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9/30/2026

For office use:

61201	ZP 810	$
Tracking No.	Permit No.	Fee Received

Property Information - LUPC Application for Zone Change

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant	Township, Town or Plantation	County
Maine Department of Agriculture, Conservation, and Forestry; Bureau of Parks and Lands	Beaver Cove	Piscataquis

Tax Map, Plan, and Lot Numbers *[list all applicable; check tax bill(s)]*

Map PIP01, Plan 01, Lot 05

Lot size *(in acres, or in square feet if less than 1 acre)*	Deed Book and Page #'s, and lease information if applicable *(include any lessor or lease lot numbers assigned by a property owner)*
886 acres	Book 334/Page 237 and Book 357/Page 225
All Zoning on Property *(check the LUPC Land Use Guidance Map)*	Zoning at Development Site
P-UA/P-FW/P-GP/P-SL2/P-WL1/P-WL2/P-WL3	D-PR

Road Frontage: List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:

Road #1 Lily Bay Road Frontage ~7,450 ft.

Road #2 _____ Frontage _____ ft.

Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:

Waterbody #1 Moosehead Lake Frontage ~39,700 ft.

Waterbody #2 Mud Brook Frontage ~2,000 ft.

If there is no road frontage, describe the access for the property.

N/A

LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers:

Subdivision Permit # N/A and Lot # N/A *(usually included in deed description)*

BRIEF PROJECT SUMMARY *(include proposed zoning if submitting an application for zone change; include proposed project name, if applicable)*

This project is to change the zoning for Lily Bay State Park in Beaver Cove from a P-UA to a D-PR Subdistrict. The proposed change will not impact or otherwise modify existing land use standards or permitting processes. The site-specific subdistrict will better align with legally existing development and conforming use typical of a state park. No new development is planned as part of this project.

APPLICATION FEE *(see the Application Fee exhibit for more information, including surcharges if paying online)*

Please check **one** of the boxes below:

- ☑ I have enclosed a check or money order to pay my application fee. waived
- ☐ I would like to pay my application fee online. Please contact me with the necessary information.

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Application for Zone Change – Land Use Planning Commission

LIST OF EXHIBITS

> ***Locating Maine Licensed Professionals:*** *Some exhibits require Maine licensed professionals (for example, licensed soil scientists) to obtain information. Guidance and links for locating licensed professionals can be found on the LUPC's homepage, www.maine.gov/dacf/lupc/index.shtml, in the column on the right.*

Exhibits Required for All Applications	
Exhibit	**✓**
1. Directions and Location Map	✔
2. Project Description	✔
3. Deed, Lease, Sales Contract, or Easement	✔
4. Application Fee (waived)	
5. Land Division History	✔
6. Structures, Features, and Uses	✔
7. Site Plans	✔
8. Site Photographs	✔
9. Goals and Policies of the Comprehensive Land Use Plan	✔
10. Surrounding Uses & Anticipated Impacts	✔

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Application for Zone Change – Land Use Planning Commission

Exhibits Required for Certain Applications		
Exhibit	**Applicability**	**✓**
11. Rezone to/from Protection Subdistrict	Rezoning to/from protection subdistricts	✔
12. Corporate Good Standing	If petitioner is a corporation	
13. Notice of Filing	Rezoning to a development subdistrict, rezonings among protection and management subdistricts	✔
14. Financial Practicability	Rezoning to a development subdistrict	✔
15. Location Requirements	Rezoning to a development subdistrict	✔
16. Harmonious Fit and Natural Character	Rezoning to a development subdistrict	✔
17. Fire, Police, and Ambulance	Rezoning to a development subdistrict	✔
18. Educational Services	Rezoning to development subdistrict for a residential subdivision	
19. Solid Waste Disposal	Rezoning to a development subdistrict	✔
20. Electricity and Telephone	Rezoning to a development subdistrict	✔
21. Public Roads	Rezoning to a development subdistrict	✔
22. Site Access/Legal Right of Access	Rezoning to a development subdistrict	✔
23. Soil Suitability	Rezoning to a development subdistrict	✔
24. Wastewater Disposal	Rezoning to a development subdistrict	✔
25. Archaeological and Historic Resources	Rezoning to a development subdistrict	✔
26. Rare or Special Plant Communities and Wildlife Habitat	Rezoning to a development subdistrict	✔
27. Additional Information	If needed	

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APPLICATION FOR ZONE CHANGE – LAND USE PLANNING COMMISSION
EXHIBITS TO THE APPLICATION NARRATIVE

FOR: LILY BAY STATE PARK, BEAVER COVE, MAINE

APPLICANT: MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION, AND FORESTY; BUREAU OF PARKS AND LANDS

This document has been prepared as a supplement to the Application for Zone Change through the Land Use Planning Commission (LUPC) for Lily Bay State Park by the Maine Department of Agriculture, Conservation and Forestry; Bureau of Parks and Lands (Applicant). This document serves to organize the attached exhibits and to determine the applicability of "Exhibits Required for Certain Applications."

EXHIBITS REQUIRED FOR ALL APPLICATIONS

1. Directions and Location Map

The site, which is known as Lily Bay State Park, is located at 425 Lily Bay Road in Beaver Cove, Maine. From the Town of Greenville, Maine, which is located South of the site, one drives approximately 8.7 miles North along Lily Bay Road to the site, which is on the left-hand side of the road.

A location map has been provided and is attached to this document under **EXHIBIT 1**. The location map shows the approximate boundary of the proposed subdistrict, which is also the approximate boundary of the property parcel. The map is an LUPC Land Use Guidance Map, and it shows reference points such as roads and waterbodies as well as a scale bar, a north arrow, and a legend.

2. Project Description

This project exists to change the zoning for Lily Bay State Park in Beaver Cove, Maine. The proposed change in zoning from the Unusual Area Protection (P-UA) Subdistrict to the Planned Recreation Development (D-PR) Subdistrict (a custom/site-specific subdistrict) will facilitate making the legally existing development a legally existing conforming use. It will also pre-identify in what manner, type, and general intensity additional development could occur at the facility through future permits.

As a custom zone, the D-PR subdistrict must be accompanied by a development plan, which includes a purpose and description for the site and subdistrict, and a list of land uses that are consistent with the purpose and description of the subdistrict, resources present, and other allowed uses. The proposed development plan establishes "sub-areas" that reflect existing resources, such as areas within 250 feet of Moosehead Lake, areas currently zoned as deer wintering areas, and all other remaining land at the site.

If approved, neither the zoning nor the development plan will impact or otherwise modify land use standards or permitting processes. Except for listing a Level E recreational lodging facility as an allowed use at the site, other use listings are commensurate with those allowed within the existing zoning designations. No development is proposed as part of this project.

The Development Plan for the Lily Bay State Park Planned Recreation Facility Development (D-PR) Subdistrict is attached to this document under **EXHIBIT 2**.

3. Deed, Lease, Sales Contract, or Easement

The quitclaim deeds for this site are attached to this document under **EXHIBIT 3**. One is from December 1958, and the other is from July 1964.

4. Application Fee

The Application Fee has been waived for this Applicant.

5. Land Division History

There have been no known land divisions or changes to the parcel within the past 20 years from the filing of this application. The required Table for Land Division History is attached to this document under **EXHIBIT 5**.

6. Structures, Features, and Uses

The required Structures Table and supplemental materials are attached to this document under **EXHIBIT 6**.

7. Site Plans

An Existing Conditions Site Plan and a Proposed Conditions Site Plan are attached to this document under **EXHIBIT 7**. The property boundary will remain the same. There is no proposed development as part of this project. The proposed D-PR Subdistrict will exist within the existing parcel, as shown.

8. Site Photographs

Site photographs are attached to this document under **EXHIBIT 8**.

9. Goals and Policies of the Comprehensive Land Use Plan

The proposed rezoning of the Lily Bay State Park parcel aligns well with the goals and policies of the Comprehensive Land Use Plan. Although the rezone is consistent with the goals and policies set forth in the Plan, there are a few that especially match the intent of the proposed rezone.

Development Goals D, E, and G of the Comprehensive Use Plan are being met by the proposed rezone. Existing infrastructure, density, and type of land use has been evaluated to remove the possibility of adverse effects regarding LUPC's principal values. Additionally, as a State Park, land conservation is highly important to the goals of the Applicant. Similarly, it is imperative for the Lily Bay State Park rezone to align with the

Natural and Cultural Resources Goals of the Comprehensive Land Use Plan. There will not be adverse effects to existing protected land uses, such as wetlands, the shoreland zone, or deer wintering areas as part of the rezone project.

10. Surrounding Uses & Anticipated Impacts

Lily Bay State Park is abutted by natural, wooded land; residences, both seasonal and year-round; and Moosehead Lake. The proposed rezone does not include any proposed development. As such, there are no anticipated effects to surrounding existing land uses. As previously noted, the proposed rezone plan establishes "sub-areas" that reflect existing resources, such as areas within 250 feet of Moosehead Lake (shoreland zone), areas currently zoned as deer wintering areas, and all other remaining land at the site to remove the possibility of undue adverse effects to waterbodies, wildlife habitat, recreational resources, or abutters.

EXHIBITS REQUIRED FOR CERTAIN APPLICATIONS

The following exhibits correspond to the "Exhibits Required for Certain Applications" as part of the Application for Zone Change through the LUPC. The applicability requirement is written in bold followed by information that confirms whether those exhibits are applicable to this application. Additional information will be provided, as necessary.

11. Rezone to/from Protection Subdistrict

Applicability: Required when rezoning to or from protection subdistricts.

Lily Bay State Park is rezoning from an unusual area protection subdistrict (P-UA) to a development subdistrict (D-PR). However, no additional information is required for rezoning from a P-UA subdistrict.

Rezone to/from Protection Subdistrict

Applicability: Required if the petitioner or applicant is a corporation.

Not applicable.

13. Notice of Filing

Applicability: Required for rezoning to development subdistricts and for any rezoning involving protection and management subdistricts.

