

From: [Matthew Dieterich](#)
To: [Kaczowski, Debra](#)
Subject: Big Lake Development, LLC, Development Permit DP 3639-F (Big Moose Ski Resort)
Date: Monday, December 13, 2021 12:34:10 PM
Attachments: [image001.png](#)
[Big Moose MDIFW Response to LUPC.pdf](#)
[2021-12-08 Moosehead Base Utility Revised.pdf](#)
[2021-12-02 Moosehead Base Site Plan Phase 1-C-1.01.pdf](#)
[2021-10-21 Moosehead Replacement Lifts.pdf](#)

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Debbie,

Please find attached our response to the MDIFW recommendations. It was our hope that we would be in receipt of the final reports, but due to some issues with state laboratory contracts, we are still waiting on testing results for specific species. We are working diligently to close on the property in order to perfect full ownership. We are currently targeting a mid-January date for closing. In order to do so, we need to complete the LUPC permit process as the valuation of the property assumes that the intended uses are permissible, i.e. permitted, as indicated in our application to LUPC.

Additionally attached is a document title Moosehead Replacement Lifts, that shows the extent of clearing associated with the replacement of the existing upper lift and the t-bar line. It is limited to trimming along each of these corridors as the lifts will be reinstalled in the same locations. We request that this "clearing" be deemed maintenance as it is associated with the replacements, is limited to trimming along the lift lines and does not constitute new clearing of area that has not been previously impacted.

Per our discussion, we have cleaned up two documents for inclusion in the final permit set.

1. An updated site plan that removes the Outdoor Center, relocates the lower terminal of the zipline, and removes any modifications to the existing pond
2. An updated utility plan that shows replacement of the main electrical distribution line poles, rather than the previously shown underground burial.

If you have any questions, please do not hesitate to contact me. Any efforts that you can make to expedite the final issuance of the permit are greatly appreciated.

Regards,

Matt

Matthew Dieterich

Executive Vice President

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40 Forest Falls Drive | Suite 2 | Yarmouth, Maine 04096 | www.sewall.com



December 9, 2021

Debra Kaczowski
Land Use Planning Commission
43 Lakeview Street
PO Box 1107
Greenville, ME 04441

RE: DP 3639-F, REDEVELOPMENT OF BIG MOOSE SKI RESORT

Dear Ms. Kaczowski:

Big Lake Development LLC would like to provide the following update in response to the MDIFW review of the project and request that the current permit application be processed as quickly as possible. A number of items were identified in the MDIFW review as areas of potential concern, particularly in the absence of detailed species specific studies and further analysis. Since the issuance of their review, additional studies have been conducted that will help refine the discussion. It was our hope that these studies would be completed and could be included in our response. Unfortunately we have yet to receive complete data and need to move the permit process forward in order to purchase the property from the current landowner.

Bats: New clearing for the planned development area associated with this permit does not include any rocky or talus areas in excess of 1000 SF. To further protect the Northern Long Eared Bat(NLEB) that may potentially nest and breed within the vicinity, clearing will be conducted outside of the restricted time periods, prior to potential nesting of NLEB.

Northern Bog Lemming: A survey was conducted. Wetlands in the project areas were searched for suitable habitat and signs of Northern Bog Lemming (NBL). No definitive signs of NBL were observed.

Bicknell's Thrush: A Bicknell's Thrush study was completed and their presence was confirmed at the top of the mountain. Attached is a map that shows the potential Bicknell's Thrush habitat within the property boundary. Clearing within the project area is limited as shown by the area associated with the top station of the zip line. The replacement lift will be located where the existing lift resides, so no additional clearing is required for the lift replacement portion of the project. It will be difficult to avoid construction between May 1 and July 31 as this corresponds with the only potential window for construction in this alpine environment. The edge surrounding the development and trails in this sensitive habitat will be cleared in a manner that promotes a feathered edge of young fir and spruce growth as recommended. Additionally, we are more than happy to set aside Bicknell's Thrush habitat in perpetuity that can far exceed the recommended 4:1 land preservation ratio.

