

For office use:

52662

Tracking No.

ZP 659-B

Permit No.

\$n/a

Fee Received

Applicant & Agent Information - LUPC Application for Zone Change

APPLICANT INFORMATION

Please Print Legibly

Applicant Name(s) LUPC - Staff Initiated Petition Attn: Corinne Michaud-LeBlanc	Title (if representing a corporation) Senior Planner, LUPC	
	Phone 207-441-2175	
Mailing Address 18 Elkins Lane, 22 State House Station	Email corinne.michaud-leblanc@maine.gov	
Town Augusta	State ME	Zip Code 04333

AGENT INFORMATION (If applicable)

Agent Name(s) n/a	Phone	
Business Name		
Mailing Address	Email	
Town	State	Zip Code

APPLICANT AND AGENT SIGNATURES

I have personally examined and am familiar with all information submitted in this application, and to the best of my knowledge, it is true, accurate, and complete. I am aware that there may be significant penalties for submitting false information. I understand that the applicant is responsible for complying with all conditions of any permits issued by the Land Use Planning Commission.

If signing this document on behalf of a corporation, partnership, trust, or other legal entity, I affirm that I am authorized to bind the entity and execute legal agreements on its behalf.

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

- I authorize staff of the Land Use Planning Commission to access the project site as necessary between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to coordinate access to the project site.

Authorization of Agent by Applicant: *By signing below, I authorize the individual or business listed above to act as my legal agent in all matters relating to this application.*

Applicant Signature: LUPC Staff / Corinne Michaud-LeBlanc Date: 06/09/2021

Agent Signature: _____ Date: _____

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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 LUPC - Staff Initiated Petition Attn: Corinne Michaud-LeBlanc	Township, Town or Plantation Frenchtown Township	County Piscataquis
Tax Map, Plan, and Lot Numbers <i>[list all applicable; check tax bill(s)]</i> Map PI047, part of Plan 01/Lot 1; and lots permitted in SP 3271, 3272, 3273, 3277, 3281, and 3282.		
Lot size <i>(in acres, or in square feet if less than 1 acre)</i> +/- 1,463 acres	Deed Book and Page #'s, and lease information if applicable <i>(include any lessor or lease lot numbers assigned by a property owner)</i> Bk 2462 Pg 238	
All Zoning on Property <i>(check the LUPC Land Use Guidance Map)</i> D-GN,M-GN,P-GP,P-RP,P-SL2,P-WL1,2,&3	Zoning at Development Site P-RP	
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 <u> various </u> Frontage <u> </u> ft. Road #2 <u> </u> Frontage <u> </u> 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 <u> First Roach Pond </u> Frontage <u> 82,411 </u> ft. Waterbody #2 <u> </u> Frontage <u> </u> ft.	
If there is no road frontage, describe the access for the property.		
LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers: Subdivision Permit # <u> See Below </u> and Lot # <u> See Below </u> <i>(usually included in deed description)</i>		
BRIEF PROJECT SUMMARY <i>(include proposed zoning if submitting an application for zone change)</i> Replacement zoning for the First Roach Pond Concept Plan area, expiring in January 2022 at the end of the planned 20-year term. Six planned subdivisions have been permitted and developed (SP 3271, SP 3272, SP 3273, SP 3277, SP 3281, and SP 3282). Planned conservation measures have been realized via permanent establishment of 525 acres of conservation easement, and 494 acres of restrictive conservation covenants.		
Proposed Project Name <i>(if applicable)</i> Replacement Zoning for Expiring First Roach Pond Concept Plan		

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

Concurrently with filing an application with the Maine Land Use Planning Commission, the applicant must send by certified mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the area proposed to be rezoned; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board; and county commissioners.

This is to notify you that LUPC Staff Initiated Rezoning, Attn: Corinne Michaud-LeBlanc, 18 Elkins Lane, 22 State House Station, Augusta, ME 04333
(name and address of applicant)

has filed an application for a zone change with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-A(8-A) and the Commission’s rule Chapter 10, Land Use Districts and Standards, to propose replacement zoning for the area within the expiring First Roach Pond Concept Plan,
(general description of proposed activity, use, and acreage)
+/- 1,463 acres surrounding First Roach Pond.

located in Frenchtown Township, Piscataquis County
(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 June 10, 2021
(specify the date that this application will be filed with the LUPC).

