PUBLIC COMMENTS RECEIVED FOR PROPOSED MAP REVISION:

BANCROFT TOWNSHIP LAND USE GUIDANCE MAP

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

Published Date: October 31, 2015

Public Comment Deadline: December 2, 2015

Comment #1
From: Commission Staff
Sent: 11/23/2015
To: Ben Godsoe
Subject: Suggested Minor Adjustments to Proposed P-WL and P-FP Subdistricts on two residential properties

The Land Use Planning Commission (LUPC or the Commission) contracted with consultants Boyle Associates to delineate wetland boundaries on 6 residential properties in Bancroft Township in locations where mapped wetland resources identified in the National Wetlands Inventory (NWI) overlapped existing structural development.

Boyle Associates finished the wetland delineation work on these 6 residential properties prior to the start of the public comment period and submitted most of the data collected in the field to the Commission prior to 11/2/2015. However, due to technical difficulties with their data collection software, the consultants were not able to deliver the final installment of data and corresponding report to the Commission until after the start of the public comment period.

The Commission received the final installment of data and the final report from the consultants on 11/4/2015, and as a result of that information, suggests minor revisions to the proposed Bancroft Twp Land Use Guidance Map based on the data submitted by Boyle Associates after the start of the public comment period. These revisions would include:

- On the residential property identified by Maine Revenue Services as Map 2, Lot 8-0, where wetland delineation was done by Boyle Associates on 10.28.2015, staff suggests minor adjustments to proposed P-WL and P-FP subdistrict boundaries in order to reflect the most recent data[1]; and

- On residential property identified by Maine Revenue Services as Map 4, Lot Unknown, where wetland delineation was done by Boyle Associates on 10.15.2015, staff suggests the proposed wetland subdistricts, identified as "Wetland A" in the final report submitted by Boyle Associates, be changed from a P-WL3 to a P-WL2 based on information contained in the final report.

[1] Please see attached excerpts from the Consultants final report (Attachment 1), and a revised draft of the Bancroft Township Land Use Guidance Map (Attachment 2).

Parcel 2-8

Description: One large wetland was identified on parcel 2-8 (*photo 6*). It is situated towards the rear of the property and encompasses two dominant covertypes including forest and scrub-shrub. Using the Cowardin Classification, these wetland types can be described as palustrine forested, broad-leaved deciduous and needle-leaved evergreen wetland and palustrine, scrub-shrub, broad-leaved deciduous wetland having a hydrologic regime ranging from seasonally flooded to seasonally saturated (PFO1/4E and PSS1E, respectively).

This wetland is relatively flat and surrounds the existing developed portions of the lot. Forested areas tend to be situated around the dryer perimeter of the wetland, while wetter portions having a scrub-shrub covertype are located at the wetland interior. Water drains towards a tributary to the Mattawamkeag River. This wetland expands beyond the extents of the study area and may include an emergent covertype. One house and garage is situated within the lot, constructed on uplands. A driveway crosses the delineated wetland and a culvert maintains the hydrologic connection.

Vegetation: Dominant vegetation within the forested portions of the wetland includes: red maple, in the canopy; speckled alder, common winterberry (*Ilex verticillata*), broadleaf meadowsweet in the sapling/shrub stratum; and, fringed sedge and dwarf red raspberry in the herbaceous stratum.

Soils: Soils found within this wetland meet hydric conditions according to the USDA – NRCS National Field Indicators under F2. Loamy Gleyed Matrix. In general, soils in the upper part consist of gray clayey loam, with 5% redoximorphic concentrations, from the surface down to 4 inches. From 4-16 inches soils are light brownish gray loam, with 30% redoximorphic concentrations. From 16-24 inches soils are greenish gray clay containing 30% redox concentrations, where rock refusal was encountered at 24 inches.

This wetland area has characteristics reminiscent of an old oxbow formation. Soils in this area appear to be alluvial; having a border that follows the wetland boundary.