Roaring Brook Mayfly/Northern Spring Salamander: Studies for both species were conducted within the appropriate windows for study and evaluation. The final reports of these studies have not been received but neither species was observed in areas above the impound dam associated with the existing snow making intake. One Northern Spring Salamander (NSS) and species presumed to be Roaring Brook Mayfly were observed below this location, outside of clearing for the project area associated with this application. There are directionally drilled

stream crossings anticipated in this area, but they will be conducted utilizing the corridor of an existing access road and will not require any additional clearing.

We agree to comply with MDIFW recommendations relative to proposed culvert replacements and they will be replaced with 1.2 bankfull width Stream Smart crossings, adhering to construction Best Management Practices (BMP) that will minimize erosion and sedimentation within the stream. No additional clearing will be required for these replacements and all instream work will be avoided during and after heavy rain.

Riparian Buffer Mitigation: The proposed plan avoids impacts within 100 feet of riparian assets. In absence of final reports, we propose that the MDIFW recommendation of 60% of the ILF formula be used to calculate compensation. An attached plan shows the extent of the clearing associated with the planned development associated with this application. We would propose that prior to clearing of these areas, funds will be deposited into MDIFW's Endangered and Nongame Wildlife Fund and ear-marked for protection and enhancement of Roaring Brook Mayfly and Northern Spring Salamander and their habitats. Preliminary result seem to indicate that the impacts to both species in this area may be minimal if any. Upon receipt of the final reports, we would submit the data for review that might result in an amendment to or elimination of this compensation fee.

Snowmaking equipment drain outlets will be stabilized so as to minimize ongoing erosion and sedimentation for the life of the Project.

To minimize potential impacts to Roaring Brook Mayflies, all lighting will be Dark Sky compliant, and the use of "bug zappers" will be avoided.

Fisheries Considerations: All intermittent and perennial streams be buffered with a minimum of a 100-foot undisturbed vegetated buffers on each side. All new, modified, and replacement stream crossings will be sized to span at least 1.2 times the bankfull width of the stream and provide full passage for fish and aquatic organisms. Best Management Practices be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts. Any necessary instream work will occur between July 15 and October 1.

We look forward to hearing from you shortly on this important project.

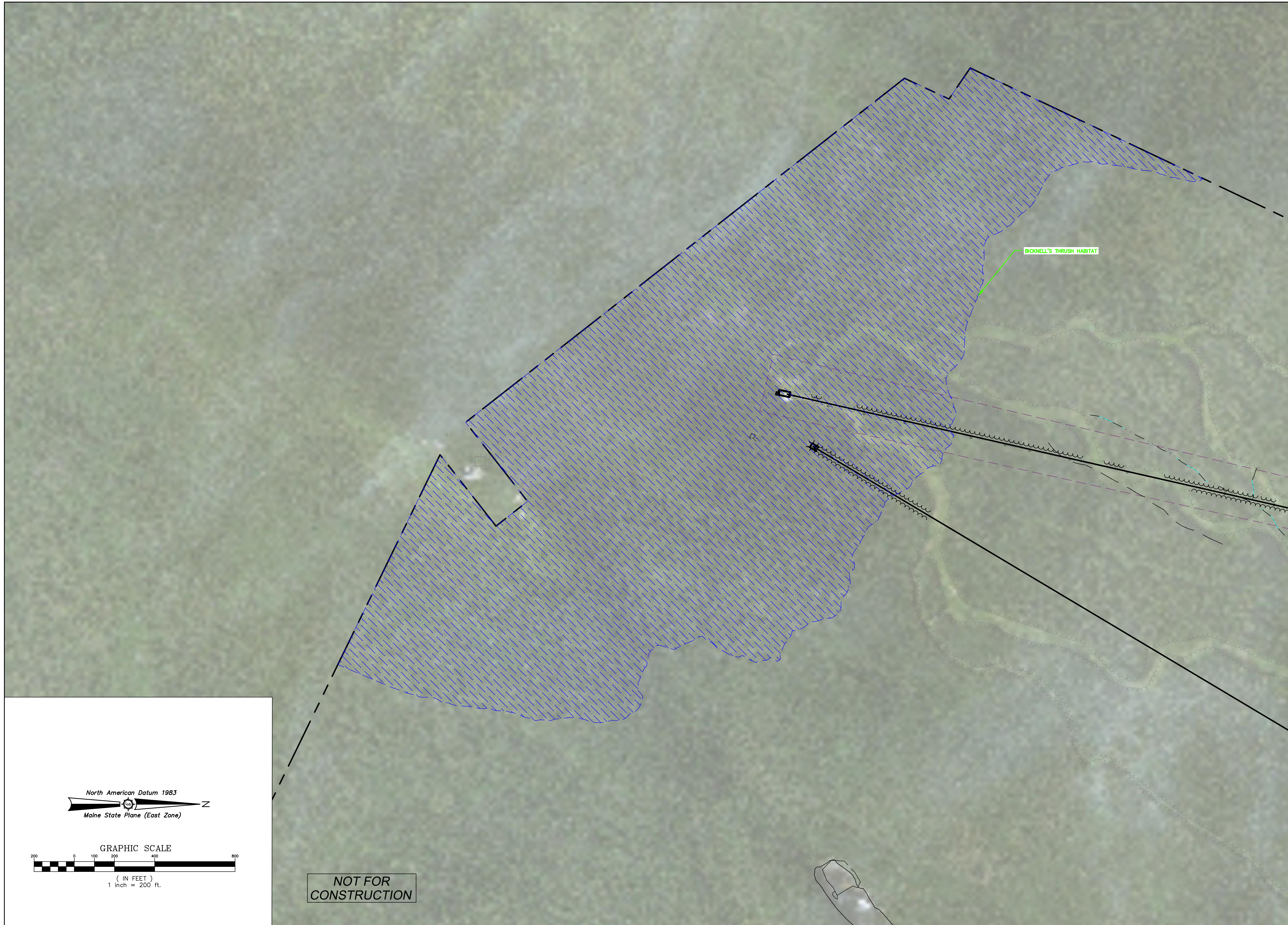
Please contact Matthew Dieterich (207) 817-5410, matthew.dieterich@sewall.com if you have questions or require assistance.

