

Plum Creek's Plans for Maine's Moosehead Lake Region: The Facts and Fine Print

Seattle-based Plum Creek Real Estate Investment Corporation—the nation's largest private landowner—has proposed a massive subdivision for the heart of the Moosehead Lake Region. This plan would send roads, powerlines, commercial development, and more than a thousand buildings sprawling into what are now peaceful hunting, fishing, hiking and wildlife-watching areas.

Plum Creek's development will dwarf local communities and drain local businesses. It is too much development, in the wrong places and doesn't provide permanent protection for the forest.

That's why the Natural Resources Council of Maine (NRCM) opposes this development. It threatens the special character of the North Woods, wildlife habitat, and Maine's treasured tradition of public access to land.

Here are the facts, tagged to the maps and page numbers where you can find them in the 570-page plan. You can see the full Plum Creek development proposal at www.maineenvironment.org/media/bigplan.pdf. Note: We do not recommend that you open up this report if you have dial-up Internet access as the file is very large (30MB).

Plum Creek's Plan: The Facts

Nearly 1,000 House Lots:

975 shorefront and back lots spread out in 30 separate subdivisions on 12 different ponds and lakes including: Lily Bay, the Brassua Lake area, Long Pond/Moose River, Indian Pond/East Outlet [Map 3,4,7]

Two Resorts:

3,000-acre resort in Lily Bay with a golf course, marina and unlimited number of additional housing units (beyond the 975 in the plan) including both overnight and year-round housing such as condos, houses, apartments, and cabins. The resort can also include unlimited commercial development including hotels, gift shops, clothing stores, spa and fitness center, restaurants, beauty salon and outfitters. [Map 5, Pg 214]

A 500-acre resort on Brassua Lake or 500-acres of new commercial development [Map 4, Pg 218]

And Even More Development:

Three RV Parks, including possible stores and gas stations, or 600-acres of new commercial development, at Kokadjo, Kennebec West Outlet, and Brassua Lake [Map 4&5, Pg 222]

1,000-acre commercial/industrial area [Map 7, Pg 223]

Four new commercial sporting camps, each twice the size of the largest sporting camp currently allowed in the area [Pg 219]

116 rental cabins (4 per township) spread throughout the plan area

What Plum Creek Calls “Conservation”: The Fine Print

Plum Creek’s massive development is proposed mostly for lands zoned for forestry and wildlife habitat. That means Plum Creek is required by law to offset the development with conservation that is “publicly beneficial.” Development is permanent and NRCM believes the conservation should be permanent too.



No Development Zone

The Fine Print:

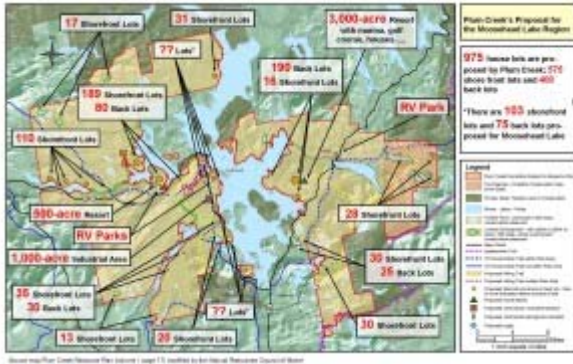
90% of the “conservation” Plum Creek proposes is in the “No Development Zone” ***but it only lasts 30 years and, would allow 4 new commercial sporting camps and an additional 116 rental cabins to be built in the zoned area.*** [Pg 219, 221, 222]

According to the Office of the Attorney General, *Plum Creek’s proposed zoning does not represent any additional conservation.* (for a copy of the opinion, contact NRCM at 207-622-3101.)

There is **no guaranteed public access in the 30-year zone.**

There is **no guaranteed public access in the 30-year No Development Zone.**

Snowmobile and Hiking Trail Easements



The Fine Print:

Trail easements in the proposal can be moved at anytime (or multiple times) at Plum Creek's request and **at *Maine taxpayer expense***. The trails are only 6-10 feet wide and will not have any buffers or be protected from activities such as road building, clear-cutting, or herbicide spraying. [Pg 236, 238, 239]

Shoreline Easements on 55 Ponds

The Fine Print:

More than half of the ponds are already not developable because of existing laws or because they are surrounded by wetlands.

Easements will be phased in and will only be completed if all 400 back lots are developed.

For more information contact:

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