

Fish River Chain of Lakes Concept Plan: A Summary

What is a Concept Plan?¹

In parts of Maine that do not have local governments, the Land Use Planning Commission (LUPC) reviews landowners' long-term proposals to develop or rezone large blocks of land. These proposals are called concept plans, and LUPC reviews each plan to determine if it balances conservation and development. After holding public hearings, LUPC votes to approve or deny the concept plan proposal.

Irving's Proposed Fish River Chain of Lakes Concept Plan²

J.D. Irving Limited first submitted a concept plan to LUPC in 2014 that detailed its rezoning proposal for 51,015 acres of its lands near the Fish River Chain of Lakes. Irving submitted a substantially revised plan in 2017, which LUPC is currently reviewing.

Residential Development: Irving currently leases 425 camp lots on its land. If LUPC approves the concept plan, Irving can sell some or all of the lots. The price of each lot would be determined by Irving.

Additionally, 330 new residential units are proposed for development on Long, Cross, and Square Lakes. Please see the map (on the back) for further information.

Recreational Lodging (Yerxas): The concept plan proposes a recreational lodging facility (e.g., hotel, condo, timeshare) to be developed on 51 acres of land on the east side of Square Lake at the former Yerxas Camp. Developing single or two-family units in this zone would be permitted ten years after the concept plan's effective date.

Economic Development: Zones for economic, industrial, or community development are proposed for 549 acres of land close or adjacent to Routes 161 and 162 near the villages of Sinclair and Guerette.

Conservation: Irving's concept plan includes a conservation easement to permanently protect 14,600 acres from development. In addition, the concept plan would temporarily restrict development from 34,100 acres for 30 years.

Area of concept plan: 51,015± acres

Area of development zone: 1,912± acres

- Area of residential development zone: 1,363± acres
- Area of community/economic development zone: 549± acres

Shoreline owned by Irving: 34.5± miles

- Shoreline currently developed: 9.3± miles
- Proposed development zone on shoreline: 2.6± miles
- Shoreline in permanent conservation easement: 16.9± miles
- Shoreline with development restricted for 30 years: 5.7± miles

Area of permanent conservation easement: 14,600± acres (includes both wetlands and forests)

Area with development temporarily restricted for 30 years: 34,100± acres

Resources:

1. Further information about concept plans can be found in LUPC's 2010 Comprehensive Land Use Plan: https://www1.maine.gov/dacf/lupc/plans_maps_data/clup/Chapter4.pdf
2. Further information about the proposed Fish River Lakes Concept Plan (including Irving's petition, concept plan, and maps) is available at LUPC's website: http://www.maine.gov/dacf/lupc/reference/resourceplans/fishriverlakes_prp015.html

**CONCEPT PLAN
SUMMARY****Fish River Chain of Lakes
Concept Plan****Legend**

- Major Roads
- Transmission Line
- Streams
- ▨ Organized Towns
- Water Bodies
- Proposed Comm/Econ Development Areas
- Proposed Residential Development Areas
- Proposed Recreational Lodging Area
- Existing/Expanded D-FRL-RS
- Maine Public Reserve Land
- Conservation Easement Area
- Concept Plan Area