Lily Bay State Park is rezoning from an unusual area protection subdistrict to a development subdistrict. As this rezoning fits the applicability statement, the Notice of Filing has been filled out and was distributed by mail on Monday, September 28, 2026. A copy of the Notice of Filing is attached to this document

under **EXHIBIT 13** along with the complete list of those notified of the application for this project.

14. Financial Practicability

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, this exhibit is applicable to the application.

With no proposed development projects, the requirements regarding estimated costs of development and financial stability are not needed. Therefore, there are no applicable additional requirements for the application under this exhibit.

15. Location Requirements

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, this exhibit is applicable to the application. This exhibit requires that any proposal to rezone for development purposes must comply with the adjacency principle.

Although no new development is proposed as a part of this project, the intent of the rezone is to follow the adjacency principle. Future development will require necessary permitting to meet the land use standards set forth by the LUPC. This will include locating new development in a "clustered" or nearby location to existing development. Additionally, existing resource areas are being maintained as part of the proposed rezone.

16. Harmonious Fit and Natural Character

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, this exhibit is applicable to the application. However, given that there is no proposed development as part of this rezone project, a plan, as described in the requirements of this exhibit, is not necessary for this application. As a State Park, the intent of future development would be to harmoniously fit the existing environment and natural character.

17. Fire, Police, and Ambulance Protection

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement pertains to this zone change and therefore this exhibit is

required. However, there is no proposed development and no anticipated increase in demand as part of this project. Therefore, the requirements of this exhibit are not necessary for the application.

18. Educational Services

Applicability: Required if rezoning to a Development Subdistrict for residential development.

Not applicable.

19. Solid Waste Disposal

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement is relevant to this application. Therefore, this exhibit is required. However, considering that there is no proposed development as part of this project, it is not necessary to provide a letter confirming the capacity of the Applicant's solid waste disposal facility. No change will be made to the existing land use of the parcel as part of this project.

20. Electricity and Telephone Service

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement pertains to this zone change. Therefore, this exhibit is required for the application. However, there are no proposed developments as part of this project, so the specific requirements of this exhibit do not apply to this zone change application.

21. Public Roads

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning a development subdistrict, the applicability statement is relevant to this zone change. Therefore, this exhibit is required for the zone change application.

Given that there are no proposed developments, the only requirement of this exhibit that applies to the project is to name the nearest public road and its relative location to the proposed zone change area. There will be no anticipated change to traffic patterns on Lily Bay Road, which is located along the eastern edge of the parcel.

22. Site Access and Legal Right of Access

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement pertains to this zone change. Therefore, this exhibit is required for the zone change application.

There is no proposed development as part of this project, so there will be no change to access/egress for Lily Bay State Park. The Park is accessed using State Park Road from Lily Bay Road. The site also includes two existing road loops for accessing campsites: Dunn Point Road and Rowell Cove Road. No changes are proposed to these existing roadways.

23. Soil Solubility

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement is relevant to this zone change. Therefore, this exhibit is required for the application. However, there is no proposed development as part of this project, and the existing land use will not change as part of the rezone. Therefore, it does not appear that the requirement to submit a report from a Maine Licensed Soil Scientist applies to this project. Future development will be required to demonstrate sufficient soil suitability.

24. Wastewater Disposal

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement pertains to this zone change. Therefore, this exhibit is required for the application. However, because there is no proposed development as part of this project, including either onsite or offsite wastewater disposal systems, the requirements of this exhibit do not apply to this zone change application.

25. Archaeological and Historic Resources

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement is relevant to this zone change. Therefore, this exhibit is required for the application. However, because there is no proposed

development as part of this project, and the use of the property will remain the same with the rezone, the Maine Historic Preservation Commission has not been contacted.

26. Rare or Special Plant Communities and Wildlife Habitat

Applicability: Required for rezoning to any development subdistrict.

Because Lily Bay State Park is rezoning to a development subdistrict, the applicability statement applies to this zone change. Therefore, this exhibit is required for the application. However, similar to Exhibit 25, because there are is proposed development as part of this project, MNAP has not been contacted.

Given that the existing parcel includes zoned deer wintering areas, the proposed zone change has also included the zoned deer wintering areas. The Maine Department of Inland Fisheries and Wildlife (MDIFW) was contacted to comment on these areas in relation to the proposed zone change. A meeting was held over Microsoft Teams on Wednesday, February 25, 2026, to further discuss the project. The feedback from MDIFW that was received in email following this discussion has been attached as **EXHIBIT 26** to this document.

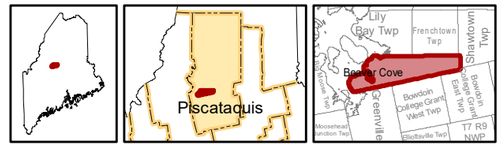
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EXHIBIT 1

Beaver Cove

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TA R13 & 14 WELS
Piscataquis County



Land Use Guidance Map

Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

DEVELOPMENT SUBDISTRICTS
- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential

MANAGEMENT SUBDISTRICTS
- M-GN: General

PROTECTION SUBDISTRICTS
- P-FP: Flood Prone
- P-FW: Fish and Wildlife
- P-GP: Great Pond
- P-MA: Mountain Area
- P-RP: Resource Plan
- P-RR: Recreation
- P-SG: Soils and Geology
- P-SL2: Shoreland - 75'
- P-UA: Unusual Area
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

This map does not show all designated P-WL Subdistricts, such as non-tidal water bodies and freshwater wetlands within 25 feet of flowing waters.

This map is a reducedsize version and should not be considered definitive. Full sized, official Land Use Guidance Maps are available on the LUPC website or by request.

Amendments

Location #	Zoning Permit	Effective Date	Remarks
1	ZP676	06/05/2003	
		08/18/2005	Adoption of digital NWI wetlands
2	ZP712	11/22/2007	
3	ZP707	10/08/2009	P-RP 014 Expires October 8, 2039
4	ZP707A	08/19/2010	P-RP 014 Expires October 8, 2039
5	ZP739	09/04/2012	
6	ZP707B	07/31/2020	P-RP 014 Terminated

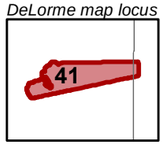
NOTE: P-RP 014 Terminated July 31, 2020

Proposed D-PR Subdistrict Boundary

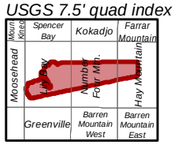
P-UA established to protect Lily Bay State Park.

0 1,600 3,200 4,800 6,400 Meters
0 5,400 10,800 16,200 21,600 Feet

DeLorme map locus



USGS 7.5' quad index



(1) Map amendment location

▲ Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))

9999 MIDAS number: Unique number assigned to each standing body of water in Maine.

WQLL Water Quality Limiting Lake - Refer to Section 10.23,E,3,g of the Commission's Land Use Districts and Standards.

MC# Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards.

SOURCES: Maine Land Use Planning Commission, USGS

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EXHIBIT 2

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HALEY WARD

LILY BAY STATE PARK PLANNED RECREATION FACILITY DEVELOPMENT (D-PR) SUBDISTRICT DEVELOPMENT PLAN

TO LAND USE PLANNING COMMISSION

FOR LILY BAY STATE PARK
Lily Bay Road | Greenville, ME

APPLICANT:
Department of Agriculture, Conservation, and Forestry
106 Hogan Road, Suite 7 | Bangor, ME

SEPTEMBER 30, 2026
JN: 14641.009

DEVELOPMENT PLAN PREPARED BY:
Haley Ward, Inc.
One Merchants Plaza, Suite 701 | Bangor, ME 04401

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Lily Bay State Park Planned Recreation Facility Development (D-PR) Subdistrict – Development Plan

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   A. Recreational lodging facility categorization 7
   B. Other administrative, operational, accessory structures and uses 8
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Appendix A. Existing Conditions Map 9

Appendix B. Proposed Features Map 9

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1. Purpose

The primary purpose of this D-PR development plan is to maintain or improve resource protection within an existing Level E Recreational Lodging Facility, Lily Bay State Park, by implementing more appropriate zoning. Specifically, this plan provides for a holistic approach to:

- maintaining or improving resource protections, particularly the significant resource values associated with Moosehead Lake and the deer wintering areas on the property;
- account for existing uses and resources and encourage public recreational operations appropriate to the resource and setting;
- make the facility a legally existing conforming use;
- providing reasonable predictability for the facility owner, applicable resource agencies, and the public; and
- improving future permitting efficiency by allowing reasonable expansions in terms of future plans for the facility.

2. Description

A. Summary

The Lily Bay D-PR Plan Area is divided into three sub-areas (sub-areas A, B, and C), each consistent with the existing resources and the companion subdistricts. All allowed development and uses are related to, and limited by, these sub-areas.

Sub-area A: Sub-area A includes all land within 250 feet of Moosehead Lake (previously mapped as P-GP). While existing uses and structures may remain within sub-area A, this Plan allows relocation of these elements to sub-area B.

Sub-area B: Sub-area B includes all areas not within sub-areas A or C (previously mapped as P-UA). Uses and activities within this area are consistent with the resources that do not require the unique considerations of Areas A and C.

Sub-area C: Sub-area C includes certain portions of the property within a mapped deer wintering area (previously mapped as P-FW subdistrict).

B. Legal Description of Property

This Planned Recreation Development (D-PR) development plan and related zoning apply to the mainland portions of the land in Beaver Cove, approximately 886 acres currently designated as Map PIP01 Plan 01 Lot 5 as more concisely described by the deed recorded in the Piscataquis County Registry of Deeds in Book 334 Page 237, and Book 357, Page 225.

The property is owned by the State of Maine and managed by the Maine Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands as the Lily Bay State Park. A change in ownership is not anticipated or likely and would require action by the Maine Legislature.

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3. Allowed Land Uses

The following sections describe land uses (uses) and activities allowed under this Plan. Unless otherwise indicated, a use listing is allowed within all sub-areas. Notwithstanding the provisions herein, buildings are restricted to applicable cumulative limits pursuant to applicable rules, such as but not limited to Chapter 10 Section 10.21,I,2.

