



STATE OF MAINE
JOHN E. BALDACCI
GOVERNOR

Department of Conservation
LAND USE REGULATION COMMISSION
18 Elkins Lane – Harlow Building
22 State House Station
Augusta, Maine 04333-0022



PATRICK MCGOWAN
COMMISSIONER

To: Interested Parties
From: Agnieszka Pinette, Senior Planner, Land Use Regulation Commission
Subject: LURC receives a new Petition for Rezoning to implement a concept plan in the Moosehead Lake region
Date: Friday, April 28, 2006

On April 27, 2006, the Land Use Regulation Commission received a new petition from Plum Creek to rezone approximately 421,000 acres in the Moosehead Lake region in order to implement a concept plan. This new application supercedes the proposal submitted to the Commission last year.

WHAT IS A CONCEPT PLAN?

Concept plans are landowner-created, long-range plans for the development and conservation of a large area. The Commission established the concept plan process as a flexible alternative to traditional subdivision and development regulation. Concept plans are initiated by a landowner and must be approved by the Commission.

HOW TO VIEW OR GET COPIES OF THE APPLICATION MATERIALS

The application materials will be available for public inspection by the first week of May.

- You may download the application from LURC’s web site (www.maine.gov/doc/lurc - follow the featured link, "Project Update: Plum Creek's Moosehead Lake Region Concept Plan Proposal").
- You may request an electronic copy of the application on CD from the Commission's Augusta office (call 207-287-2631 or e-mail your name and address to LURC@maine.gov). **Please note: If you received a CD of Plum Creek’s previous application from LURC (dated April 2005), you do not need to request a new CD -- we will automatically mail you a new CD within a few days.**
- You may view a paper copy of the application materials at the following locations:

LURC AUGUSTA OFFICE 18 Elkins Ln, Harlow Bldg 4 th floor, Augusta By appointment only: Call 207-287-2631	BEAVER COVE TOWN OFFICE 795 Lily Bay Rd – Unit 101, Beaver Cove Call 207-695-9020	GREENVILLE TOWN OFFICE Minden St, Greenville Call 207-695-2421
JACKMAN TOWN OFFICE 369 Main St, Jackman Call 207-668-2111	ROCKWOOD POST OFFICE 62 Village Rd, Rockwood Call 207-534-2277	SHAW PUBLIC LIBRARY North Main St, Greenville Call 207- 695-3579
- You may purchase a paper copy of the application from Xpress Copy, 144 Fore Street, Portland, Maine 04101 (call toll free 1-888-775-2444).

THE COMMISSION'S REVIEW PROCESS

The Commission anticipates the review process for this petition to take a number of months. The major steps of the Commission's review process are as follows:

- **Receipt of initial application** (this is the current status of the application). Upon receipt of the initial application, the application materials are made available for public inspection and review.
- **Deficiency review and determination of acceptance of application for processing.** The LURC staff performs an initial application content review and identifies any application deficiencies. The applicant has a chance to submit deficient information, as necessary. The application is mailed to various state and federal agencies for review and comment. The staff then determines whether the application is acceptable to begin the review process.
- **Review of application by Commission staff.** The LURC staff undertakes a detailed review and analysis of the application. This will likely include meetings with the applicant, state and federal review agencies, and others to clarify issues and request more information as needed. The staff may also engage independent consultants to gather information on issues that staff believes to be necessary and legally relevant.
- **Public hearings scheduled.** Once the LURC staff completes gathering and analyzing information and the application is deemed complete for processing, the Commission will begin its formal public hearing process. The public hearing process will enable the Commission to gather information and ask questions of the applicant and others who may choose to testify, and will allow the applicant and others the opportunity to address the Commission and answer questions. The public hearing process includes posting the proposal to public hearing, providing notice of public hearings in newspapers and to interested parties, deciding on petitions to intervene, holding pre-hearing conferences, and hosting one or more public hearings to gather official public testimony regarding the proposal.
- **Commission decision.** After the public hearings, the hearing record remains open for at least 10 days to allow persons to submit written comments, and for at least an additional 7 days for filing rebuttal comments. After that time, the public hearing record may be reopened by the Commission, as necessary. Once the hearing record is closed, the Commission makes a decision on the proposal.

SUBMITTING PUBLIC COMMENTS

The Commission welcomes written public comments on this proposal at any time until the public hearing record is closed. The deadline for comments will be established once a public hearing is scheduled. Send your written comments to the Commission's Augusta office (Maine Land Use Regulation Commission, 22 State House Station, Augusta, ME 04333-0022) or via e-mail to LURC@maine.gov.