

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION

IN THE MATTER OF)
PETITION ZP 779A)
WOLFDEN MT. CHASE, LLC)

PREFILED TESTIMONY
H.C. HAYNES, INC.
ELGIN TURNER, PLS

A. INTRODUCTION

My name is Elgin H. Turner. I reside in Lincoln, Maine. I have associate and bachelor's degrees in forestry from the University of Maine system. I practiced forestry as a licensed Maine forester for 15 years and have been a professional land surveyor since 1982.

I served on the Town of Lincoln Comprehensive Plan Committee and served over 15 years as a member of the Town of Lincoln Planning Board. I am also a member of the Maine Forest Products Council.

I am employed by H.C. Haynes, Inc. ("Haynes"). My duties include:

1-land use compliance under state and federal laws and regulations, including those of the Land Use Planning Commission, ("Commission"), on lands within the Commission's jurisdiction and owned by Haynes or third parties;

2-evaluation of parcels of land for purchase, sale, timber harvesting, recreational leases, development, conservation sales and easements and related activities;

3-management of timberlands including boundary line and adjacent landowner relations;

4-contract negotiation and compliance including wind farms, solar farms and related wind and solar infrastructure; and

5-monitoring bills affecting forestry and related operations in the Maine Legislature including testifying on forestry issues before legislative committees.

I am familiar with the Wolfdan Mt. Chase, LLC, parcel where the proposed project will be located as well as the surrounding timberlands in Hersey, Moro Plantation and surrounding townships.

H.C. Haynes, Inc., is owned by members of Herbert and Virginia Haynes' family. The Haynes family has extensive real estate holdings throughout the organized towns and unorganized territories of Maine. The Haynes family is a major producer of wood fiber for manufacturers and other users throughout Maine and other markets. The Haynes family has been involved with land

ownership and wood production in Maine for almost 100 years. The Haynes family is committed to multiple use of its lands and has always allowed appropriate public use of its property for traditional Maine recreational pursuits such as hunting, fishing, atvs and snowmobiling.

The Haynes family is well acquainted with the challenging economic conditions facing northern Maine today and, in particular, with the project area and the Katahdin Region in LUPC’s jurisdiction.

B. THE KATAHDIN REGION AND PROJECT AREA

As you consider this rezoning petition, please keep the following factors in mind:

1-Katahdin Area Population and Job Losses

The Katahdin Region has suffered ongoing population and job losses for decades as documented by the US Census Bureau: and the applicant’s economic study:

Percent Change in Population		
Town	1990-2020	1980-2020
Patten	-29.9	-35.6
Sherman	-20.6	-20.2
Stacyville	-20.8	-31.4
Hersey	5.8	9.0
Crystal	-18.2	-28.9
Island Falls	-15.5	-22.7
Moro Plt	15.8	46.7
Mount Chase	-26.4	-19.7
Millinocket	-40.9	-45.6
East Millinocket	-27.4	-33.7
Medway	-38.2	-36.6
Houlton	-8.4	-10.5
Lincoln	-13.1	-4.2

Percent Change in Population Every 10 Years							
Town	2010-2020	2000-2010	1990-2000	1980-1990	1970-1980	1960-1970	1950-1960
Patten	-13.4	-8.5	-11.5	-8.2	8.1	-3.5	-14.3
Sherman	-3.9	-9.5	-8.8	0.6	7.6	-8.2	0.8
Stacyville	-4.0	-2.2	-15.6	-13.4	1.3	-18.7	-0.9
Hersey	-12.0	31.7	-8.7	3.0	-17.3	-23.6	-8.6
Crystal	-7.8	-5.6	-5.9	-13.2	24.2	-1.4	-24.0
Island Falls	-9.4	5.5	-11.6	-8.6	7.4	-10.3	-18.0
Moro Plt	15.8	-39.7	65.8	26.7	25.0	-51.0	-41.7
Mount Chase	-7.0	-18.6	-2.8	9.0	18.3	10.1	-28.4
Millinocket	-8.7	-13.4	-25.2	-8.1	-2.3	5.8	24.6
East Millinocket	-8.8	-5.7	-15.6	-8.7	-7.6	7.3	76.1
Medway	-12.0	-9.4	-22.5	2.7	25.5	17.8	74.6
Houlton	-1.1	-5.5	-2.1	-2.3	-16.6	-2.1	-0.7
Lincoln	-4.6	-2.6	-6.6	10.3	6.5	4.8	16.3