A. Uses allowed without a permit

Unless limited otherwise below, the following uses are allowed without a permit from the Commission within any Lily Bay D-PR sub-area:

(1) Docking structures: Temporary docking structures, in sub-area A;
(2) Emergency operations conducted for the public health, safety or general welfare, such as resource protection, law enforcement, and search and rescue operations;
(3) Forest management activities, except timber harvesting, in sub-areas A and B;
(4) Motorized vehicular traffic on roads and trails, and snowmobiling;
(5) Primitive recreational uses, including fishing, hiking, hunting, wildlife study and photography, wild crop harvesting, trapping, horseback riding, tent and shelter camping, canoe portaging, cross-country skiing, and snowshoeing;
(6) Surveying and other resource analysis;
(7) Trails, in sub-areas B and C, provided they are constructed and maintained so as to reasonably avoid sedimentation of water bodies; and
(8) Wildlife and fishery management practices.

B. Uses allowed without a permit subject to standards

Unless limited otherwise below, the following uses are allowed without a permit from the Commission within any Lily Bay D-PR sub-area, pursuant to Section 4 below, and pursuant to the applicable requirements set forth in Chapter 10, Land Use Districts and Standards, Sub-Chapter III:

(1) Accessory structures in sub-areas A and B: Structures accessory to any legally existing principal structures and uses, in conformance with Section 4,B below;
(2) Filling and grading, in sub-areas A and B;
(3) Forest management activities, except timber harvesting, in sub-area C;
(4) Hand-carry launches: Parking areas, roads, signs and similar facilities associated with public hand-carry launches, not more than 3 in sub-area A;
(5) Recreational lodging facility, Level E: campsites within overnight occupancy limits pursuant to Section 4,A,8;
(6) Road projects:
    a. Level A road projects, in sub-areas A and B; and
    b. Level B road projects, in sub-area B;
(7) Trailered ramps:
    a. Parking areas, roads, signs and similar facilities associated with public trailered ramps, not more than 2 in sub-area A;

(8) Trails, in sub-area A, provided that any associated vegetation clearing or filling and grading are in conformance with the standards of Sections 10.27,B,1,c and d,2, and 4 and Section 10.27,F, and provided the trails are constructed and maintained so as to reasonably avoid sedimentation of water bodies;

(9) Signs in conformance with the standards of Section 10.27,J; and

(10) Water crossings of minor flowing waters.

C. Uses allowed by permit

Unless limited otherwise below, the following uses, and related accessory structures, may be allowed within any Lily Bay D-PR sub-area, upon issuance of a permit from the Commission pursuant to 12 M.R.S. §685-B, Section 4 below, and subject to the applicable requirements set forth in Chapter 10, Land Use Districts and Standards, Sub-Chapter III:

(1) Filling and grading, in sub-area C;

(2) Recreational lodging facility, Level E, within sub-areas A and B and as further limited and described in Section 4;

(3) Natural resource extraction: Mineral extraction operations, less than 2 acres in size;

(4) Road projects:
   a. Level B road projects, in sub-area C; and
   b. Level C road projects, in sub-areas A, B, and C;

(5) Shoreland alterations, in sub-area A, including reconstruction of permanent docking structures, and permanent on-shore structures used to secure docks and moorings; but excluding marinas, new or expanded permanent docking structures, water-access ways, trailered ramps, hand-carry launches, and water crossings of minor flowing waters;

(6) Signs which are not in conformance with the standards of Section 10.27,J;

(7) Solar energy generation facility: Facilities of the following size classes not located on soils recognized by the U.S. Department of Agriculture as prime farmland soils:
   a. Small-scale, in sub-area B;

(8) Timber harvesting;

(9) Water-dependent structures for recreational lodging facilities, in sub-area A, in compliance with Section 10.27,Q,7;

(10) Other structures, uses or services that are essential for uses listed herein, but only in accordance with Section 4,B below; and

(11) Other structures, uses, or services which the Commission determines are consistent with the purposes of this subdistrict and of the Comprehensive Land Use Plan and are not detrimental to the resources or uses which they protect, and are of similar type, scale and intensity as other allowed uses, and in accordance with Section 4,B below.

D. Prohibited Uses

All uses not expressly allowed, with or without a permit, or otherwise comply with Section 4 below, are prohibited in this D-PR subdistrict.

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4. Supplemental Standards

The following supplement or apply in addition to the provisions of Chapter 10.

A. Recreational lodging facility categorization

Notwithstanding Chapter 10 Section 10.27,Q,1, Lily Bay State Park constitutes and is regulated as a level E recreational lodging facility, and is limited as follows:

(1) On-site recreation activities, features, and services: low to some noise and odor
   a. Rowell Cove beach;
   b. Playground, tennis court, basketball courts;
   c. Picnic areas;
   d. Swimming; and
   e. Walking paths/trails;

(2) Utilities at campsites: electric and water allowed

(3) Floor area of principal buildings: 40,000 square feet

Further, the floor area of principal buildings are limited as follows:
   a. Cabins for transient occupancy: up to 15 total and cumulatively not more than 8,000 square feet (floor area), in sub-areas A and/or B;
   b. Staff housing and accessory structures, up to four units and cumulatively not more than 4,000 square feet (floor area), in sub-area A and/or B

(4) Footprint of clearing within 250 feet of Moosehead Lake: 90,000 square feet

[Note: clearing related to use listings other than recreational lodging (e.g., trailered ramps and hand-carried launches) are not part of this categorization factor and are regulated according to applicable standards.]

(5) Dining amenities: none

(6) Fuel sales: none

(7) Recreation activities, features, and/or services: guests and public

(8) Overnight occupancy:
   a. Group site: 50 occupants
   b. All other sites: 650 total occupants (maximum 6 occupants per site)

B. Other administrative, operational, accessory structures and uses

Other administrative structures essential to the state operated recreational lodging facility and/or public recreational facility[1]; the replacement, upgrade, or expansion of legally existing uses and structures within the Lily Bay State Park may be allowed by permit, in accordance with:

(1) applicable maximum floor area limits and property line setbacks including but not limited to Chapter 10 Section 10.21,I,2;

(2) the provisions of Chapter 10 Section 10.21,I,9,d;

(3) the provisions of Chapter 10 Section 10.26,E; and

(4) the provisions of Section 4,A above.

---

[1] E.g., maintenance and storage buildings, day-use structures, lifeguard stands, bath houses, staff housing accessory uses and structures, etc.

C. Subdivision, Future Selling or Leasing

The Maine Department of Agriculture, Conservation & Forestry, Bureau of Parks and Lands intends to maintain ownership of the lot, and to continue operating the site as a recreational lodging facility. No divisions or subdivisions are planned or allowed.

If sold or leased, the deed or lease must reference this Plan, and the property must be operated in accordance with this plan unless and until the plan is modified or replaced with other suitable subdistricts.

D. Future Use of Areas Outside of the Proposed D-PR Subdistrict

The property owned by the State of Maine contains islands in Moosehead Lake. Island portions of the property are not included in the D-PR subdistrict as the current Great Pond Protection (P-GP) or General Management (M-GN) Subdistrict designations are sufficient and appropriate for existing and anticipated use of those areas.

E. Effects of Rezoning on Existing Uses or Resources

Existing uses and resources have been considered and included in the allowable uses and standards of the Planned Recreation Development to avoid adverse effects.

F. Design Requirements and Standards

All applicable standards are derived from existing standards in Chapter 10.

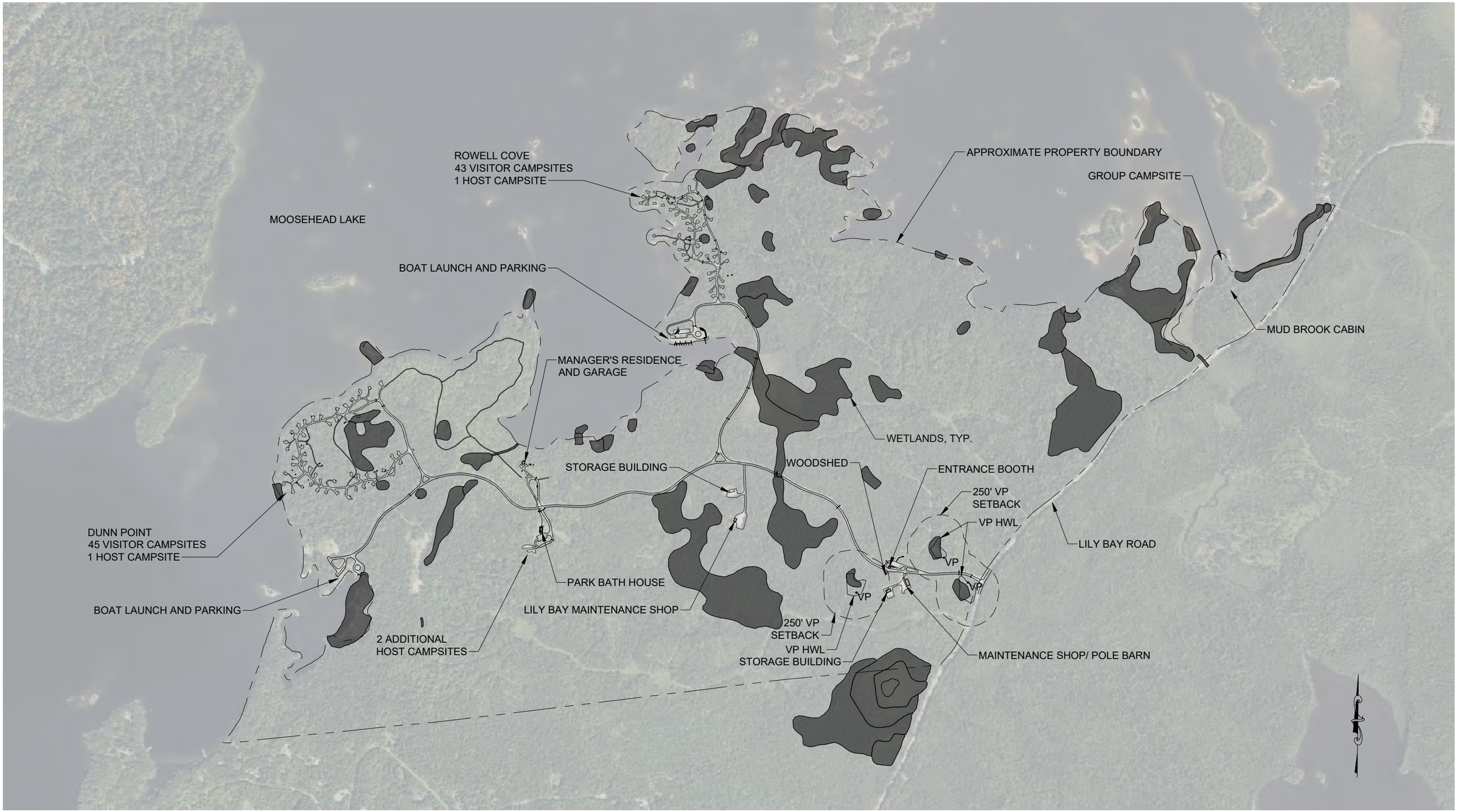
Appendix A. Existing Conditions Map

Appendix B. Proposed Features Map

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Appendix A. Existing Conditions Map

