



The Critical Details Plum Creek's Lake Concept Plan for the Moosehead Lake Region

Plum Creek Lake Concept Plan for the Moosehead Lake Region is a petition to the Land Use Regulation Commission for a change in zoning for residential, resort, and commercial development in Maine's beautiful forests.

The plan includes 975 residential shorefront and back house lots as well as 1050 resort accommodation units including houses, hotel rooms and community living facilities (i.e., condominiums). A total of 2,315 housing units is proposed in 20,500 acres dispersed throughout 400,000 acres of undeveloped forest (see map for areas).

Commercial Development

In addition, five commercial/rural mixed development zones are proposed encompassing 432 acres scattered throughout the undeveloped forest are included in the plan.

This commercial development is the blueprint for creating new towns in the wild, forested, Unorganized Territories. Furthermore, new sprawled commercial development will detract from existing local businesses already struggling in Greenville and Rockwood.

Commercial Development can include according to Plum Creek's plan:

Physical plants for energy generation and supply

Retail stores	Libraries	Restaurants
Laundromats	Schools	Swimming Pools
Convenience stores	Churches	Daycare facilities
Gas stations	Health Care Facilities	Community centers
Professional offices	Clubhouses	Bed and Breakfasts
Financial institutions	Lodges	

Location of commercial development:

South Brassua Lake – 91 acres

Rockwood/Blue Ridge – 235 acres

Rt. 6/15 Corridor (Moosehead Wildlife Sanctuary) - 87 acres

Moose Bay – 20 Acres

Big Moose Mountain Resort – 4,446 acres with undisclosed amt. of commercial development

Lily Bay Resort – 777 acres with undisclosed amt. of commercial development

Development in Conservation Easements

The Land Use Regulation Commission (LURC) requires Plum Creek to mitigate development with conservation. Plum Creek has proposed a total of 356,000 acres "Balance Conservation" and "Moosehead Legacy Easement" allowing significant development as well as continued timber harvesting:

The conservation easements allows infrastructure to be built around:

Any development related to forest management

Wind power or alternative energy

Septic disposal facilities

Roads

Utilities

6 Telecommunication towers

Power lines and generation facilities

5 Backcountry Huts

Field disposal of sewage from surrounding development

Construction Material Removal activities (i.e. disposal of slash from excavation in development areas)

Boat launches for trailer boats including parking lots

Public fire and safety structures

**Send comments to LURC, 22 State House Station, Augusta, ME 04333; LURC@maine.gov
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