



PlumCreek

Plum Creek Submits Response Comment Letter to LURC

Comments show significant agreement as well as areas that require change

GREENVILLE, Maine — Plum Creek today submitted comments to the Land Use Regulation Commission (LURC) on a set of amendments for its Plan for the land it owns in the Moosehead Lake region of the state. The LURC-generated amendments were issued after two days of public hearings in May 2008.

“Plum Creek is pleased that we agree with LURC on the majority of their amendments to the Plan,” said Luke Muzzy, project manager for Plum Creek. “However, there are also issues that we need to have clarified and some amendments that are not completely workable. We’ve always said that we wanted to meet as many interests as possible with this Plan, including Plum Creek’s. We are at a point in the process where Plum Creek must inform LURC what is specifically required for the company to move forward with a final Plan.”

Plum Creek has made significant changes since the first version of its Plan was submitted in April 2005. The revisions were based on feedback gained from several scoping sessions, meetings with LURC staff, and from numerous other groups and individuals. The revisions were 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 Plan must include working forest easements as we outlined in our comments,” Muzzy explained. “It must also include certain predictable planning elements for some of the resort areas. There are other issues that are critical to our acceptance of the Plan, but we think there may be compromises that would work for Plum Creek and have suggested these to LURC in our comments.”

(more)

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In its comments to LURC, Plum Creek has:

- indicated where it agrees with amendments;
- asked for clarification on some of the amendments;
- explained where amendments are not workable;
- suggested the principles upon which Plum Creek would be willing to move forward with the Commission and the staff in finalizing the Plan; and
- provided language as to how the Plan could be amended.

Some examples of the LURC-generated amendments Plum Creek agrees to include:

Conservation

- Plum Creek and its conservation partners are required to complete several privately negotiated land conservation agreements encompassing roughly 300,000 acres within 45 days of final LURC approval of the Plan. This would supplement the 91,000 acres of conservation land Plum Creek has offered to donate to offset the impact of development, as required for Plan approval.
- Expand the size of the Balance Easement to approximately 95,000 acres.

Development

- Remove nearly 2,600 acres from the 4,358-acre development zone on Lily Bay, adding that land to the acreage slated for conservation. The total number of house lots and resort accommodations at Lily Bay would remain the same.
- Eliminate the development zones on the north shore of Long Pond and cut in half — from 110 to 55 — the number of house lots proposed for this. Those house lots would be shifted to other areas proposed for development.
- Remove a number of wetlands, wildlife habitat areas, and one important view shed from development zones.

The complete Response Comment Letter and related documents are available at 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.