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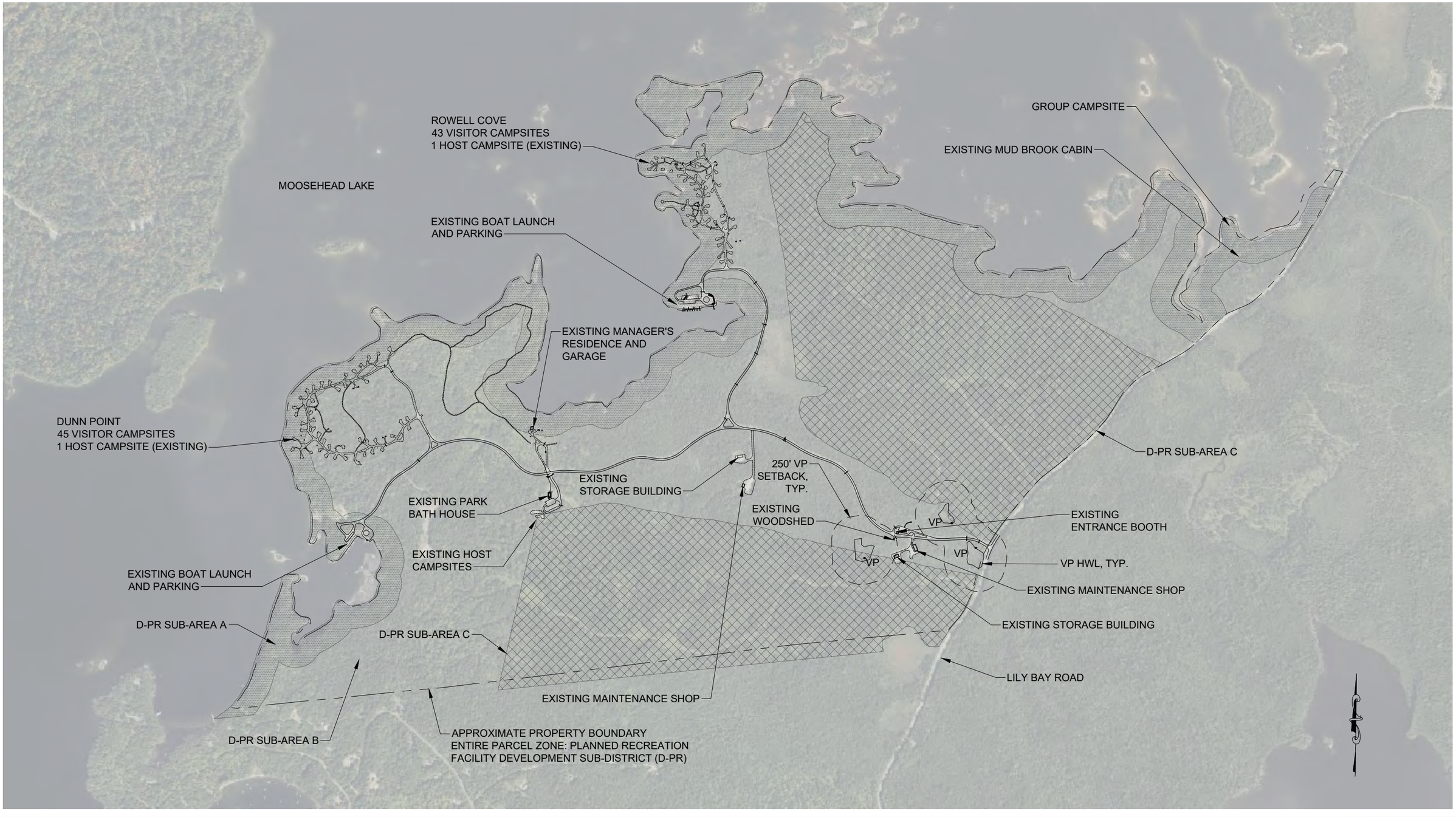
PROJECT **LILY BAY STATE PARK** **LILY BAY ROAD, GREENVILLE, ME 04441**	DWG No. **V101**	BY ECM DATE 2026.02.18	DRAWING STATUS **NOT FOR CONSTRUCTION**
TITLE **EXISTING CONDITIONS PLAN**	JN 14641.009 SCALE 1" = 1000'	REV. 1 REV. DATE 2026.09.30	HALEY WARD

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Appendix B. Proposed Features Map

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PROJECT **LILY BAY STATE PARK** **LILY BAY ROAD, GREENVILLE, ME 04441**	DWG No. **V101**	BY ECM DATE 2026.02.18	DRAWING STATUS **NOT FOR CONSTRUCTION**
TITLE **PROPOSED CONDITIONS PLAN**	JN 14641.009 SCALE 1" = 1000'	REV. 1 REV. DATE 2026.09.30	HALEY WARD

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EXHIBIT 3

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CERTIFICATE OF DISCHARGE OF INHERITANCE TAX LIEN

STATE OF MAINE BUREAU OF TAXATION CERTIFICATE OF DISCHARGE OF INHERITANCE TAX LIEN

Estate of EUGENE H. FLINT Late of MONSON Date of Death April 21, 1955 Testate of intestate TESTATE Docket No. 8098

I, the State Tax Assessor, hereby certify that the real property described below has been and hereby is discharged of any lien for any inheritance and estate tax, with any interest thereon, due because of the death of the above named decedent. This certificate is to be recorded in the Registry of Deeds as provided by Section 18, Chapter 155, R. S. 1954. Flint

Certain real estate situated in MONSON in the County of Piscataquis and State of Maine, in the west half of said town, bounded and described as follows, to wit: Commencing on the north side of the road leading from Monson to Blanchard at the east end of the stone wall on the former James Tarr south line; thence southwesterly on the north line of said road to land formerly owned by George F. Jackson; thence westerly on the north line of the said former Jackson land to Lake Hebron; thence northerly on the shore of said lake to the said former Tarr land; thence easterly on the south line of the said former Tarr land to the point of beginning. Containing ten (10) acres, more or less, together with the cottage thereon.

Said real estate is a part of the so-called Macomber lot and the same premises conveyed to Eugene H. Flint by Betty Johnson by deed dated November 5, 1908, and recorded in the Piscataquis Registry of Deeds in Volume 164, page 128.

Date signed Oct. 5, 1955

Ernest Johnson
State Tax Assessor

State of Maine
Kennebec, SS. Augusta, Oct. 5, 1955 Personally appeared the above named Ernest H. Johnson and acknowledged the above instrument to be his free act and deed in his said capacity. Arthur J. Fenton Notary Public

N. P. SEAL

Piscataquis, ss. Received December 30, 1958 at 1h 55m P.M.

RELEASE OF TAX LIEN

Form 669 Certificate of Release of Federal Tax Lien Under Internal Revenue Laws
(To be used to Release Tax Liens under Section 6325(a), I.R.C. of 1954)

District Augusta, Maine No. 909-B

I hereby certify that as to the following-named taxpayer the requirements of Section 6325(a), Internal Revenue Code of 1954, have been satisfied with respect to the taxes enumerated below, together with all statutory additions provided by Section 6321; and that the lien for such taxes and stautory additions has thereby been released. The proper officer in the office where notice of internal revenue tax lien was filed on November 21, 1958, is hereby authorized to make notation on his books to show the release of said lien, insofar as the lien relates to the following taxes. Recorded: Vol. 334, page 208. U. S. VS Young

Name of Taxpayer	Residence or Place of Business			
Robert L. & Lois Young	Shirley Mills, Maine			
Nature of Tax	Account No.	Year or Taxable Period	Assessment Date	Amount of Assessment
Individual Income Other	OP 400592/58	1957	5/23/58	$ 323.41
			Total	$ 323.41

To: Register of Deeds Piscataquis County Dover-Foxcroft, Maine

Augusta, Maine, on this, the 22nd day of December, 1958.

of Internal Revenue By John T. Burke Title, Chief, Special Procedures DAR Branch, Collection Div.

Piscataquis, ss. Received December 30, 1958 at 3h 35m P.M.

The following is related to this project.

QUIT-CLAIM

KNOW ALL MEN BY THESE PRESENTS,, That Scott Paper Company, a corporation duly organized under the laws of the Commonwealth of Pennsylvania and having an office and place of business in the City of Chester in the County of Delaware in said State, in consideration of One Dollar ($1.00) to it paid by the State of Maine, the receipt whereof is hereby acknowledged, and in furtherance of a desire to convey and donate to the said State of Maine an extensive area of land to be forever held by said State as Trustee, in trust for the benefit of the People of Maine and to be used and administered by the State Park Commission of the State of Maine, does hereby remise, release, sell and quit-claim unto the said State of Maine forever all its right, title and interest in and to a certain lot or parcel of land situated in Township A. 2, Ranges 13 and 14 in Piscataquis County, Maine, on the easterly side of MOOSEHEAD LAKE, with exterior boundaries described as follows: Scott Paper Co. to State of Me.

