

Plum Creek Dismisses Concerns Voiced During Weeks of Testimony about Moosehead Lake

Partial List of Issues Raised During 176 hours of Public Hearings

Problems with Plum Creek Plan	Plum Creek Response?
1. Inappropriate Locations for Development	
<ul style="list-style-type: none"> • Many of the proposed developments interrupt the largest remaining undeveloped forest east of the Mississippi. 	No Change
<ul style="list-style-type: none"> • Lily Bay Back Lots will destroy high quality Lynx and Rusty Blackbird habitat, the experience of Lily Bay State Park users, native brook trout and water quality in class A streams, and the scenic character of Lily Bay. 	No Change
<ul style="list-style-type: none"> • Lily Bay Resort will destroy high quality Lynx and Rusty Blackbird habitat, the experience of Lily Bay State Park users, native brook trout and water quality in class A streams, and the scenic character of Lily Bay, and will result in excessive, noisy boat traffic on Lily Bay. 	No Change
<ul style="list-style-type: none"> • Long Pond – North Shore development will harm ecological, visual, and archeological features, degrade the Northern Forest Canoe Trail, and destroy high quality Lynx habitat. 	No Change
<ul style="list-style-type: none"> • Long Pond Southwest shore development will degrade identified vernal pool. 	No Change
<ul style="list-style-type: none"> • More than 14,000 acres of land that has been proposed for development will not be adjacent to existing developed land, or is adjacent to very sparsely developed land – violating goal of locating development near existing development. 	No Change
<ul style="list-style-type: none"> • No development is proposed in Plum Creek’s 8,000 acres in Greenville, where it is most appropriate. 	No Change
<ul style="list-style-type: none"> • Some development is proposed in locations (for example, north shore of Long Pond) that are beyond response times for fire protection and ambulance services. 	No Change
<ul style="list-style-type: none"> • Brassua Lake development on western & northern shore of peninsula will spoil the Northern Forest Canoe Trail and scenic character of Little Brassua Lake. 	No Change
<ul style="list-style-type: none"> • Brassua Lake development on the southeast side of peninsula will damage wetlands & wildlife habitat. 	No Change
<ul style="list-style-type: none"> • Commercial Zones proposed for Brassua Peninsula will destroy wildlife habitat and result in sprawling development distant from Rockwood. 	No Change
<ul style="list-style-type: none"> • Development in the Rockwood/Blue Ridge area will result in sprawl and harm scenic values and wildlife habitat. 	No Change
<ul style="list-style-type: none"> • Rockwood/Blue Ridge development will disrupt an important wildlife travel corridor. 	No Change

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1. Inappropriate Locations for Development	
<ul style="list-style-type: none"> • The amount of development proposed for Rt. 6/15 will harm the wildlife sanctuary. 	No Change
<ul style="list-style-type: none"> • Development in four areas of the Rt. 6/15 development zone will damage wetlands & wildlife habitat. 	No Change
<ul style="list-style-type: none"> • Development in two areas of Moose Mountain resort zone will damage wetlands & wildlife habitat, including a major travel corridor. 	No Change
<ul style="list-style-type: none"> • Moose Mountain development proposed north of Burnham Pond will destroy deer wintering habitat and damage the pond's water quality. 	No Change
<ul style="list-style-type: none"> • Amount of development in watersheds of Class A streams at Moose Mountain Resort and Lily Bay Resort and back lots will damage native brook trout habitat and water quality of the streams. 	No Change
<ul style="list-style-type: none"> • Indian Pond development will destroy primitive recreation experience in Indian Pond. 	No Change
<ul style="list-style-type: none"> • Moose Mountain development on the west side of mountain will harm scenic Indian Pond. 	No Change
<ul style="list-style-type: none"> • The amount of development proposed for Moose Mountain will degrade the primitive recreation experience and wildlife habitat on the north end of Indian Pond. 	No Change
<ul style="list-style-type: none"> • Four commercial development zones will drain business from the town centers of Rockwood and Greenville, sapping vitality from the towns. 	No Change
<ul style="list-style-type: none"> • Commercial development at resorts will drain business from Greenville and Rockwood. 	No Change
<ul style="list-style-type: none"> • Development in Beaver Cove will harm scenic character and remote recreational experience on Prong Pond. 	No Change
<ul style="list-style-type: none"> • Development on the northwest edge of Moose Bay development zone will damage wetlands & wildlife habitat. 	No Change