Sincerely,

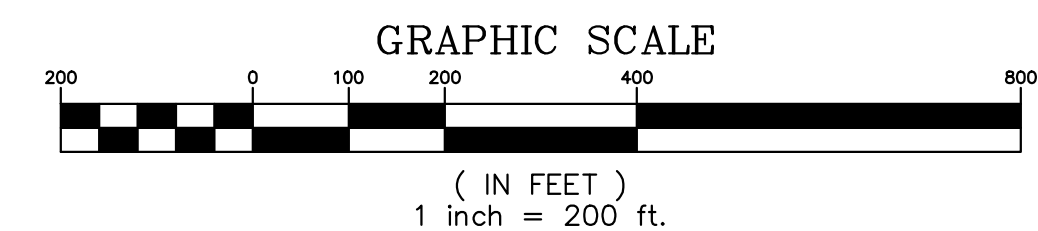
JAMES W. SEWALL COMPANY



Matthew Dieterich
Executive Vice President



North American Datum 1983
Maine State Plane (East Zone)

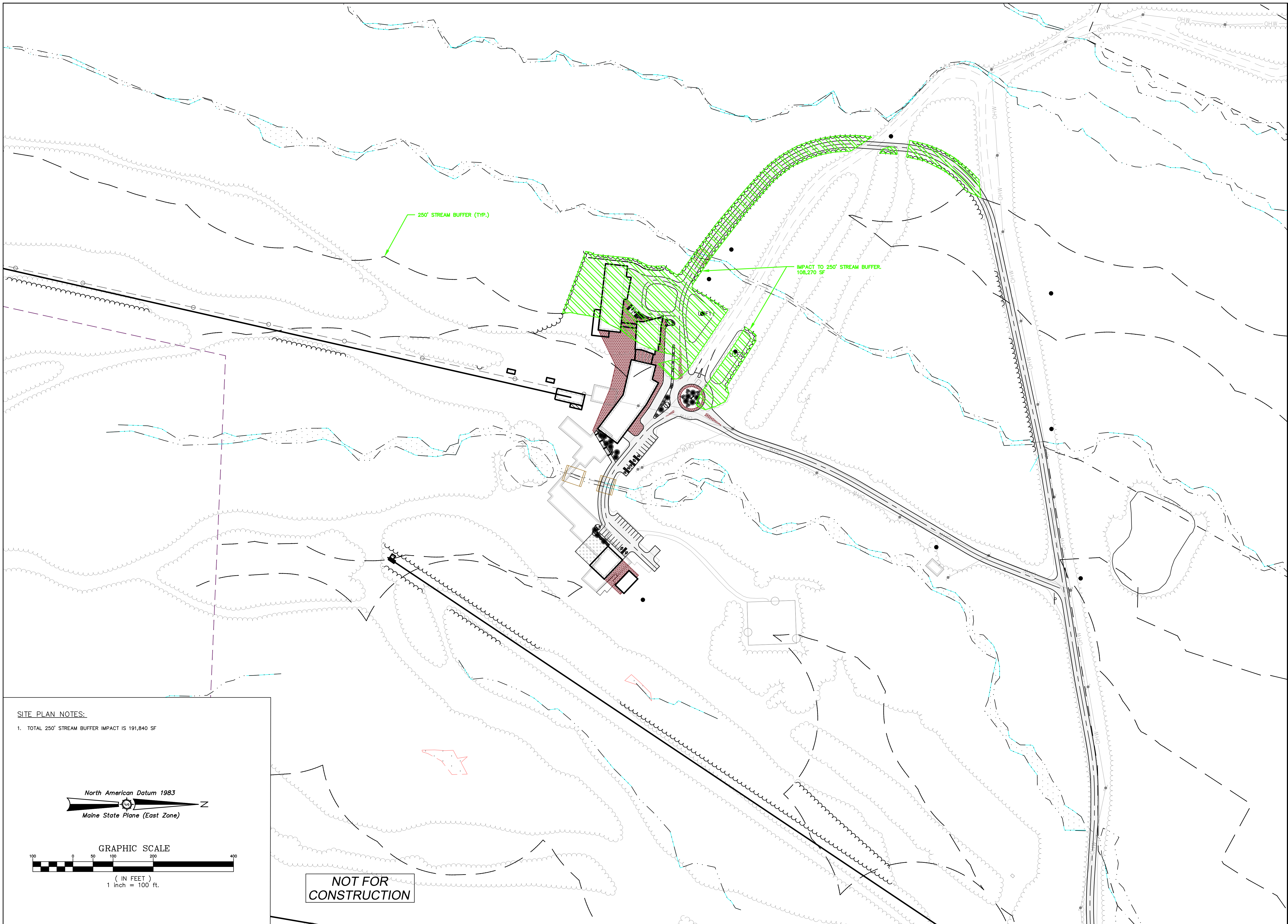