Population Growth

The population of the Pickett region has declined steadily since the 1970s and 1980s, mirroring changes in the forest products industry that once dominated the region (Chart 1). A series of mill layoffs and closures reduced employment opportunities, causing many residents to relocate. While some sites are being redeveloped, technological advances mean new operations do not require the thousands of workers mills once employed. Since 1990, Mount Chase's population has dwindled by 26%, Patten's by 30%, Millinocket LMA's by 31%, and Houlton LMA's by 10%. Today, 18,000 people live in Houlton LMA – 27% of Aroostook County's population and 1.3% of Maine's – and 9,100 people live in Millinocket LMA – 6% of Penobscot County's population and less than 1% of the state.

Exhibit 1 graphically depicts the long term population loss for Millinocket, East Millinocket and Medway and Exhibit 2 shows the population loss for East Millinocket and Millinocket during the time the Commission has been in existence.

Many of us remember Great Northern Paper Company and Lincoln Pulp and Paper and the thousands of employees who worked for those companies and that employment supported the regional economy and was of statewide significance.

Those jobs are gone. The Millinocket mill closed in 2008, the East Millinocket mill closed in 2014 and the Lincoln paper mill closed in 2016. The Katahdin Region has pretty much lost most of its working age population in the years following these mill closures since there were no jobs here for people and they were forced to leave the area.

The Katahdin Region needs jobs, jobs, jobs. People need to work.

2-The Project Area is Part of Maine’s Industrial Working Forest

The Wolfden parcel of over 7,000 acres is part of Maine’s multi million acre working industrial forest which produces the fiber so vital to Maine’s economy.

The project area is not a wilderness, it is a working forest. Maine timberlands are a multiple use working forests and even though some people may think the working forest is part of some wilderness experience, in fact, it is no different than a potato field or other crop field. The crop rotation is a bit longer.

The private road system accessing the project area and surrounding industrial forest has been used on a regular basis to transport heavy construction equipment such as graders, loaders, excavators, skidders, delimiters, and related timber harvesting equipment as well as loaded (approximately 100,000 pounds) and empty logging trucks to transport timber. Typical woods operations roads are built and maintained for heavy logging equipment with recreational use being incidental.

The logging roads from Route 11, the nearest public road, to the project area are private and public use is permissive with each landowner,

3-Your Mandate is to Consider the Interests of Local Residents and the Interests of Landowners and to Encourage Regional Economic Viability

Area communities are in favor of this project:

The town meeting votes were as follows:

Town	Date	Voters	In		% In	
			Favor	Against	Favor	Against
Stacyville	20-Jul-22	24	22	2	92	8
Hersey	6-Oct-22	12	11	1	92	8
Moro Plt	14-Dec-22	6	5	1	83	17
Sherman	20-Feb-23	50	45	5	90	10
Patten	13-Apr-23	121	75	46	62	38
Mount Chase	23-May-23	66	33	33	50	50

Landowners need to be able to make productive use of their land.

4-Approval is the Start of a Long Process

Also keep in mind that the requested zone change is just a preliminary step in a long process. Approval will not change the environment or authorize anything other than filing an application under Chapter 200 of DEP's rules and certification under your rules.

If the project does not receive certification and a permit under Chapter 200, the zoning reverts back to the original subdistrict – Chapter 10.21,H.8.e. and Chapter 12 Section 4.D.