AUGUSTA OFFICE	ASHLAND OFFICE
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	<i>Serving most of Aroostook County, and portions of northern Penobscot and Piscataquis Counties</i> 45 Radar Road Ashland, ME 04732-3600
Tel. (207) 287-2631 FAX (207) 287-7439	Tel. (207) 435-7963 FAX (207) 435-7184
BANGOR OFFICE	EAST MILLINOCKET OFFICE
<i>Serving Hancock, Kennebec, Knox, Lincoln, Sagadahoc, and Waldo Counties; most of Washington County; and all coastal islands in the LUPC service area</i> 106 Hogan Rd, Suite 8 Bangor, ME 04401	<i>Serving southern Penobscot and Aroostook Counties, and portions of Piscataquis and northern Washington Counties</i> 191 Main Street East Millinocket, ME 04430
Tel. (207) 941-4052 FAX (207) 941-4222	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 287-7439
GREENVILLE OFFICE	WILTON OFFICE
<i>Serving Somerset County and most of Piscataquis County</i> 43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	<i>Serving Franklin and Oxford Counties</i> 932 US Route 2 East Wilton, ME 04294
Tel. (207) 695-2466 FAX (207) 695-2380	Tel. (207) 670-7492 FR Tel. (207) 670-7493 OX FAX (207) 778-4933

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.

Required Table

For Use with [Exhibit 5](#): Land Division History

Applicant/Project Name: Replacement Zoning for Expiring PRP-009

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)
	Weyerhaeuser assumes ownership of subject land via merger with Plum Creek Maine Timberlands, LLC and affiliates.	9/21/2016	Book 2462 Page 238	Various; includes all of Plan area
	North Shore Conservation Covenants Recorded, Plum Creek Maine Timberlands, LLC	10/8/2002	Book 1418 Page 208	+/-226 acres
	South and West Shore Conservation Covenants Recorded, Plum Creek Maine Timberlands, LLC	3/12/2002	Book 1376 Page 74	+/-268 acres
	Establishment of 525-acre Conservation Easement, from Plum Creek Maine Timberlands, LLC to State of Maine, Bureau of Parks and Lands	2/15/2002	Book 1376 Page 58	525 acres

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.

Required Table

For Use with [Exhibit 6](#): Structures Table

Applicant/Project Name: Replacement Zoning for Expiring PRP-009

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
<u>Existing Structures</u>									
See related Subdivision and Building Permits									
<u>Proposed Structures</u>									
None.									

Required Table

For Use with [Exhibit 6](#): Infrastructure Table

Applicant/Project Name: Replacement Zoning for Expiring PRP-009

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		
<u>Existing Infrastructure</u>																			
See related permits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
<u>Proposed Infrastructure</u>																			
None.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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ZP 659-B, Replacement Zoning for First Roach Pond Concept Plan area
Required Supplemental Exhibits

1. **Directions and Location Map:** The Plan area is accessed from Lily Bay Road, shortly after crossing into Frenchtown Township. The West Shore and West Shore Back Lot subdivisions are accessed directly from Lily Bay Road. The South Shore West subdivision is accessed via Frenchtown Road, running along the south shore of First Roach Pond. The North Shore West, North Shore Center, and Peninsula subdivisions are accessed from spur roads along the North Shore Road on the north shore of First Roach Pond.

The Plan area encircles First Roach Pond, excluding previously existing camps and state-owned land. The P-RP subdistrict is at least 500 feet in width along the shore, and in places extends further back from the shorefront.