The easterly boundary begins at a post on the westerly side of the road leading from Greenville to Lily Bay, which post is referred to as A on a plan entitled "Rowell & Mathews Coves Area on Moosehead Lake" dated October 1, 1958, to be recorded. Said post being located in a generally northeasterly direction along the westerly line of said road by astronomic bearings and distances indicated in the traverse notes tabulated hereinafter, nine hundred ninety-eight and six tenths (998.6) feet northerly along the westerly side of the road from a point where the northerly line of land owned by J. M. Huber Corporation intersects the westerly line of said road. From this point of beginning this boundary runs in a generally northeasterly direction along said westerly side of said road by said astronomic bearings and distances in said tabulated traverse notes a distance of five thousand seven hundred thirty-five and nine tenths (5735.9) feet to a post on the westerly side of the road which is located

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at and referred to as B on the aforementioned plan. Said Point B is the most northeasterly corner of the parcel being described and it is located generally southeasterly from a post on the shore of Moosehead Lake which is indicated as station 20 in said tabulated traverse notes.

The northerly boundary begins at the post at reference point B and thence to posts at reference points indicated on the aforementioned plan as C and D on the shore of Moosehead Lake, point C being located N 63° 00'W, seventy and six tenths (70.6) feet from point B and approximately eight hundred ninety-one and no tenths (891.0) feet southerly along the shore of said Lake from a post which is the point of intersection of the Lily Bay-Gore A-2 town line. From point C the boundary follows the easterly shore of Moosehead Lake, proceeding generally toward the south end of said Lake, following the shores of Mathews Cove, around Laker Point, so-called, in, around and out of Rowell Cove to a post on the shore of said Lake which is indicated as reference point D on the aforementioned plan, point D being the most northeasterly corner of a lot of land owned by D. T. Sanders & Son, Inc.

The westerly bound then runs southwesterly between posts at reference points indicated as D and E on the aforementioned plan, along the east property line of D. T. Sanders & Son, Inc. Point E is the southeasterly corner of the Sanders ownership.

The southerly boundary runs between point E, N 82° 30' E, two thousand seven hundred thirty-three and one tenth (2733.1) feet to a post at reference point F and thence S 76° 00' E, three thousand six hundred fifty-three and one tenth (3653.1) feet to point A which is also the point of beginning.

This conveyance includes any off-shore islands owned by the grantor located in or adjacent to Rowell Cove and Mathews Cove and the point of land between the two coves, and is meant to include approximately five hundred seventy-three (573) acres, more or less.

Hollingsworth & Whitney Company acquired the land hereby conveyed as part of a tract conveyed to it by John W. Prentiss et als, by deed dated August 30, 1929 recorded in the Registry of Deeds in Piscataquis County, Book 234, page 251. Hollingsworth & Whitney Company subsequently merged into Scott Paper Company and title in Scott Paper Company was confirmed by deed dated October 27, 1954 and recorded in said registry, Book 309, page 205.

This conveyance is subject to a right of way ten (10) feet in width, as conveyed to Leona A. Cole by this grantor by deed dated December 3, 1956, recorded in said registry, Book 325, Page 100, and is further subject to a right of way ten (10) feet in width as conveyed to D. T. Sanders & Son, Inc., by deed dated November 2, 1956, recorded in said Registry, Book 324, Page 276.

Both of said rights of way were conveyed to be used in common with this grantor, its successors and assigns.

TABULATED TRAVERSE NOTES OF GREENVILLE-LILY BAY ROAD

Station	Astronomic Bearing	Distance (Feet)	
0	-	-	Intersection of northerly line of land owned by J. M. Huber Corporation with the Greenville-Lily Bay road.
0-1	N 33° 15'E	633.6	
1-2	N 19° 30'E	203.3	
2-3	N 13° 00'E	161.7	Station 3 (post). Point of beginning. Reference point A on plan.
3-4	N 13° 00'E	178.9	
4-5	N 31° 30'E	372.9	
5-6	N 38° 00'E	485.8	
6-7	N 46° 30'E	947.8	
7-8	N 36° 45'E	513.5	
8-9	N 50° 00'E	448.8	
9-10	N 58° 15'E	341.9	
10-11	N 47° 30'E	393.4	
11-12	N 60° 00'E	755.0	
12-13	N 39° 00'E	262.0	
13-14	N 32° 00'E	531.3	
14-15	N 24° 30'E	299.6	
15-16	N 30° 00'E	205.0	Station 16 (post). Reference point B on Plan.
16-17	N 47° 00'E	150.0	
17-18	N 8° 00'E	308.9	
18-19	N 34° 15'E	350.5	
19-20	N 61° 00'W	325.0	Station 20 (Post). Intersection of Lily-Bay-Gore A-2 town line on shore of Moosehead Lake.

TO HAVE AND TO HOLD the above described premises with all the privileges and appurtenances thereunto belonging, to the State of Maine as Trustee to be forever held in Trust for the People of Maine upon the condition that the premises herein donated and conveyed to the State of Maine shall forever be kept for and as a State Park and for Public Recreational Purposes.

IN WITNESS WHEREOF, the said Scott Paper Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James L. Madden, its Vice President thereunto duly authorized, this 8th day of December in the year one thousand nine hundred and fifty-eight.

Signed, Sealed and Delivered in presence of
F. Goodridge

SCOTT PAPER COMPANY
By James L. Madden Vice President

CORPORATION SEAL

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF DELAWARE) ss.

December 8, 1958

Personally appeared the above named James L. Madden, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Louise Bastian Notary Public
Notary Public, Chester, Delaware County, My Comm. expires Aug. 21, 1961

N. P. SEAL

Approved as to Form December 11, 1958 Neal A. Donahue Assistant Attorney General.

Piscataquis, ss. Received December 31, 1958 at 10h 10m A.M.

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QUIT CLAIM

Vol. 357

Scott Paper Co. to State of Maine

KNOW ALL MEN BY THESE PRESENTS, that SCOTT PAPER COMPANY, a corporation duly organized and existing by law and having an office and place of business at Winslow in the County of Kennebec, State of Maine in consideration of One dollar ($1.00) to it paid by the STATE OF MAINE, the receipt whereof is hereby acknowledged, and in furtherance of a desire to convey and donate to the said State of Maine an extensive area of land to be forever held by said State as Trustee, in trust for the benefit of the People of Maine and to be used and administered by the State Park and Recreation Commission of the State of Maine, does hereby remise, release, sell and quit-claim unto the said State of Maine forever

all its right, title and interest in and to a certain lot or parcel of land situated in TOWNSHIP A.2, Ranges 13 and 14, in Piscataquis County, Maine, on the easterly side of Moosehead Lake, with exterior boundaries described as follows:

The easterly boundary begins at a point on the westerly side of the Greenville-Lily Bay road, which point is referred to as A on a plan entitled "Scott Paper Company Land Gore Between Lily Bay State Park and J. M. Huber Corporation Lands" dated April 21, 1964, to be recorded, said point being the southeast corner of the Lily Bay State Park and also the northeast corner of the parcel of land herein described; thence proceeding southwesterly along the Greenville-Lily Bay road approximately 998.6 feet to a point B on said plan, said point being on the property line between lands of Scott Paper Company and the J. M. Huber Corporation; thence proceeding westerly along the J. M. Huber Corporation property line on a bearing of approximately S 85° W true for approximately 7,500 feet to a point C on said plan on the shore of Moosehead Lake; thence northerly along the shore to a point D, on said plan, said point being the southwest corner of Lily Bay State Park; thence proceeding easterly along the southern property line of Lily Bay State Park approximately 990 feet to a point E, on said plan, said point being the southeast corner of the former Sanders' lot; thence easterly along the southern boundary of Lily Bay State Park on a bearing of N 82° 30' E true a distance of 2733.1 feet to a point F on said plan; thence continuing easterly along the southern boundary of Lily Bay State Park on a bearing of S 76° 00' E true a distance of 3653.1 feet to the point of beginning, and including approximately 274 acres more or less.

Also including in this conveyance three small offshore islands in the vicinity of point D on said plan, said islands containing a total of ½ acre more or less.

Hollingsworth & Whitney Company acquired the land hereby conveyed as part of a tract conveyed to it by John W. Prentiss et als, by deed dated August 30, 1929 recorded in the Registry of Deed in Piscataquis County, Book 234, Page 251. Hollingsworth & Whitney Company subsequently merged into Scott Paper Company and title in Scott Paper Company was confirmed by deed dated October 27, 1954, and recorded in said registry, Book 309, Page 205.

Excepting and reserving, however, to the grantor, its successors and assigns, all minerals, mineral substances, oils and gases of every sort and description together with the right of entry to mine, raise and remove same; and also excepting and reserving to the grantor, its successors and assigns, the right to enter upon the within described lands and to cut and carry away the timber and grass and other growth thereon.

It is the intent and purpose of this conveyance that the within described land be added to and become a permanent part of that tract conveyed by Scott Paper Company to the State of Maine on December 8, 1958, and now known as Lily Bay State Park.

TO HAVE AND TO HOLD the above described premises with all the privileges and appurtenances thereunto belonging, to the State of Maine as Trustee to be forever held in Trust for the People of Maine upon the condition that the premises herein donated and conveyed to the State of Maine shall forever be kept for and as a State Park and for Public Recreational Purposes.

