



## News Release

For immediate release  
April 27, 2007

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### **Plum Creek Submits Revised Plan to LURC Plan includes concessions to opponents and retains popular conservation elements**

GREENVILLE, Maine — Plum Creek today submitted its revised Concept Plan for the land it owns in the Moosehead Lake region of the state to the Land Use Regulation Commission (LURC).

Plan revisions are based on feedback gained from several scoping sessions, meetings with LURC staff, and from numerous other groups and individuals. The revisions are intended to respond to those comments and requests for change in order to meet as many interests as possible including Plum Creek's interests as the landowner.

“The company has made substantial revisions the Plan,” said Luke Muzzy, land asset manager for Plum Creek. “The revised Plan takes a zoning approach that is closer to LURC's current prospective zoning model. Additionally, the new Plan increases the permanent conservation and wraps it around development areas to prevent sprawl; protects wildlife resources; guarantees public access and long-term economic opportunities; and relocates considerable development away from sensitive shoreland and into a resort area. It also replaces some waterfront lots with conservation and creates the potential for nature-based tourism.

“As a lifelong resident of the area, I've watched this region evolve without planning and it is piecemeal and uncoordinated,” added Muzzy. “This Plan provides an alternative to that. While our new Plan can't possibly address all interests and requests, we hope it moves closer toward meeting the needs of some of our opponents while continuing to meet a broad array of conservation, economic development and public objectives.”

#### **Conservation and Public Access**

In total, more than 400,000 acres of permanent conservation with public access will be enabled upon Plan approval. This represents the second largest conservation easement in U.S. history. Collectively, these conservation measures will permanently conserve 386,000 acres (95 percent) of the Concept Plan Area and another 45,000 acres outside the Plan area.

(more)

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- Permanent donated conservation for balance increased to 90,000 acres
  - Relocated to wrap around development areas and permanently contain sprawl
  - Includes all the shore frontage the company owns on 60 lakes and ponds including significant frontage on Moosehead Lake
- 341,000-acre Conservation Framework is a binding purchase and sale agreement with The Nature Conservancy, the Forest Society of Maine and the Appalachian Mountain Club

### **Recreation**

- Trail easements for Maine's Interconnected Trail System (ITS) for snowmobiles, a Peak to Peak hiking trail and the Maine Huts and Trails Corridor Nordic ski and hiking trail

### **Economic and Development Opportunities**

The Plan establishes development zones to accommodate residential, nonresidential and resort development. These zones encompass approximately 20,500 acres with no possibility for residential or resort development beyond the boundaries of the development zones. The development zones are based on those that applied under LURC's Prospective Zoning Plan for the Rangeley area. The zones are located and designed to accommodate development needs for the 30-year life of the Plan.

### **Some changes from the previous Plan versions include:**

- 180 shorefront lots eliminated
  - All shorefront lots removed from Big W, Indian Pond, Prong Pond, East Outlet Highlands, Upper Wilson Pond east shore, Brassua Lake north peninsula and Long Pond northwest shore
- Development closer to existing communities — more concentrated, less spread out
  - 975 proposed lots outside the resort areas, primarily south and west of Rockwood
- Opportunities for resort-based economic development
  - Resort and Nordic Ski Center near Big Moose Mountain - Up to 800 resort-based accommodations
  - Resort in Lily Bay - Up to 250 resort-based accommodations

The complete Plan application and related maps are available at [www.plumcreekplanmaine.com](http://www.plumcreekplanmaine.com).

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Plum Creek is one of the largest land and timber owners in the nation, with more than 8 million acres of timberlands in major timber producing regions of the United States and 10 wood products manufacturing facilities in the Northwest. Plum Creek owns and sustainably manages more than 928,000 acres of timberland in Maine.