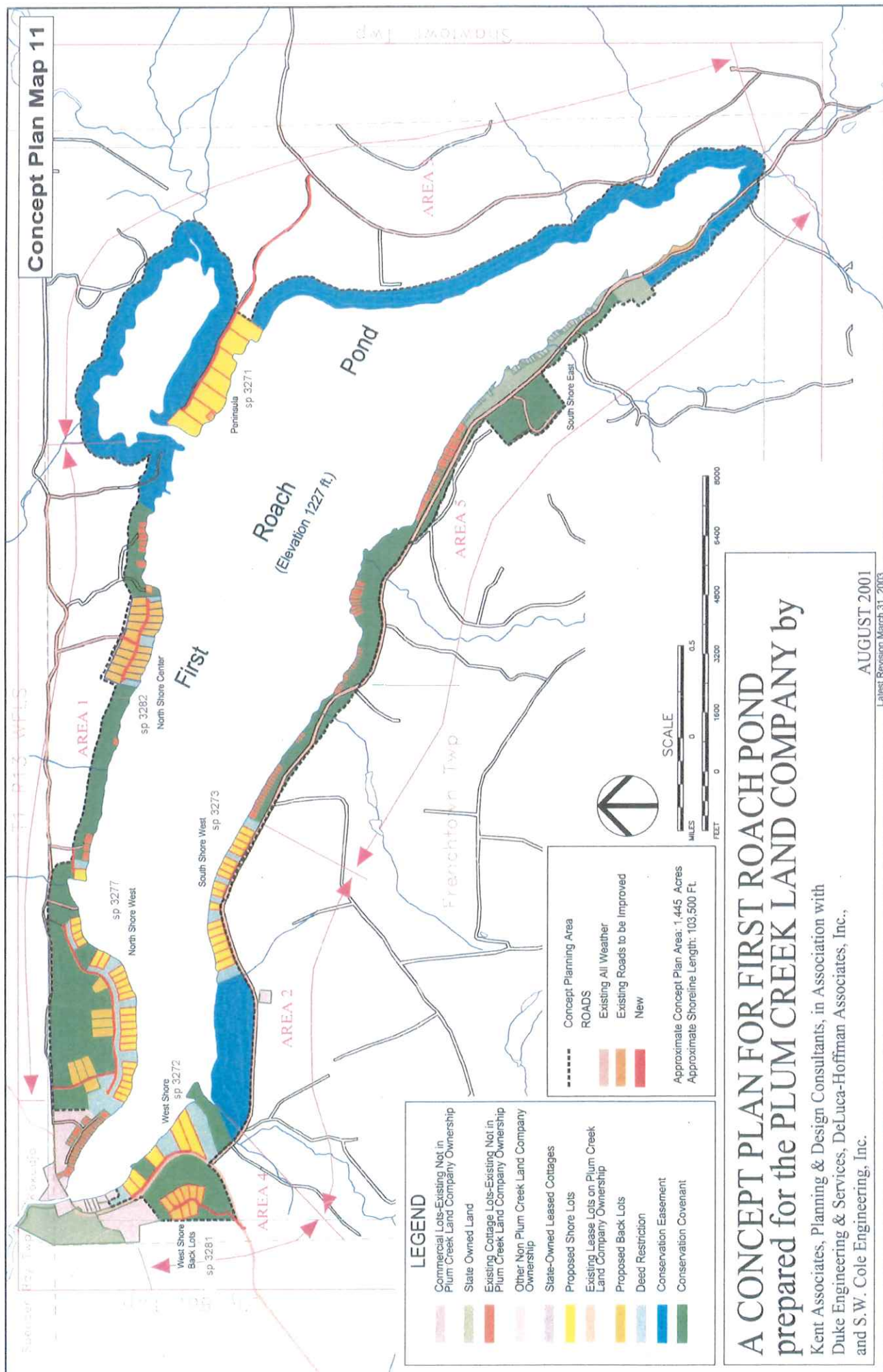
See existing and draft Zoning Maps for further information.

2. **Project Description:** The purpose of this Zoning Application is to propose replacement zoning for the 1,463 acres currently designated as Resource Plan Protection (P-RP) Subdistrict. The Plan has reached the end of the 20-year duration and the planned development and conservation measures have been fully realized. Under the terms outlined in the Concept Plan:
“If the landowner(s) or the Commission do not wish to renew the Plan ... the Commission will, in conformity with its Comprehensive Land Use Plan, statutes, and standards, designate appropriate zoning subdistricts for those areas encompassed by this Plan to become effective upon expiration of this Plan.”
3. **Deed, Lease, Sales Contract, or Easement:** See relevant documents listed in Land Division table. Subject property is owned by Weyerhaeuser Company, and lot owners in associated subdivisions. This petition is filed by the staff of the LUPC to fulfill the obligation of identifying appropriate replacement zoning for the subject parcel.
4. **Notice of Filing:** See attached.
5. **Land Division History:** See attached.
6. **Structures, Features, and Uses:** Area to be rezoned includes private residential dwellings, forestry land, public recreational access/features, and campsites. No changes proposed.
7. **Site Plans:** Not applicable.
8. **Site Photographs:** Not applicable.
9. **Goals and Policies of the Comprehensive Land Use Plan:** The proposed replacement zoning will be consistent with multiple goals outlined in the CLUP, ranging from location of development, to forestry, public recreation, and natural resource protection. Specifically, the proposal is in keeping with the following goals and policies:
 - a. Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another and to allow for a reasonable range of development opportunities important to the people of Maine,

ZP 659-B, Replacement Zoning for First Roach Pond Concept Plan area
Required Supplemental Exhibits