Note

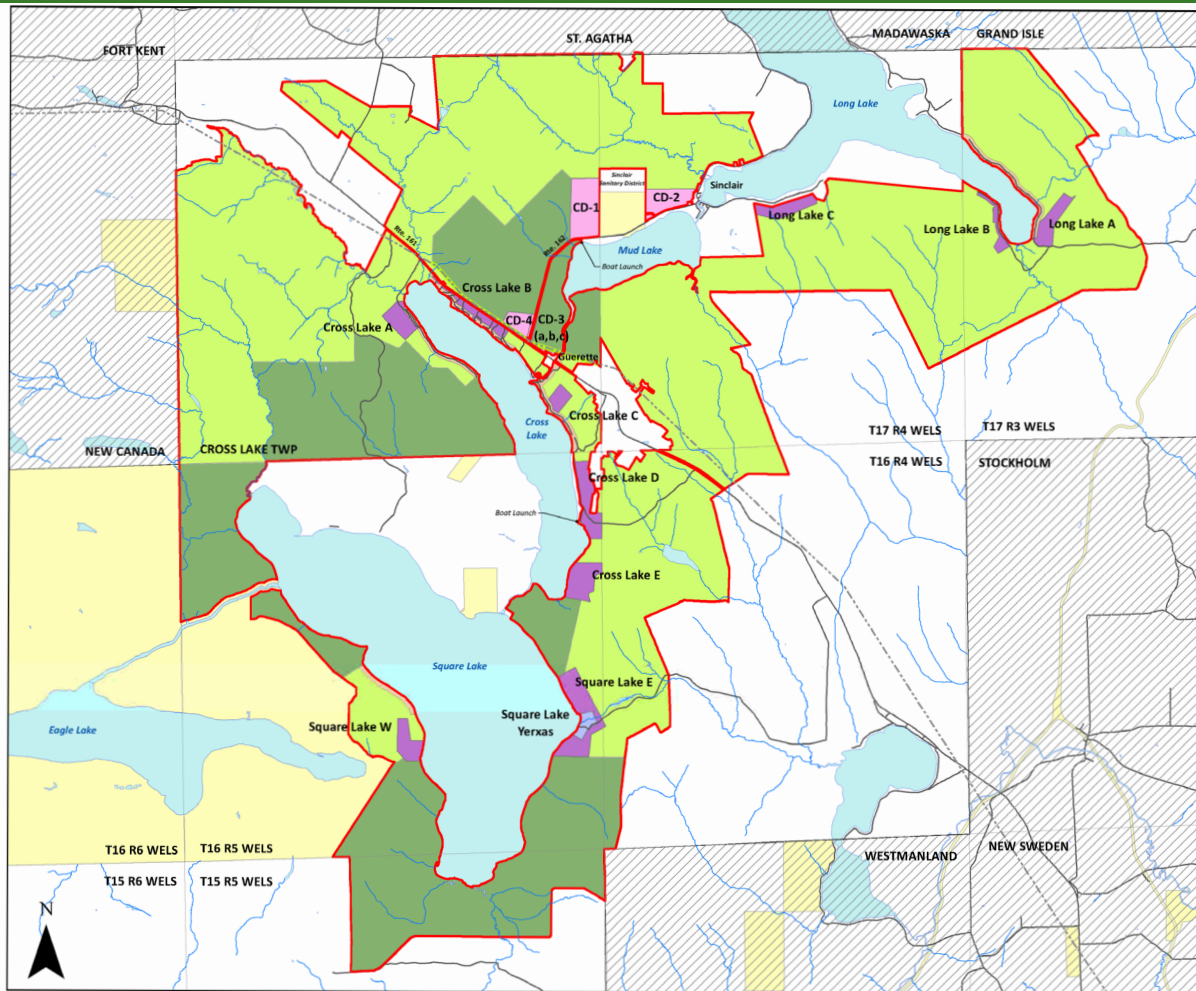
1. The Concept Plan includes other elements (such as water access sites, outpost facilities and public elements) that are described in the Petition. See Map 33 Remote Campsites and Remote Rental Cabins and Map 34 Publicly Accessible Water Access Sites for the location of these elements.



IRVING WOODLANDS, LLC

0 0.75 1.5 3 Miles

May 2017

MAP 21**Residential Development Zones**

Development zone in acres

Existing lots within one-mile radius
(Irving's approximation)

Maximum new residential lots

Long Lake Total			≤75
Long Lake A	129	115	≤50
Long Lake B	56	150	≤15
Long Lake C	120	75	≤25
Cross Lake Total			≤125
Cross Lake A	110	140	≤30
Cross Lake B	91	190	≤30
Cross Lake C	57	160	≤30
Cross Lake D	187	80	≤35
Cross Lake E	163	10	≤60
Square Lake Total			≤130
Square Lake Yexas	51	0	≤67*
Square Lake E	287	0	≤85
Square Lake W	121	19	≤30

*≤50 for Recreational Lodging (Yexas Camp), ≤17 for Residential

For more information contact Carly Peruccio, Forests & Wildlife Outreach Coordinator (207) 430-0118, carly@nrcm.org

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