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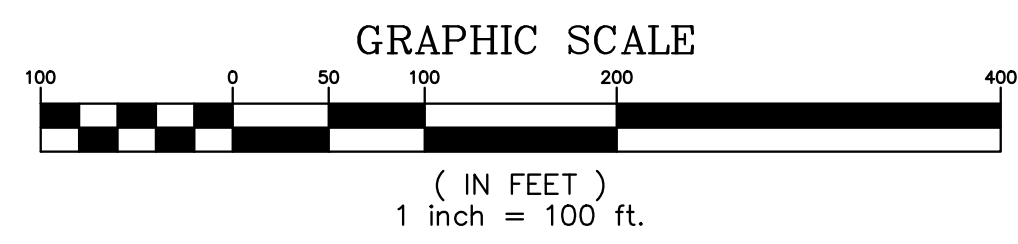
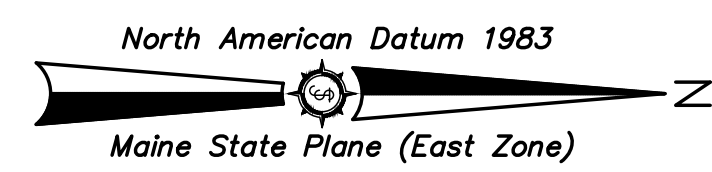
Rev. #	Drawn By	Description	Date
1	JAO	REVISED PER DEP STORMWATER COMMENTS	04/26/2021