Parcel 4-UNK

Description: Several wetlands were identified on the parcel known as 4-UNK; seven in total. They have been labeled as wetlands A through G, starting with "A" at the southeast corner and working alpha-consecutively counterclockwise, ending with "G", at the wetland west of the driveway. Five of the seven wetlands are relatively small, and mainly contained within the limits of the survey area. Two wetlands are larger and extend beyond the reaches of the survey area. Wetland covertypes vary within this, where examples of forested, scrub-shrub and emergent can be found. Among forested wetlands, there are examples of both broad-leaved deciduous wetland and wetlands composed of broad-leaved deciduous and needle-leaved evergreen trees. Using the Cowardin Classification, wetlands within this parcel can be described as a palustrine forested, broad-leaved and needle-leaved wetland (PFO1/4E); palustrine, forested broad-leaved deciduous (PFO1E), palustrine, scrub-shrub, broad-leaved deciduous (PSS1E) and palustrine, emergent, persistent (PEM1E), all having a hydrology class ranging from seasonally flooded to seasonally saturated.

Wetland A: Wetland A is situated at the southeast corner of the lot. It is relatively small and extends off site incorporating an unmaintained ditch. A scrub-shrub covertype characterizes this wetland which is dominated by speckled alder and sensitive fern (*Onoclea sensibilis*). Wetland A can be classified as a palustrine, scrub-shrub, broad-leaved deciduous wetland (PSS1E) and has a hydrologic regime ranging from seasonally flooded to seasonally saturated.

Wetland B: Wetland B is located north of wetland A. It is characterized as a broad-leaved deciduous and needle-leaved evergreen forested wetland, having a hydrologic regime ranging from seasonally flooded to seasonally saturated (PFO1/4E). Wetland B is dominated by red maple, balsam fir and cinnamon fern. It drains under the driveway via culvert and is hydrologically connected to wetland F. Past forestry activity is evident throughout this wetland, as logging equipment has left its mark as skidder ruts. Wetland B extends east off the survey area onto the adjacent lot.

Wetland C and D: Wetlands C and D (*photo 7*) share many characteristics and are situated within close proximity, thus are described together. They are situated at the northern end of the survey area, near the banks of the Mattawamkeag River. These wetlands are characterized as palustrine, broad-leaved deciduous, forested wetlands that has a hydrologic regime ranging from seasonally flooded to seasonally saturated (PFO1E). They are relatively small, isolated pockets adjacent, but not connected to the river. Dominant vegetation within these wetlands includes red maple, balsam fir, speckled alder, sensitive fern, ostrich fern (*Matteuccia struthiopteris*) and fringed sedge (*Carex crinita*).

Bancroft Twp.

Aroostook 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

PROTECTION SUBDISTRICTS

- P- AR Aquifer Recharge
- P- FP Flood Prone
- P- GP Great Pond
- P- SL1 250' Shorelands
- P- SL2 75' Shorelands
- P- WL1 Wetlands of Special Significance
- P- WL2 Scrub- shrub Wetlands
- P- WL3 Forested Wetlands

MANAGEMENT SUBDISTRICTS

- M- GN General

Zone boundaries are shown as a solid line (——) where possible. When one protection subdistrict overlaps another protection subdistrict, a dashed line (– – –) may be used. For complete descriptions of those areas included within the various subdistricts, and regulations pertaining thereto, refer to the Land Use Districts and Standards for the Plantations and Unorganized Townships of the State of Maine, Maine Land Use Planning Commission, Department of Agriculture, Conservation and Forestry. Where any inconsistencies exist between the district boundaries, as shown on this map, and those described by the Commission's Land Use Districts and Standards the latter shall govern.

WQLL —— Water Quality Limiting Lake - Refer to Section 10.23,E,3,f of the Commission's Land Use Districts and Standards

MC1 - MC6 —— Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards

For simplicity, this map does not show 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, and freshwater wetlands within 25 feet of stream channels, which areas are nevertheless within P- WL Subdistricts. Also, this map does not show the Shoreland Protection Subdistricts along stream channels flowing through wetlands, which areas are nevertheless within P- SL2 Protection Subdistricts.

