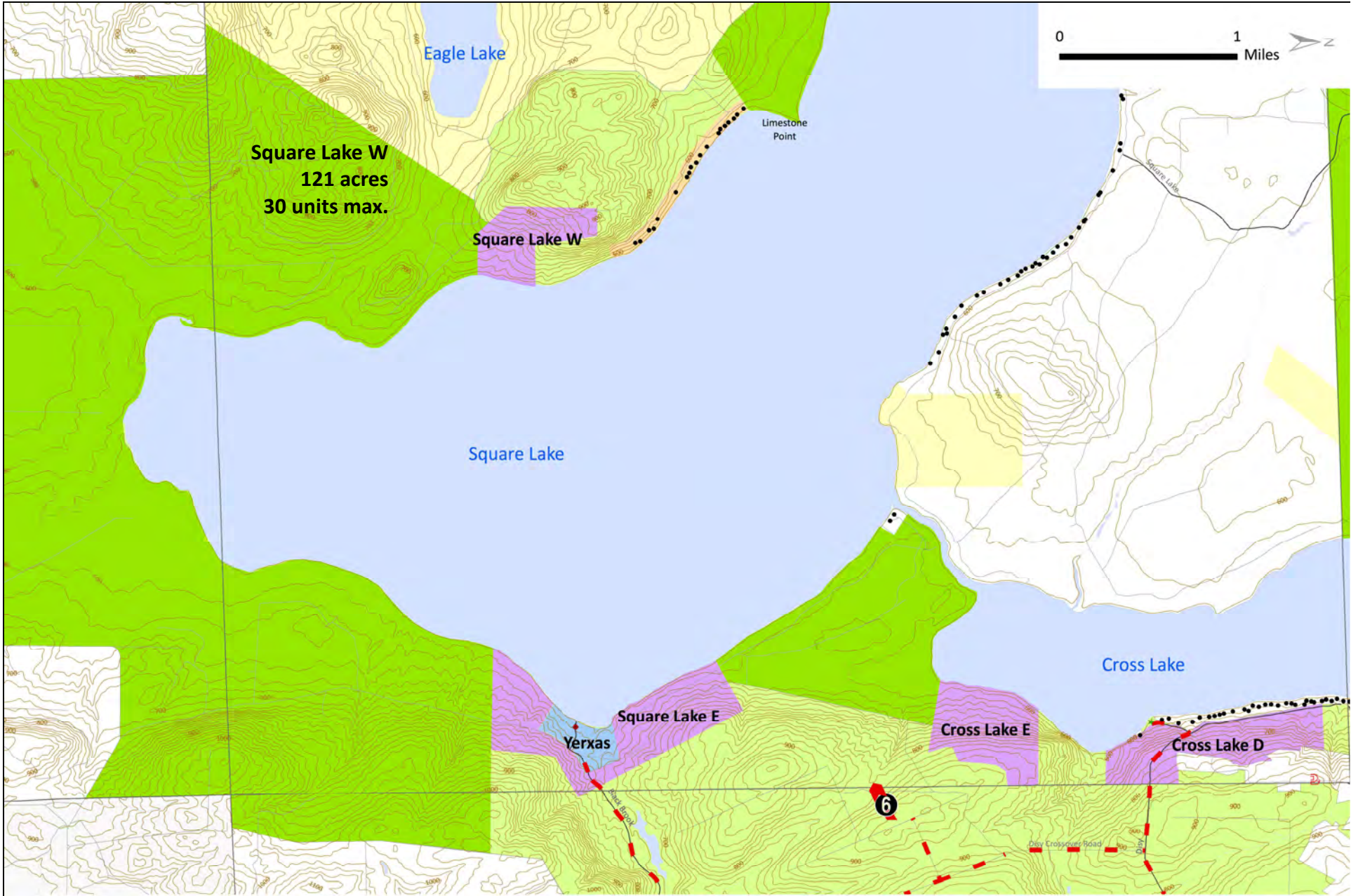
South End • Conservation Easement • Cross Lake E



