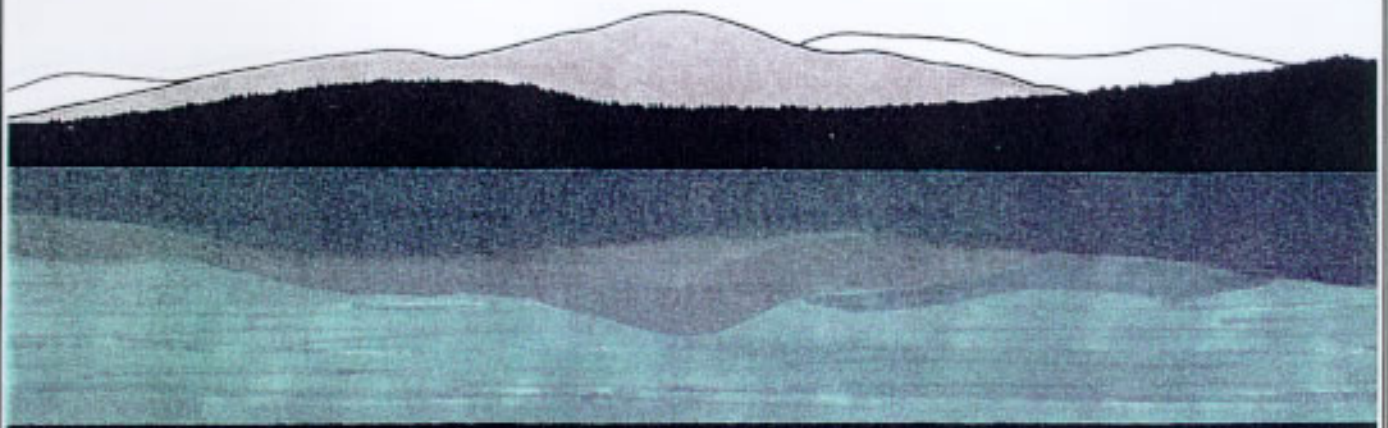


A  
CONCEPT PLAN  
FOR  
FIRST ROACH POND

SUBMITTED BY THE  
PLUM CREEK LAND COMPANY

APPROVED BY THE  
MAINE LAND USE REGULATION COMMISSION

EFFECTIVE DATE: JANUARY 24, 2002



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## **APPENDIX**

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# FACT SHEET

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## *Blending Conservation, Seasonal Camps, and a Working Forest*

<b>Background</b>	<p>Since purchasing 905,000 acres in 1998, Plum Creek has been evaluating the resource base, with an initial focus on the Moosehead Lake region. In 1999 Plum Creek sold 29 miles of shorefront on Moosehead Lake and 36 miles of additional shoreline throughout the ownership to the State of Maine.</p> <p>The First Roach Pond Concept Plan emerged from a detailed evaluation of public use, access, and existing patterns of development to identify areas where additional camp lots were both needed and compatible with continued forestry operations and maintenance of the existing character of the region.</p>
<b>Conservation Elements</b>	<p>The proposed Concept Plan places 75% of Plum Creek’s First Roach Pond shorefront in a no-development conservation easement, in perpetuity.</p> <p>Conservation areas include over 11.7 miles of shorefront and backland areas adjacent to new and existing lots.</p> <p>Protective covenants will include limits on clearing and building materials to maintain the existing character of First Roach Pond. Public access will be guaranteed to over a thousand acres around the Pond.</p>
<b>Concept Plan Details</b>	<p>The Concept Plan is designed to balance conservation and recreational development according to LURC’s guidelines. It covers about 1463 acres of which ± 1180 acres are designated for permanent conservation and 275 acres are slated for seasonal camp lots. About eight acres comprise leased land. It proposes:</p> <ul style="list-style-type: none"><li>• 62 shorefront lots and 27 backlots over the life of the Plan;</li><li>• lots to be clustered in 9 distinct areas;</li><li>• individual lots range in size from 1.4 to 12 acres;</li><li>• proposed build-out is considerably below the maximum allowable on First Roach Pond.</li></ul>
<b>Area Overview</b>	<p>First Roach Pond, which currently supports 108 camps, is located immediately east of the Kokadjo Village, just 18 miles north of Greenville.</p> <p>The public demand for camp lots in the Moosehead Lake region is consistently high. Construction over the years will provide employment opportunities for area residents.</p>
<b>LURC Review</b>	<p>LURC has designated First Roach as “Potentially Suitable for Development” given the existing pattern of development, its location, and its natural resource values.</p> <p>Plum Creek has worked in close cooperation with LURC staff to design a plan that meets or exceeds LURC’s land use and protection standards.</p> <p>The Concept Plan strikes a reasonable and publicly beneficial balance between the conservation of lake resources and the tradition of Maine camp ownership.</p>