BIG LAKE DEVELOPMENT, LLC BIG MOOSE RESORT	Drawn By FAB/JAO
SKI RESORT RD. Project Location BIG MOOSE TOWNSHIP, MAINE	Date 10/27/2021
Drawing Description WILDLIFE EXHIBIT	Scale AS SHOWN
Checked Approved	

Project No. 85716E	Scale
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Phase PERMIT	
Sheet No. WE-3	



SITE PLAN NOTES:
 1. TOTAL 250' STREAM BUFFER IMPACT IS 191,840 SF



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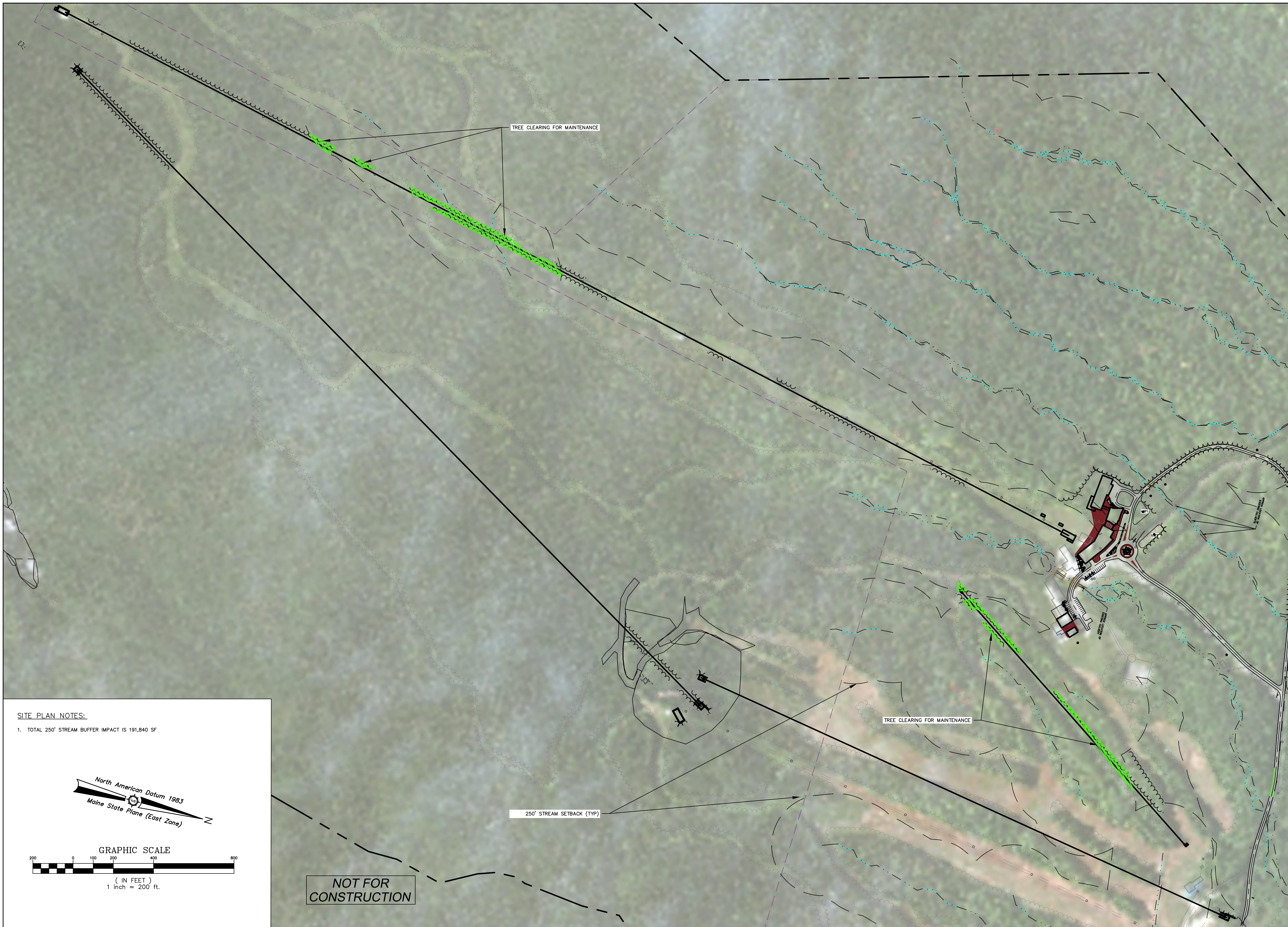
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1	JAO	REVISED PER DEP STORMWATER COMMENTS	04/28/2021

