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GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
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ASHLAND, MAINE 04732-3600

AMANDA E. BEAL  
COMMISSIONER

STACIE R. BEYER  
EXECUTIVE DIRECTOR

September 25, 2024

Sent via E-mail

Haley Ward, Inc.  
c/o Jon Whitten Jr.  
1 Merchants Plaza, Ste 701  
Bangor, Maine 04401

Allagash Timberlands, LP  
c/o Matthew Collin  
300 Union Street  
PO Box 5777  
St. John, NB E2L 4M3

RE: SLC 19-A – Additional Information for Water Access Lot, Parking Area, and Emergency Egress Trail. Allagash Timberlands, LP; Cross Lake Twp., Aroostook County, Maine

Dear Mr. Whitten and Mr. Collin:

Thank you for the revisions to your Application dated August 9, 2024 in response to our June 12, 2024 letter. This included revisions to the plat and the three draft legal documents (Lease, Declarations and Bylaws). The Declarations also included a new Subdivision Amenities Plan. This plan depicts features outside of the subdivision area that will be available to the camp owners labeled as: “Lake Access Trail & Emergency Egress”, “Future Parking Area for Water Access” and “Water Access Lot”.

Revised language in the Declarations that the “Water Access Lot” is collectively both the parcel outside the subdivision along the shore and the associated parcel to be used for parking. Although you have not proposed to lease or transfer ownership of this lot nor do you propose to develop it at this time, the Concept Plan still has some specific requirements for a Water Access Site that should be addressed at this phase if the Declarations will continue to reference it.

1. **Section 10.26(A)(4)-FRL** – Water Access Sites. The minimum lot size for a water access site is 20,000 square feet.

**Section 10.26(B)(2)(d)-FRL** –The minimum shoreline frontage for a lot that contains a hand carry launch is 100 feet for lots fronting on a body of



standing water 10 acres or greater in size.

**Section 10.26(C)(1)(d)-FRL** –The minimum road frontage for a lot containing a hand carry launch is 100 feet.

- a) *Currently, no lot size, shoreline frontage, or road frontage have been provided for the “Water Access Lot”. Please identify the Dimensions of the Water Access Lot on the Site Plan(s). This lot will need to meet the dimensional requirements in Section 10.26-FRL.*

**E. Additional Standards:**

1. Pursuant to Section 10.32-FRL – a Phosphorus allocation must be allocated to this development. While the Maine DEP is the lead permitting agency for this application regarding phosphorus control, the LUPC is responsible for tracking phosphorus allocations pursuant to the plan.

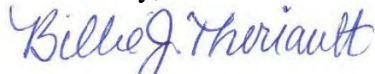
*If a gravel trail is to be developed by the Applicant for Emergency Egress as shown on the Amenities Plan, please provide an updated annual phosphorus allocation including the trail. In addition, as requested in our June 12, 2024 deficiency letter (item B,2,c and E,1), please update the phosphorus allocation to account for the recently designated water access site and associated parking area. This will demonstrate that the potential future development of a Water Access Site/Parking Lot will comply with the Concept Plan. The MDEP may also require additional information regarding the Water Access Lot for the SLODA.*

2. Pursuant to Section 10.26-FRL – dimensional requirements and setbacks are in accordance with the Plan except that Section 10.26,G from Chapter 10 shall apply as supplemented by 10.26-FRL,G-1 of the Plan.

*There are dimensional requirements that apply to the Water Access Lot. Although you do not propose to develop this lot at this time, in order to meet the provisions of the plan, this lot will need to meet the requirements for lot size and frontage from 10.26-FRL*

If you have any questions, please let me know. It may be helpful to meet to go over these requirements. I can be contacted at (207) 435-7969 or [billie.j.theriault@maine.gov](mailto:billie.j.theriault@maine.gov). Thank you for your cooperation.

Sincerely,



Billie J. Theriault  
Regional Supervisor  
Permitting and Compliance Division

cc: Anthony Hourihan, Irving Woodlands, LLC (via email)  
Keegan Ferro, MDEP (via email)