- including property owners and residents of the unorganized and deorganized townships. (Section 1.2,I,A)
- b. Encourage the long-term conservation of select areas of the jurisdiction that are particularly representative of its cultural and natural values, including working forests, high-value natural resources and recreational resources. (Section 1.2,I,G)
 - c. Conserve, protect and enhance the forest resource in a way that preserves its important values, including timber and fiber production, ecological diversity, recreational opportunities, as well as the relatively undeveloped remote landscape that it creates. (Section 1.2,II,F)
 - d. Conserve the natural resources that are fundamental to maintaining the recreational environment that enhances diverse, abundant recreational opportunities. (Section 1.2,II,I)
 - e. Conserve and protect lakes, ponds, rivers, streams and their shorelands, which provide significant public recreational opportunities. (Section 1.2,II,K,4)
10. **Surrounding Uses and Anticipated Impacts:** The proposed rezoning represents appropriate, updated zoning for the development that has occurred within the Plan area, and the existing natural resources. The proposal does not include any changes to uses, or anticipated impacts.
 11. **Harmonious Fit and Natural Character:** The proposal does not include any new development, or any new allowed uses, and will not affect the natural character of the Plan area.
 12. **Archaeological and Historical Resources:** Under review by Maine Historic Preservation Commission.
 13. **Rare or Special Plant Communities and Wildlife Habitat:** Under review by Maine Natural Areas Program and Maine Department of Inland Fisheries and Wildlife.

Concept Plan Map 11



- LEGEND**
- Commercial Lots-Existing Not in Plum Creek Land Company Ownership
 - State Owned Land
 - Existing Cottage Lots-Existing Not in Plum Creek Land Company Ownership
 - Other Non Plum Creek Land Company Ownership
 - State-Owned Leased Cottages
 - Proposed Shore Lots
 - Existing Lease Lots on Plum Creek Land Company Ownership
 - Proposed Back Lots
 - Deed Restriction
 - Conservation Easement
 - Conservation Covenant

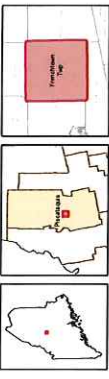
- ROADS**
- Concept Planning Area
 - Existing All Weather
 - Existing Roads to be Improved
 - New
- Approximate Concept Plan Area: 1,445 Acres
 Approximate Shoreline Length: 103,500 Ft.

A CONCEPT PLAN FOR FIRST ROACH POND prepared for the PLUM CREEK LAND COMPANY by
 Kent Associates, Planning & Design Consultants, in Association with
 Duke Engineering & Services, DeLuca-Hoffman Associates, Inc.,
 and S.W. Cole Engineering, Inc.

AUGUST 2001
 Latest Revision March 31, 2003

Frenchtown Twp.

TARLIS WELS
Piscataquis County



Land Use Guidance Map

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

- Legend**
- DEVELOPMENT SUBDISTRICTS**
- D-GN: General
 - D-RS: Residential
- MANAGEMENT SUBDISTRICTS**
- M-GN: General
- PROTECTION SUBDISTRICTS**
- P-GP: Great Pond
 - P-MA: Mountain Area
 - P-RR: Recreation
 - P-SL: Shoreland - 75'
 - P-WL1: Wetlands of Special Significance
 - P-WL2: Scrub-shrub Wetlands
 - P-WL3: Forested Wetlands

DRAFT

For complete descriptions of these areas included within the various subdistricts, and the associated regulations, refer to the Commission's Chapter 10 rules. Land Use Districts and Subdistricts are defined in the Commission's Land Use Districts and Standards, the rules of which shall govern.