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2. Too much development	
<ul style="list-style-type: none"> • 2,315 units are more than twice what the area can sustain without adverse impacts. 	No Change
<ul style="list-style-type: none"> • Extent of development is completely out of scale compared with Greenville’s existing 1,300 occupied homes and Rockwood’s 380. It will be the equivalent of creating 2-3 new towns north of Greenville. 	No Change
<ul style="list-style-type: none"> • Amount and type of development will turn the rural landscape into a suburban landscape. 	No Change
<ul style="list-style-type: none"> • Irreversible harm to wildlife, including direct habitat loss, habitat fragmentation, and mortality due to traffic collisions. 	No Change
<ul style="list-style-type: none"> • Proposed development near resorts will make those areas no longer suitable for primitive and traditional recreation. 	No Change
<ul style="list-style-type: none"> • Harm to native brook trout populations. 	No Change
<ul style="list-style-type: none"> • Harm to the quality of the remote angling experience due to excessive fishing pressure. 	
<ul style="list-style-type: none"> • Harm to existing recreational uses, especially loss of remote recreation paddling opportunities on Indian Pond, Brassua Lake, Long Pond, Upper Wilson Pond & Lily Bay. 	No Change
<ul style="list-style-type: none"> • Loon habitat will be lost, potentially further reducing reproductive success of loons on Moosehead Lake, Brassua Lake, and Indian Pond. 	No Change
<ul style="list-style-type: none"> • Harm to Rusty Blackbird populations, which are experiencing a precipitous decline in the Northeast. 	No Change
<ul style="list-style-type: none"> • Visual impact of 2,315 units will destroy the natural character of the region. 	No Change
<ul style="list-style-type: none"> • Such extensive high-priced development will price local residents out of the housing market. 	No Change

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3. Damaging provisions designed exclusively to benefit Plum Creek	
<ul style="list-style-type: none"> • Damage to scenic beauty from allowing extensive view clearing for backlots. 	No Change
<ul style="list-style-type: none"> • Damage to scenic beauty because building restrictions will not be enforced by homeowner groups in Plum Creek’s proposed developments 	No Change
<ul style="list-style-type: none"> • Damage to scenic shorelines by house lots that are too small and strung out in a line. 	No Change
<ul style="list-style-type: none"> • Harm to wildlife and wildlife habitat from freezing rules for 30 years, so they cannot be updated as new science emerges. 	No Change
<ul style="list-style-type: none"> • Harm to the natural character and quietness of the area from noisy outdoor rock & roll concerts allowed at both resorts. 	No Change
<ul style="list-style-type: none"> • Harm to species intended to be protected in the protection zones, because existing noise restrictions will not apply to protection zones located within the development areas. 	No Change
<ul style="list-style-type: none"> • Damage to the area’s natural character from golf courses, marinas and equestrian centers. 	No Change
<ul style="list-style-type: none"> • Commercial and private beach, shore and water access facilities will limit public access and intrude on undeveloped shorelines. 	No Change
<ul style="list-style-type: none"> • Destruction to scenic beauty from changes in the way building heights are measured, which will allow taller buildings. 	No Change
<ul style="list-style-type: none"> • Unnecessary destruction of open spaces and construction of sprawling development because no maximum lot size has been proposed in the resort zones. 	No Change

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4. Inadequate conservation provisions	
• Mining activities damage so-called conservation areas.	No Change
• Gravel extraction damages so-called conservation areas.	No Change
• Septic waste spreading damages so-called conservation areas.	No Change
• Cell phone towers damage so-called conservation areas.	No Change
• Wind generators damage so-called conservation areas.	No Change
• Power lines damage so-called conservation areas.	No Change
• Unsustainable forest management will harm forests, because sustainable forest management is not ensured.	No Change
• Wildlife species that need older forests will be harmed because older forests will not be protected.	No Change
• Balance easement inadequate to offset damage caused by development,	No Change
• Public Rights will be harmed because the easement limits the rights of the state, as an easement holder.	No Change
• The State will be penalized for enforcement activities by provisions designed to discourage enforcement of easement terms.	No Change