C. CHAPTER 12 CRITERIA

1. Chapter 12 Section 4.B(1)

The project will encompass less than 400 acres of a parcel that is over 7,000 acres. The existing uses or resources are timber production and the impact on other resources will be minimal because the only way the project can move forward is in compliance with DEP's Chapter 200 Section 11.

The purpose of a planned development district is to allow development of a particular natural feature, in this case minerals which are located under the parcel and are concentrated in a limited area. A planned development district is the only way this resource can be recovered and the application demonstrates that the change is consistent with the standards of the Planned Development Subdistrict.

The impact of the project on area timber production will be minimal as well. The site is in the middle of a vast commercial forest and taking 400 acres out of timber production in order to recover the minerals will not result in any undue impact on area timber resources or the timber resources on the 7,000 + acre parcel.

2. Chapter 12 Section 4.B(2)

As noted earlier, the population and employment opportunities for the Katahdin Region and the project area are a fraction of what they were even 10 years ago and the comparison to 20 years ago is even more striking.

The area needs help. The area needs jobs and economic opportunity such as those that will result from construction and operation of the project. People will go to work. The local people and businesses and the regional and local economies will benefit.

Negative impacts will be minimal since the project only goes forward in compliance with DEP's Chapter 200 Section 11.

3. Chapter 12 Section 4.B(3)

The project presents short term and long term positive socioeconomic benefits by directly and indirectly creating much needed employment in the area as well as direct and indirect local and regional purchases of goods and services.

D. Conclusion

We are pleased to support this project for the following reasons:

1-This project presents a unique real world demonstration of the multiple uses Maine forestlands are capable of maintaining. Not only will the parcel be used to generate significant amounts of critical minerals for our 21st century economy, but the parcel will continue in timber production and will continue to be available for public uses such as hunting, atv and snowmobile use. This project will fit harmoniously into the existing uses of the parcel with no conflict or competition for natural resources.

2-The construction phase of the project will produce significant economic benefits to an area of the State much in need of a shot in the arm. The employment opportunities for local residents will be welcome. The multiplier effect of the goods and services purchased by this project will be positive on a state wide basis.


3-The permanent jobs, ongoing purchases of goods and services, and property tax revenue over the life of the project will be beneficial additions to the local and state economies.

Northern Maine, the Katahdin Region and the project area in particular, have suffered long term job losses in traditional industries. This project will help stabilize the local economy in southern Aroostook and northern Penobscot counties and is very much needed in the area.

4-The ongoing production of fiber from this parcel of land will be a benefit to Maine's timber industry. This project presents a win-win situation. The State will realize not only the mineral benefits but also the long term timber production from the Wolfden parcel.

5-This project demonstrates the benefit to the landowner by allowing the highest and best use of its property which will improve the economics of the long term forest land investment for all landowners. Forest land owners are struggling with the changing economics of fiber production in LUPC's jurisdiction. Land owners need the opportunity to generate income from multiple uses of their land. This project is an excellent example of multiple beneficial uses of land for the public as well as the land owner.

Dated at Millinocket, Maine, this 22nd day of September.



Elgin H. Turner, PLS

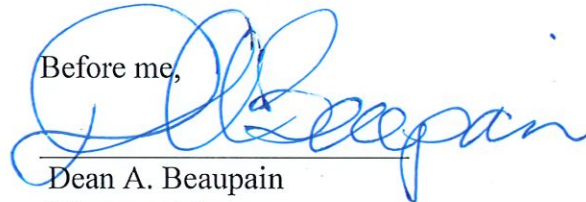
State of Maine

September 22, 2023

Penobscot, ss.

Personally appeared the above-named Elgin H. Turner, PLS, who first being duly sworn, made oath that the foregoing Pre Filed Testimony which he has signed and to which he subscribes is based on his own personal knowledge and that the facts set forth therein are true to the best of his information and belief.