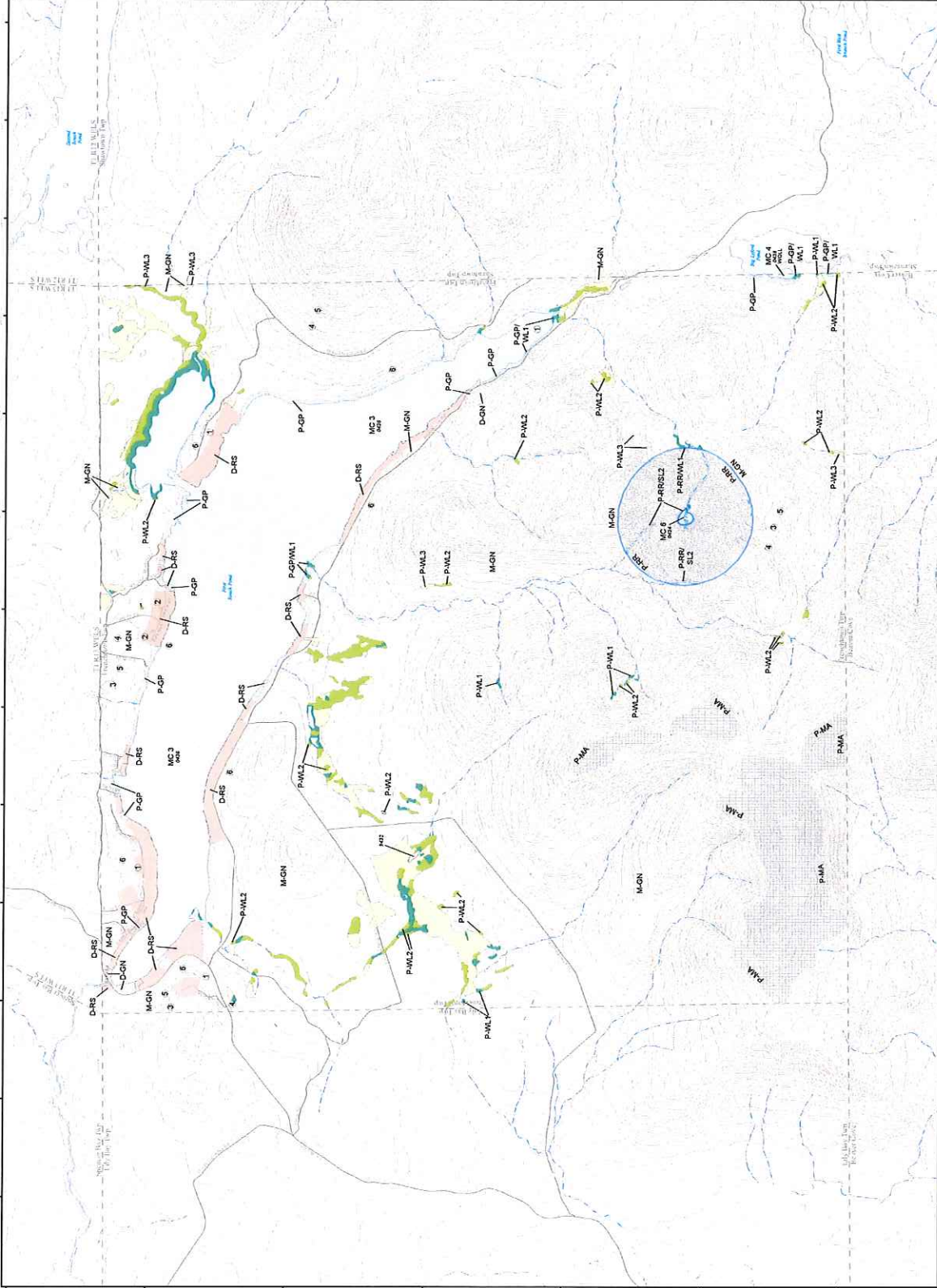
For simplicity, this map does not show all the Wetland Protection Subdistricts for areas identified pursuant to Section 10.23.N.2 such as the beds of rivers, lakes, and other water bodies. Wetland Protection Subdistricts are shown only where they are located within P-WL subdistricts. In addition, this map does not show the Shoreland Protection Subdistricts along stream channels flowing through wetlands. Nevertheless, these areas are shown on the ground differ from those shown on the map, then, pursuant to 12 M.R.S. Section 885-C(1)(G), P-GP, P-RR, P-SL, P-WL1, and other subdistrict boundaries, the boundaries shown on this map shall prevail. The boundaries shown on this map are the flowing water of body of water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on 08/15/2005, and became effective on 08/15/2005.

This map is available for review and access copy of the Official Land Use Guidance Map of the Maine Land Use Planning Commission.

By: **Commissioner David** Director, Maine Land Use Planning Commission

Location #	Zoning Permit	Effective Date	Remarks
1	27059	01/27/2005	PAZ 002 Exempt January 21, 2002
2	27059	01/27/2005	PAZ 002 Exempt January 21, 2002
3	27059	01/27/2005	PAZ 002 Exempt January 21, 2002
4	27059	01/27/2005	PAZ 002 Exempt January 21, 2002
5	27059	01/27/2005	PAZ 002 Exempt January 21, 2002
6	27059	01/27/2005	PAZ 002 Exempt January 21, 2002



Map amendment location

① Map amendment location

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

WELL Wetland

MCA Management Class - Refer to Section 10.02 (Continued) of the Commission's Land Use Districts and Standards.

USGS 7.5' quad index

Delorme map locus

SOURCES: Maine Land Use Planning Commission, USGS