Designed By FAB/JAO	Drawn By FAB/JAO
Date 10/27/2021	Scale AS SHOWN
BIG LAKE DEVELOPMENT, LLC BIG MOOSE RESORT SKI RESORT RD. Project Location BIG MOOSE TOWNSHIP, MAINE Drawing Description SITE PLAN - CHAIRLIFT	
Approved	Checked

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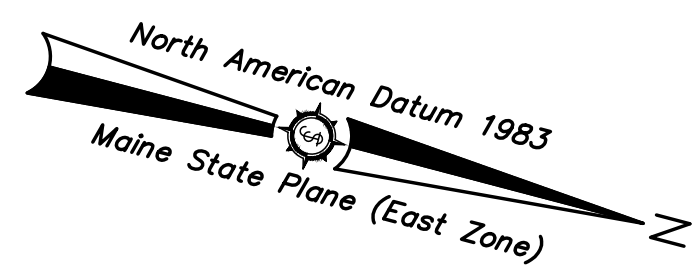
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Sheet No.
WE-2



SITE PLAN NOTES:

1. TOTAL 250' STREAM BUFFER IMPACT IS 191,840 SF



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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Rev. #	Date	Drawn By	Description
1	04/26/2021	JAO	REVISED PER DEP STORMWATER COMMENTS

BIG LAKE DEVELOPMENT, LLC
BIG MOOSE RESORT

SKI RESORT RD.
Project Location
BIG MOOSE TOWNSHIP, MAINE

Drawn By: FAB/JAO
Date: 10/21/2021
Scale: AS SHOWN

Approved: _____
Checked: _____

Drawing Description:
SITE PLAN - CHAIRLIFT

Project No. **85716E**

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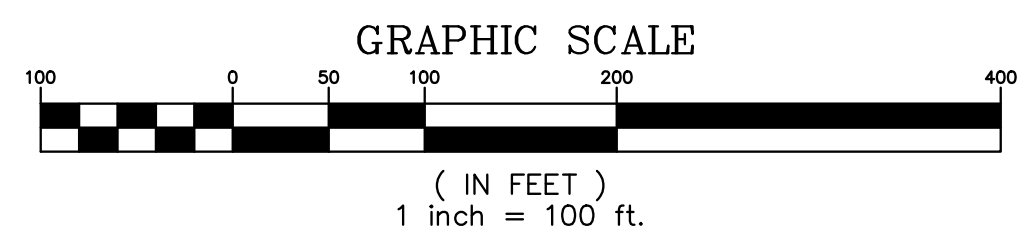
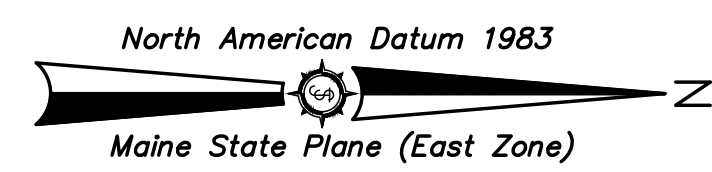
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Sheet No.: **WE-1**



SITE PLAN NOTES:

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Rev. #	Drawn By	Description	Date
1	JAO	REVISED PER DEP STORMWATER COMMENTS	04/26/2021

Designed By	FAB/JAO	Drawn By	FAB/JAO
Date	10/21/2021	Scale	AS SHOWN
Project Location		Approved	
BIG MOOSE TOWNSHIP, MAINE		Checked	
Drawing Description		SITE PLAN - CHAIRLIFT	

BIG LAKE DEVELOPMENT, LLC
BIG MOOSE RESORT

Project No. **85716E**

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