IN WITNESS WHEREOF, the said Scott Paper Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert I. Thieme, its Vice President thereunto duly authorized, this 1st day of July in the year one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered
in the presence of
S. A. Armstrong
Assistant Secretary

SCOTT PAPER COMPANY
By Robert I. Thieme
Vice President

CORPORATION SEAL

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Commonwealth of Pennsylvania
County of Delaware, ss. July 1, 1964

Personally appeared the above named Robert I. Thieme, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Geraldine A. Foremny Notary Public
Notary Public, Tiricum Twp. Delaware Co. My commission Expires July 22, 1964

Piscataquis, ss. Received August 13, 1964 at 10h 35m A.M.

N. P. SEAL

QUIT CLAIM

Scott Paper Co.

to

State of Maine

KNOW ALL MEN BY THESE PRESENTS, that SCOTT PAPER COMPANY, a corporation duly organized and existing by law and having an office and place of business at Winslow in the County of Kennebec, State of Maine in consideration of One Dollar ($1.00) and other valuable consideration paid by the STATE OF MAINE, the receipt whereof is hereby acknowledged, does hereby remise, release, sell and forever quit-claim unto the said State of Maine, its successors and assigns forever, the right to enter upon and to cut and carry away the timber and grass and other growth upon that certain lot or parcel of land situated in TOWNSHIP A, 2. Ranges 13 and 14 in Piscataquis County, Maine, on the easterly side of Moosehead Lake briefly described as bounded northerly by Lily Bay State Park, easterly by the Greenville-Lily Bay road, southerly by land of J. M. Huber Corporation, and westerly by Moosehead Lake, and including three small offshore islands; and being the same rights to cut and carry away the timber and grass and other growth excepted and reserved to the grantor, its successors and assigns, in that certain deed of even date by the grantor to the State of Maine of that tract delineated on a plan entitled "Scott Paper Company Land Gore Between Lily Bay State Park and J. M. Huber Corporation Lands", dated April 21, 1964, to be recorded, to which deed and plan reference is hereby made for a more particular description of the tract.

TO HAVE AND TO HOLD the same together with all the privileges and appurtenances thereunto belonging,to it, the State of Maine, its successors and assigns forever.

IN WITNESS WHEREOF the said Scott Paper Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert I. Thieme, its Vice President thereunto duly authorized, this 1st day of July in the year one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered
in the presence of
S. A. Armstrong
Assistant Secretary

SCOTT PAPER COMPANY
By Robert I. Thieme
Vice-President

CORPORATION SEAL

Commonwealth of Pennsylvania
County of Delaware, ss. July 1, 1964

Personally appeared the above named Robert I. Thieme a Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, Geraldine A. Foremny Notary Public
Notary Public, Tiricum Twp. My Commission Expires July 22, 1964

N. P. SEAL

Piscataquis, ss. Received August 13, 1964 at 10h 35m A.M.

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EXHIBIT 5

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For Use with Exhibit 5: Land Division History Applicant/Project Name: **Lily Bay State Park Zone Change**

Use this table to present the ownership and land division history of your parcel. Be sure to start the history 20 years ago and include drawings. *See further instructions and an example in Land Division History (Exhibit 5).*

Drawing (does not have to be to scale)	**Transaction Details, Including Names of Seller/Grantor and Buyer/Grantee**	**Date of Transaction**	**Book & Page Numbers**	**Lot Size *(in acres)***
N/A	N/A; The same Owner has owned the property for over 20 years and has not divided the property.	N/A	N/A	

Note: *If you own or are under contract to buy the property to be developed, your county registry of deeds office or the previous owner of the property may provide helpful information. If you lease your property, contact your lessor for information on the history of your lot.*

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EXHIBIT 6

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For Use with Exhibit 6: Structures Table

Applicant/Project Name: **Lily Bay State Park Zone Change**

Refer to Structures, Features, Uses (Exhibit 6) for instructions. Name structures consistent with the labeling used on the Site Plans (Exhibit 7).

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	*Current* Exterior Dimensions (LxWxH) in ft	*Proposed* Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Structures									
See attached materials for more information									
Proposed Structures									
No proposed structures at this time									

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For Use with Exhibit 6: Infrastructure Table

Applicant/Project Name: **Lily Bay State Park Zone Change**

Refer to Structures, Features, Uses (Exhibit 6) for instructions. Name infrastructure consistent with the labeling used on the Site Plans (Exhibit 7).

Infrastructure Type and Use (specify if temporary)	Proposed alterations (check all that apply)							Dimensions (LxW) in ft	Year Built or Duration (if temporary)	Average Slope (%)	Max. Sustain. Slope (%)	Distance (in feet) of infrastructure from nearest:					
	Change in Use	New Construction	Change Dimensions	Reconstruct or Replace	Relocate	Change Setbacks	Other					Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing Infrastructure																	
See attached materials	☐	☐	☐	☐	☐	☐	☐										
	☐	☐	☐	☐	☐	☐	☐										
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Proposed Infrastructure																	
No proposed infrastructure	☐	☐	☐	☐	☐	☐	☐										
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Exhibit 6 – Existing Structures and Infrastructure
Lily Bay State Park

This is a list of existing structures and infrastructure at Lily Bay State Park, including:

- Dimensions for buildings and parking areas
- Characteristics of scale or intensity for playground, picnic areas, and dumping station
- Total length of hiking trails excluding 'administrative trails' (e.g., to restrooms, etc.)

CAMPSITES:

- Campsites (total): 88 visitor campsites, 4 host campsites
    - Rowell Cove Area: 43 visitor campsites, 1 host campsite
    - Dunn Point Area: 45 visitor sites, 1 host campsite
    - 2 host campsites located near Park Bath House
- Group Campsite with Adirondack Shelter: 1

BUILDINGS (ONE OF EACH):

27'x33' Manager's Residence

12'x18' Manager's Garage

24'x50' Park Bath House

54'x29' Regional Maintenance Shop/Pole Parn

32'x73' Regional Maintenance Shop

56'x26' Lily Bay Maintenance Shop/Pole Barn

36'x26' Lily Bay Maintenance Shop

500 SF Entrance Booth/ Gate House

11'x12' Woodshed

14.5'x28' Mud Brook Cabin

20.5'x20.5' Island Ranger's Cabin

10'x8' Island Shed

SANITATION INFRASTRUCTURE:

- Park Bath House: 8 Toilets
    - 25'x80' Subsurface Wastewater Disposal Field based on HHE-200
- Manager's Residence
    - Approximately 15'x30' Subsurface Wastewater Disposal Field
- Vault Privy Toilets/Outhouses (total): 22
    - Park Entrance: 1
    - Rowell Cove: 9
    - Dunn Point: 10
    - Group Campsite: 2
    - Manager's Residence Outbuilding: 8'x4' Vault Toilet
- Rowell Cove Boat Launch: (1) 6'x6' Vault Toilet
- Dunn Point Boat Launch: (2) 6'x6' Vault Toilets
- Wastewater Dump Station: ~2,000 gallons
    - Approximately 20'x50' Subsurface Wastewater Disposal Field

DRINKING WATER INFRASTRUCTURE:

- Potable Water Wells: 13 wells total, but only 3 are operational
    - Park Entrance: 2
    - Manager's Residence and Bathhouse: 2
    - Rowell Cove: 4
    - Dunn Point: 5
- Water Spigots (total): 12
    - Rowell Cove: 5
    - Dunn Point: 6
    - Dunn Point Beach: 1

RECREATION AMENITIES:

- Dunn Point Boat Launch, Dock, and Beach
- Rowell Cove Boat Launch, Dock, and Beach
- Boat Slips: 32
    - Rowell Cove: 16
    - Dunn Point: 16
- Playground, Tennis Court, Basketball Courts: 1
- Picnic Areas: 1

SOLID WASTE FACILITIES:

- Dumpsters: 2 (Dunn Point and Rowel Cove)
- Recycling Areas: 2 (Dunn Point and Rowel Cove)

TRAVEL WAYS:

- Recreational Trails (excludes administrative trails): 2.1 miles
- Roads (total main travel roads):
    - State Park Road (Asphalt) : 1.6 miles
    - Rowell Cove Road (Asphalt): 0.5 miles
    - Rowell Cove Road (Gravel): 0.5 miles
    - Dunn Point Road (Gravel): 0.7 miles

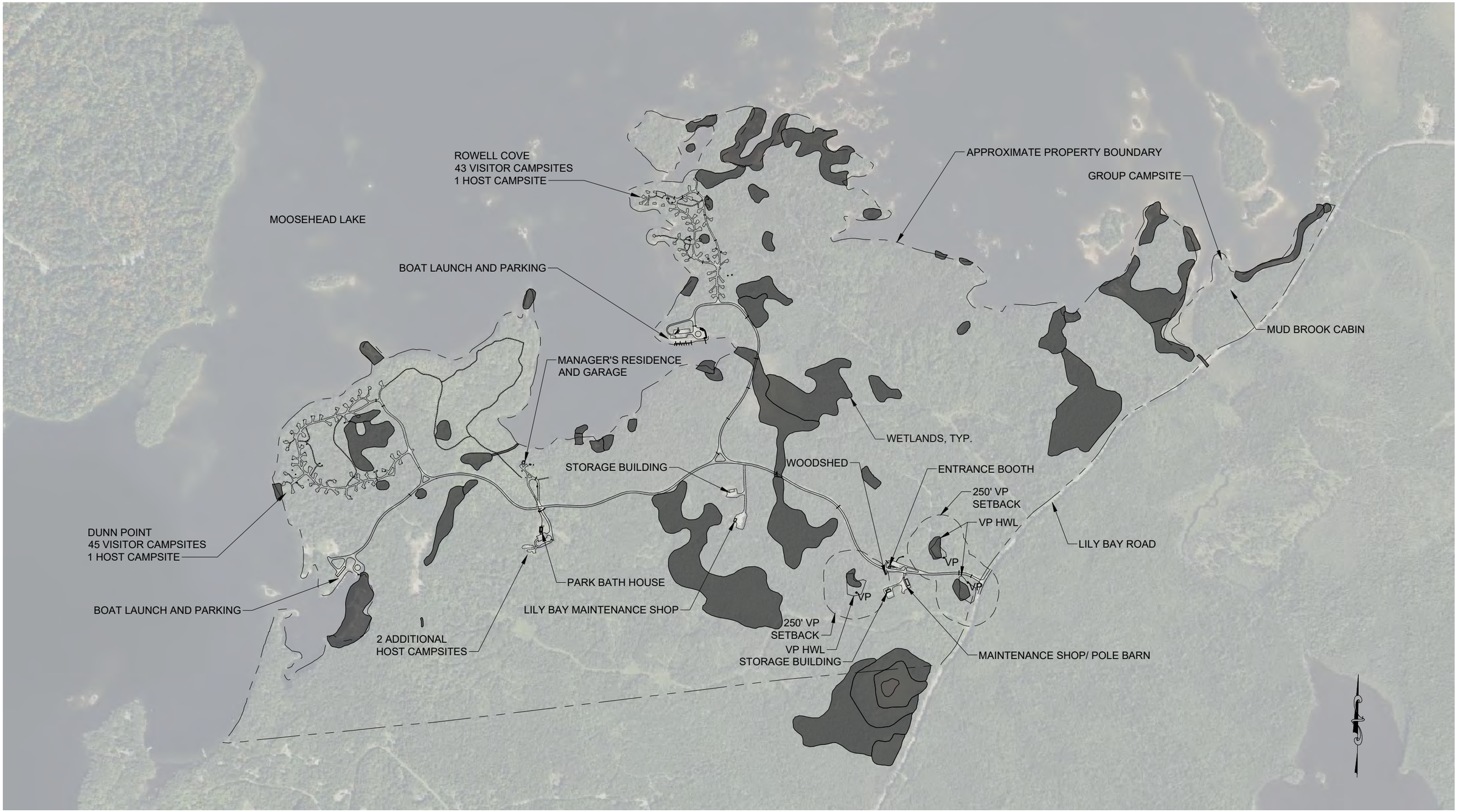
PARKING:

- Parking Lots (excludes parking at individual campsites):
    - Park entrance area: Approx. 2400 SF (Approx. 9 spots)
    - Shower house area: Approx. 4300 SF (Approx. 17 spots)
    - Dunn Point boat launch: Approx. 2850 SF (Approx. 16 spots)
    - Dunn Point beach/picnic area: Approx. 12200 SF (Approx. 32 spots)
    - Dunn Point multi-site parking: Approx. 3000 SF
    - Rowel Cove boat launch area: Approx. 12500 SF
    - Rowel Cove multi-site parking: Approx 5000 SF

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EXHIBIT 7

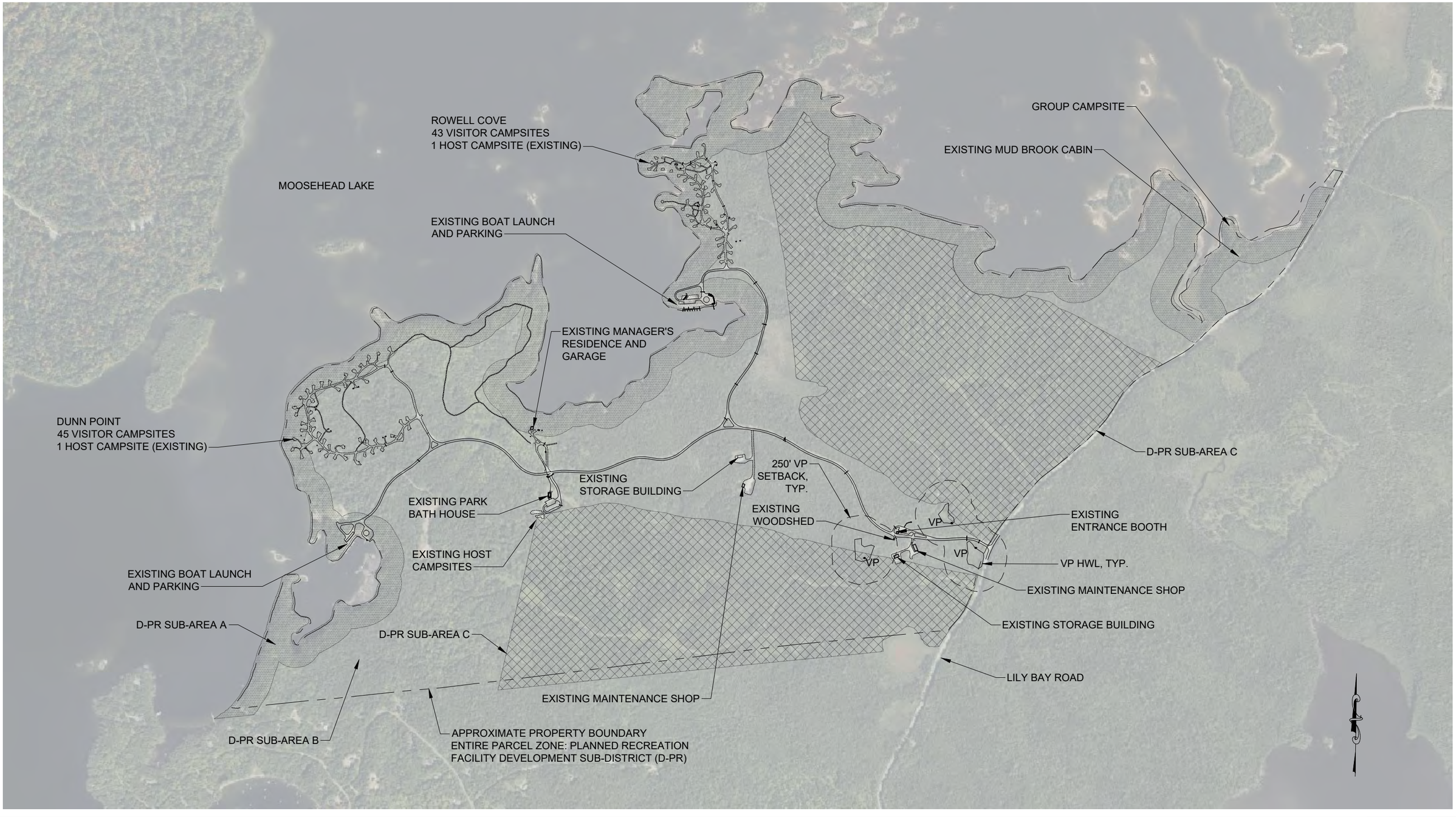
Received - LUPC
9/30/2026



PROJECT **LILY BAY STATE PARK** **LILY BAY ROAD, GREENVILLE, ME 04441**	DWG No. **V101**	BY ECM DATE 2026.02.18	DRAWING STATUS **NOT FOR CONSTRUCTION**
TITLE **EXISTING CONDITIONS PLAN**	JN 14641.009 SCALE 1" = 1000'	REV. 1 REV. DATE 2026.09.30	HALEY WARD

P:\ME\14641-BUREAU_OF_PARKS_AND_LANDS\009-LILY BAY PERMITTING-ACH22-CAD_FILES\CIVIL\14641.009 EXISTING CONDITIONS PLAN.DWG

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9/30/2026



PROJECT **LILY BAY STATE PARK** **LILY BAY ROAD, GREENVILLE, ME 04441**	DWG No. **V101**	BY ECM DATE 2026.02.18	DRAWING STATUS **NOT FOR CONSTRUCTION**
TITLE **PROPOSED CONDITIONS PLAN**	JN 14641.009 SCALE 1" = 1000'	REV. 1 REV. DATE 2026.09.30	HALEY WARD

P:\ME\14641-BUREAU_OF_PARKS_AND_LANDS\009-LILY BAY PERMITTING-ACH\02-CAD_FILES\CIVIL\14641.009 PROPOSED CONDITIONS PLAN.DWG

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EXHIBIT 8

PHOTOLOG

EXHIBIT 8 – SITE PHOTOGRAPHS
LILY BAY STATE PARK

Photo No. 1 **Photo Date:** November 3, 2023 **Site Location:** Lily Bay State Park **Description:** View of entrance booth and roadway **Photo By:** SLF	

Photo No. 2 **Photo Date:** November 3, 2023 **Site Location:** Lily Bay State Park **Description:** Existing septic dump station **Photo By:** SLF	

EXHIBIT 8 – SITE PHOTOGRAPHS
LILY BAY STATE PARK

Photo No. 3 **Photo Date:** November 3, 2023 **Site Location:** Lily Bay State Park **Description:** Recreational trails **Photo By:** SLF	

Photo No. 4 **Photo Date:** Unknown **Site Location:** Lily Bay State Park **Description:** Playground at Dunn Point **Photo By:** Maine Bureau of Parks and Lands	

EXHIBIT 8 – SITE PHOTOGRAPHS
LILY BAY STATE PARK

Photo No. 5 **Photo Date:** November 3, 2023 **Site Location:** Lily Bay State Park **Description:** Existing park bath house outdoor sink **Photo By:** SLF	

Photo No. 6 **Photo Date:** November 3, 2023 **Site Location:** Lily Bay State Park **Description:** Existing parking lot at existing bath house **Photo By:** SLF	

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9/30/2026

EXHIBIT 8 – SITE PHOTOGRAPHS
LILY BAY STATE PARK

Photo No. 7	
Photo Date: July 23, 2025	
Site Location: Lily Bay State Park	
Description: Aerial imagery of the site from Google Earth. Imagery date cited as 7/23/2025.	
Photo By: Google Earth	