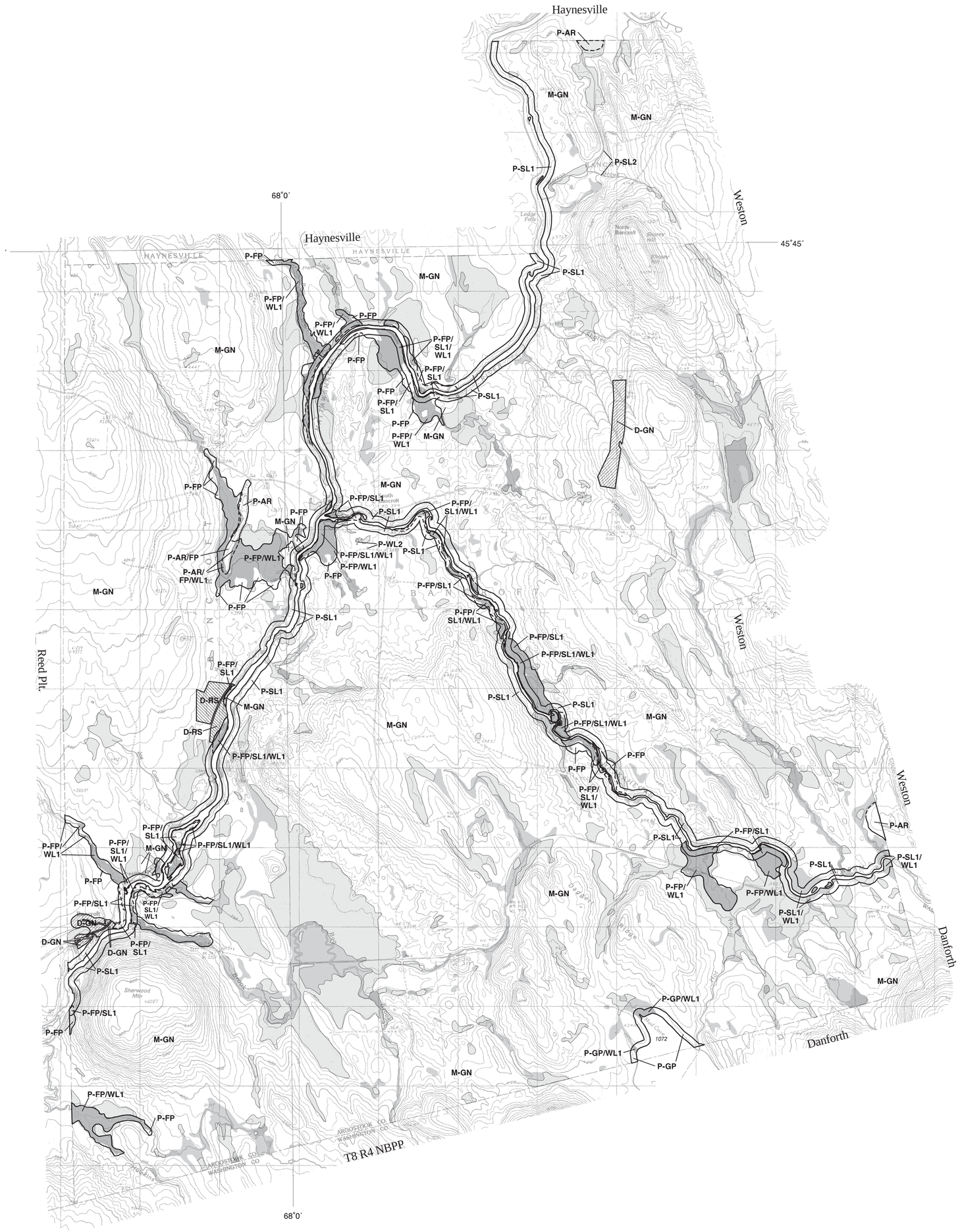
If the locations of flowing waters or bodies of standing water existing on the ground are at variance with those shown on the map, then pursuant to 12 M.R.S.A., §685- A(2)(G), P- GP, P- RR, P- SL, P- WL, and other subdistrict boundaries which are based upon the location of such waters shall, as appropriate, be deemed to follow the flowing water or body of standing water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on _____, and became effective on _____. This map is certified to be a true and accurate copy of the official Land Use Guidance Map of the Maine Land Use Planning Commission.

By: _____ Director, Maine Land Use Planning Commission

Amendments

Location #	Zoning permit	Effective date	Remarks

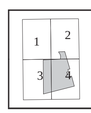


Scale 1:24000

1 0.5 0 1 miles

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 feet

Base map compiled from USGS 7.5- minute quadrangle series



USGS topographic quadrangle index

1 = Alder Brook
2 = Haynesville
3 = Wytopitlock
4 = Jimmey Mtn

△ Point at which a river drains 25 square miles - symbol points upstream (12 MRSA Sec. 682-B(4))

9999 MIDAS number: Unique number assigned to each standing body of water in Maine.