Cross / Square Lake Thoroughfare



## 6. Near Disy Crossover Road





Approximate location  
of Square Lake West

Approximate location  
of Limestone Point

## 6. Near Disy Crossover Road



Disy Cross Road • Recent Harvest / Reforestation



**East Side Square Lake • South of SL East • Conservation Easement**



**South End of Square Lake • Goddard Brook • Conservation Easement**





West Side of Square Lake • SL-W on Right • Connection to Eagle Lake



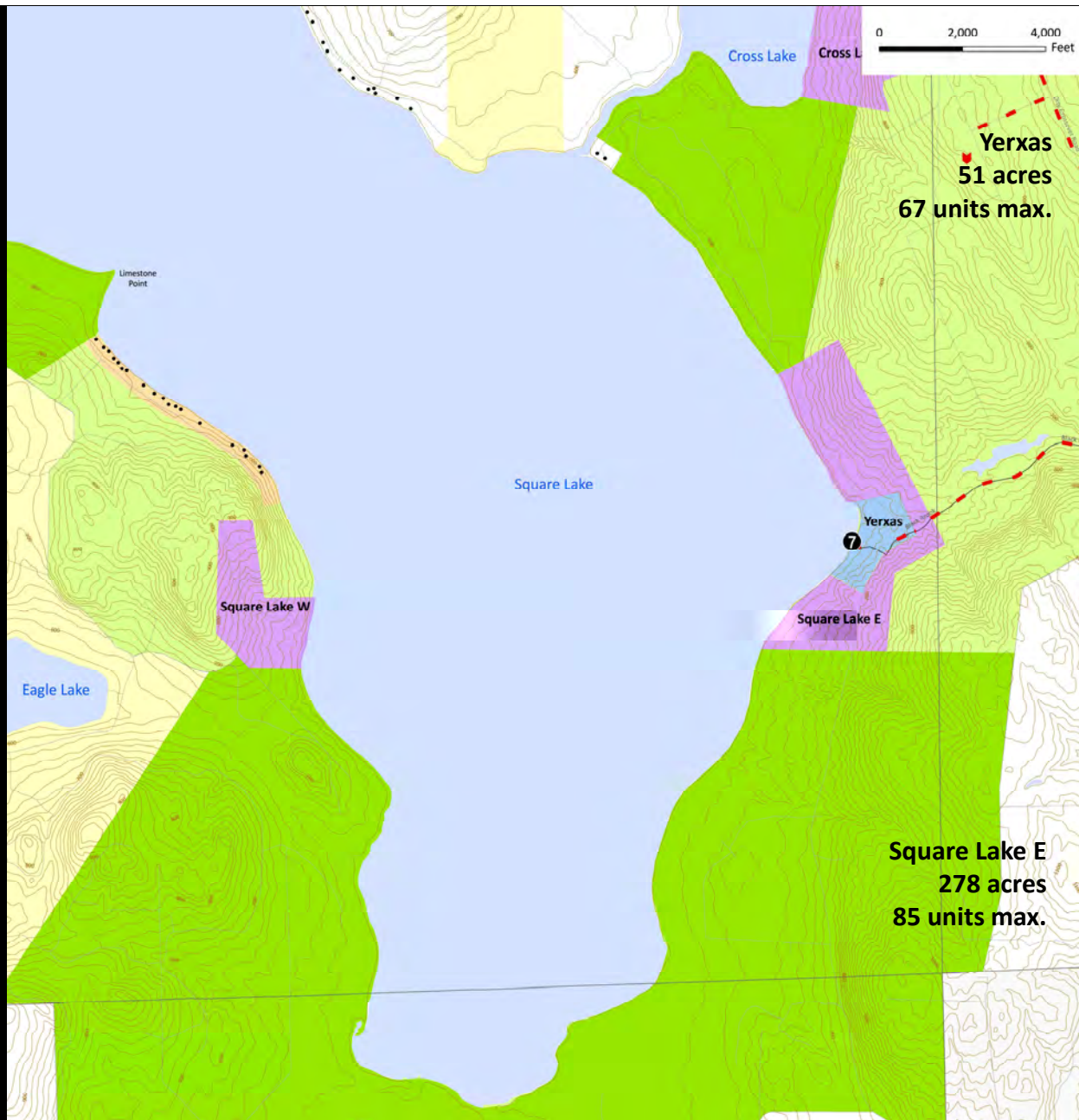
**West Side of Square Lake • Conservation Easement • Preserved Shoreline**



19 Irving Licensed Lots • West Side of Square Lake • Off-grid



## 7. Yexas / Square Lake East



## 7. Yexas / Square Lake East



Yerxas Camps • Square Lake



Suitable Soils • Exposure • Access • Traditional Setting



**Square Lake West: 2.7 miles • Hillside Development**





**Hub & Spokes Concept**



Pebbly Beach • Sheltered Cove



**Dramatic Setting • Potential Water Access • Abundant Natural Resources**



**Limitations to Future Development**

A scenic photograph of a sunset over a large body of water. The sun is low on the horizon, creating a bright reflection on the water's surface. The sky is filled with dark, dramatic clouds, some of which are illuminated from below by the setting sun, creating a golden glow. The water in the foreground is dark with gentle ripples.

**THANK YOU!!!**



IRVING WOODLANDS, LLC