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EXHIBIT 13

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NOTICE OF FILING OF APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that the Maine Bureau of Parks and Lands
(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to change the zoning of Lily Bay State Park. The proposed change in zoning will not impact or otherwise modify existing land use standards or permitting processes and will better align with the needs of a state park. No new development is planned as part of this project located in Beaver Cove.
(general description of proposed activity, use, and acreage)
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below *(circle the appropriate office)* on September 30, 2026.
(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE		NORTHERN REGION	
		Serving most of Aroostook County and northern Penobscot County	
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439	45 Radar Road Ashland, ME 04732-3600	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
DOWNEAST REGION		**EASTERN REGION**	
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area		*Serving southern Penobscot County, southern Aroostook County, and portions of Piscataquis County*	
106 Hogan Rd, Suite 8 Bangor, ME 04401	Tel. (207) 215-4685 Tel. (207) 592-4448 FAX (207) 941-4222	191 Main Street East Millinocket, ME 04430	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243
MOOSEHEAD REGION		**WESTERN REGION**	
Serving Somerset County and most of Piscataquis County		*Serving Franklin County and Oxford County*	
43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	Tel. (207) 349-0941 Tel. (207) 731-4398	932 US Route 2 East Wilton, ME 04294	Tel. (207) 670-7492 FR Tel. (207) 670-7493 OX

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

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9/30/2026

LIST OF NOTIFIED INDIVIDUALS
LILY BAY STATE PARK, BEAVER COVE, MAINE

PLAN	LOT	NAME/ADDRESS
05	21	Holman, Wendell P., III & Lisa 51 Greenbank Court Perryville, MD 21903
05	22, 23	Charles C. Friel & Catherine C. Cassety 622 Bleeker Street Charlottesville, VA 22903
05	30, 31	MCR Properties, LLC 396 US Route 1 103 Freeport, ME 04032
05	32-36	Bacon, John T. & Adelaide B. Bacon, Daniel 22 Redpoll Dr. Topsham, ME 04086
05	37, 38	Brzek, Donna P.O Box 232 A Duxbury, MA 02331
05	39	Harrison, Daniel J & Joyce A 795 Lily Bay Road Unit 802 Beaver Cove, ME 04441
05	40-43	Malkin-Weber, Melissa 716 Shepards St. Durham, NC 27701
05	50-53	Mason, Stanley W Mason, Doris A 795 Lily Bay Road #603 Beaver Cove, ME 04441
05	54	Cooper, Earle W., Trustee C/O Karen Haskell 154 Woodcock Road North Dartmouth, MA 02747
05	55, 56	Borges, Emanuel Borges, Amanda A 35 Pierce Road Sutton, MA 01590
05	57-61	Belden, Willow A 810 S. 11th Street Laramie, WY 82070 Mugdan, Walter E. & Lenk Vivienne & Elana Mugdan 251-31 42nd Avenue Little Neck, NY 11363
05	62	Gruenberg, Patricia E. P.O. Box 160 Greenville, ME 04441
05	63	Kelly, Patrick G. Kelly, Valerie A. 41 Onway Ave. Peaks Island, ME 04108

PLAN	LOT	NAME/ADDRESS
05	64	Williams, Dannie E. P.O. Box 423 Greenville Jct, ME 04442
05	65	Gosselin, Jason 32 Lasalle Road Burnham, ME 04922
05	66, 67W	Gagne, Dana T Gagne, Ruth 2 Gagne Rd. Dresden, ME 04342
05	67E, 68, 69, 73, 74	Hardesty LLC 15411 Barnes Road New Windsor, MD 21776
05	70-72	Moose Exchange, LLC 111 George Hill Road Grafton, MA 01519
05	75	Goldsmid, Carol A. 429 Morris Ave Newfield, NJ 08344
05	76, 77	Frankel, Barry Joseph 795 Lily Bay Road Unit 103 Beaver Cove, ME 04441
05	78	Manson, Patrick 819 Sunlight Way Superior, CO 80027
05	79, 80	David Raymond Doucet and Christen McIntrye Doucet Revocable Living Trust 4 Prescott Road Bentwood, NH 03833
05	81, 82	Deane, Richard G. P.O. Box 1021 Farmington, ME 04938
05	83	MKW Properties, LLC 5003 Mt. Carmel Road Hampstead, MD 21074
05	87-90	Bidanset, George A. Bidanset, Rebecca L. 5328 Castle Rock Rd. Roanoke, VA 24018
05	91	Oleksiak, Michael E. Oleksiak, Rose P.O. Box 1238 Waterville, ME 04903
05	92	Doughty, Bonita Wood, Catherine Longyear, Candace C/O Doughty, Bonita P.O. Box 1467 Greenville, ME 04441
05	93-95	Ostheimer, John T. Jr Ostheimer, Joan N. 192 South Pleasant Street Hingham, MA 02043

PLAN	LOT	NAME/ADDRESS
06	01	Held, Lucas Kalman Held, Amanda Pettit 100 Oldfield Rd. Yarmouth, ME 04096
06	02	Watson, David, L. II & Lila C. Watson, Lorriann & David L. P.O. Box 283 Canaan, ME 04924
06	03	Williams, Melvin K. Jr., ET UX 2610 Kresson Place Bowie, MD 20715
06	04	Gilpatric, Jason W. Gilpatric, Heidi L. 136 Western Ave Kennebunk, ME 04043
06	05	Leonhard, Robert T. 601 York St. York, ME 04910
06	06	Nylen, David E. Nylen, Donna L. 234 Corn Hill Road Boscawen, NW 03303
06	07	Plum Creek Maine Timberlands L.L.C. Tax Department-Dawn Byers 220 Occidental Ave. S Seattle, WA 98104
07	01	Jones, Keith Jones, Jennifer 23 Valley Brook Road Freeport, ME 04032
07	12	Mason, Stanley W Jr. Mason, Doris A. 795 Lily Bay Road #603 Beaver Cove, ME 04441
07	13	Theberge, Paul J. Theberge, Lisa M. 156 Townhouse Rd. Chelsea, ME 04330
07	14	Mattheson, Heather & Gilbert Mattheson 2023 Marital Trust 8 Whittemore Terrace Wakefield, MA 01880
07	15	Friel, Charlotte A. Friel, Patrick Joseph 238 Northern Blvd. Newburyport, MA 01950
07	A, B	New Madagascal, LLC 115 Louden Rd. Saco, ME 04072

PLAN	LOT	NAME/ADDRESS
07	C	Schimpff, Michael C. Schimpff, Laura M. 795 Lily Bay Road Unit 707 Beaver Cove, ME 04441
07	D	Mangan Manor, LLC C/O Denise Miller 5 Elizabeth Lane Newburyport, MA 01950
07	E	Lambert, Thomas R. Jr. Peterson, Laura 165 Marrett St. Westbrook, ME 04092
07	F	Mason, Peter J. Mason, Sheila M. 25 Upland Ave. Bradford, MA 01835
07	G	Cousens, Nathaniel & Anne Manahan, Sandra A. 359 Waterman's Beach Road South Thomaston, ME 04858
07	H	Young, Roger L. Young, Elizabeth A. P.O. Box 319 Greenville Jct, ME 04442
07	I	Ellinwood, Benjamin Ellinwood, Melissa P.O. Box 152 New Castle, ME 04553
07	J	Slaney, Patrick M. Slaney, Linda M. 380 Center Rd. Fairfield, ME 04937
07	K	Priest, Kenneth G II Priest, Susan M. 75 42nd Fire Rd. South China, ME 04358
07	L	Norman, Heidi McLaughlin, Troy 7 Hamlin Street Cape Elizabeth, ME 04107
07	M	Smith, Susan B. Smith, Timothy W. 27 Fieldstone Drive North Yarmouth, ME 04097
07	N	Hall, Daniel Hall, Linda 9 Hill Top Drive Hudson, NH 03051
07	O	Jellison. Ruth & George M. Jr. & Aimee B. Williams P.O. Box 33 Southwest Harbor, ME 04679

PLAN	LOT	NAME/ADDRESS
07	Q	Galante, James Galante, Marissa 5 McKenna Lane York, ME 03909
07	R	Hathaway, Paul S. Hathaway, Joan F. 40 Dr. Braley Road Rochester, MA 02770
07	T	Galante, James M. 5 McKenna Lane York, ME 03909
08	101	Cadrin, Diane M. Cadrin, Leo P.O. Box 161 South Grafton, MA 01560
08	102	Anderson, Hilary P.O. Box 1661 Greenville, ME 04441
08	103	Harris, David M. & Robin J Trustees 795 Lily Bay Road Unit 808 Beaver Cove, ME 04441
08	104, 105	Hoag, Gerard Herbert, Maryann 795 Lily Bay Road #111 Beaver Cove, ME 04441
08	107	Hayward, Patricia A. 21 Brookings Bay Road Woolwich, ME 04579
08	108	Major J. Michael Revocable Trust 8 Kimball Farm Lane York, ME 03909
08	109	Bacon James & Kimberley 26 Tower Rd. Middleton, CT 06457

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9/30/2026

EXHIBIT 26

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9/30/2026

Sienna (Roberge) Faessler

From: Perry, John <John.Perry@maine.gov>
Sent: Wednesday, March 11, 2026 9:03 AM
To: Sienna (Roberge) Faessler; Beaucage, Timothy; Hamilton, Matthew; Shaw, Ronald C
Cc: Benjamin, Stacy; Kerr, Ryan; Chip Haskell; Kane, Douglas; McLellan, Scott; Wood, Andrew J
Subject: RE: Lily Bay State Park Zoning Change Application

Hi Sienna,

Thank you again for hosting the meeting—it was very helpful in better understanding the overall process. From it, we understand that MDIFW will retain our review authority under the new PR-Subdistrict for proposed projects at the Park.

That said, as discussed during our meeting, MDIFW recommends the plan better captures the significance of this area to overwintering deer. Field observations and data from as far back as 1982, including the winter of 2025-2026, have shown that the entire area is used by deer throughout the winter. While there are two mapped deer yards on either side of the access road, deer frequently travel throughout the property as evidenced by multiple deer trails.

Also discussed, we recommend the plan incorporate clustering of any proposed development with existing development, which will minimize impacts to overwintering deer.

[Redacted Paragraph]

Thanks again, and please let us know if you have any questions

John

John Perry
Environmental Review Program Supervisor
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 SHS
Augusta, Maine 04333-0041
Cell (207) 446-5145
www.mefishwildlife.com

Correspondence to and from this office is considered a public record and may be subject to a request under the Maine Freedom of Access Act. Information that you wish to keep confidential should not be included in email correspondence.

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