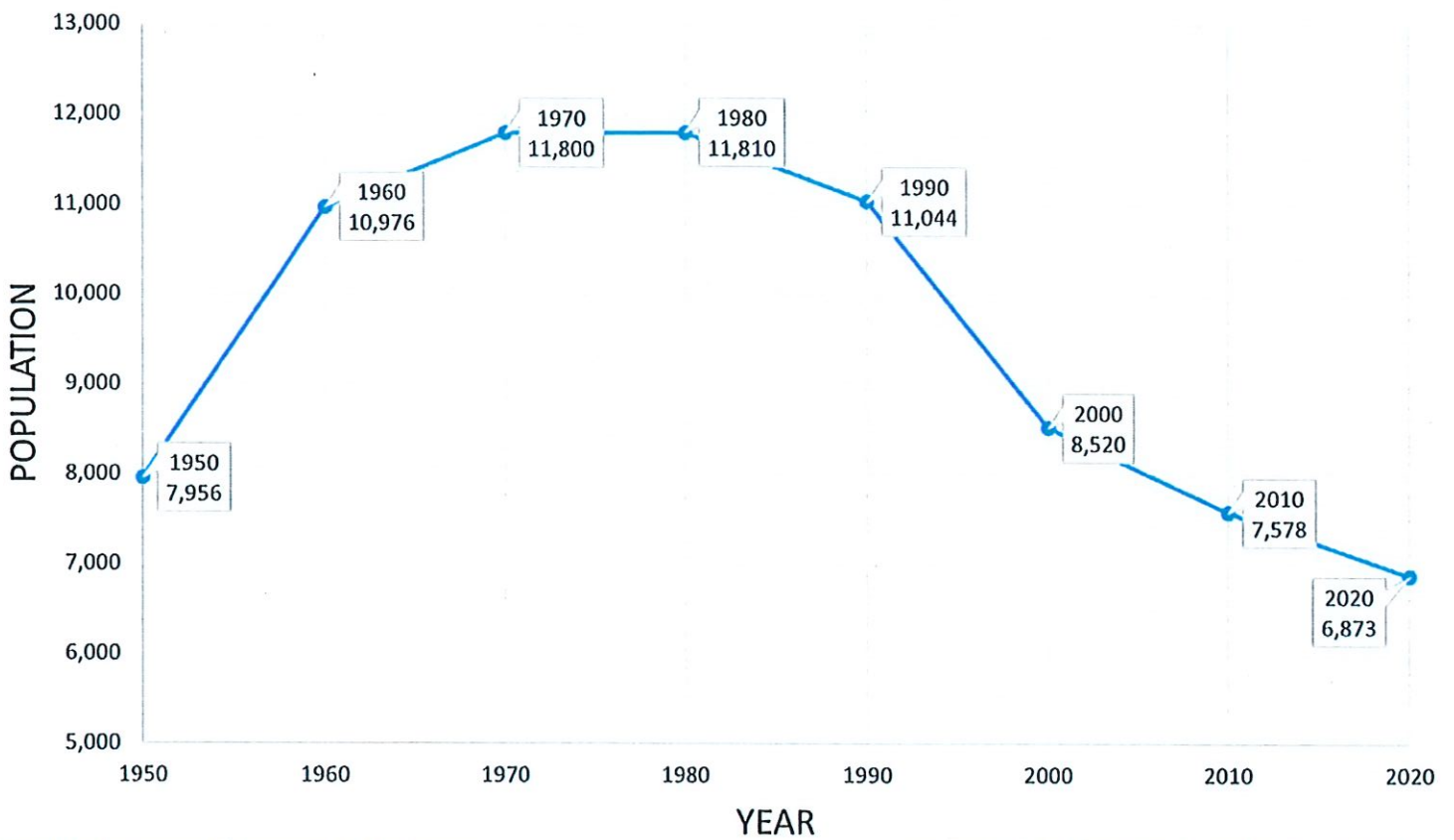
Before me,



Dean A. Beaupain
Attorney at Law

Haynes Turner Exhibit 1

Millinocket Region Population Data (1950 - 2020)

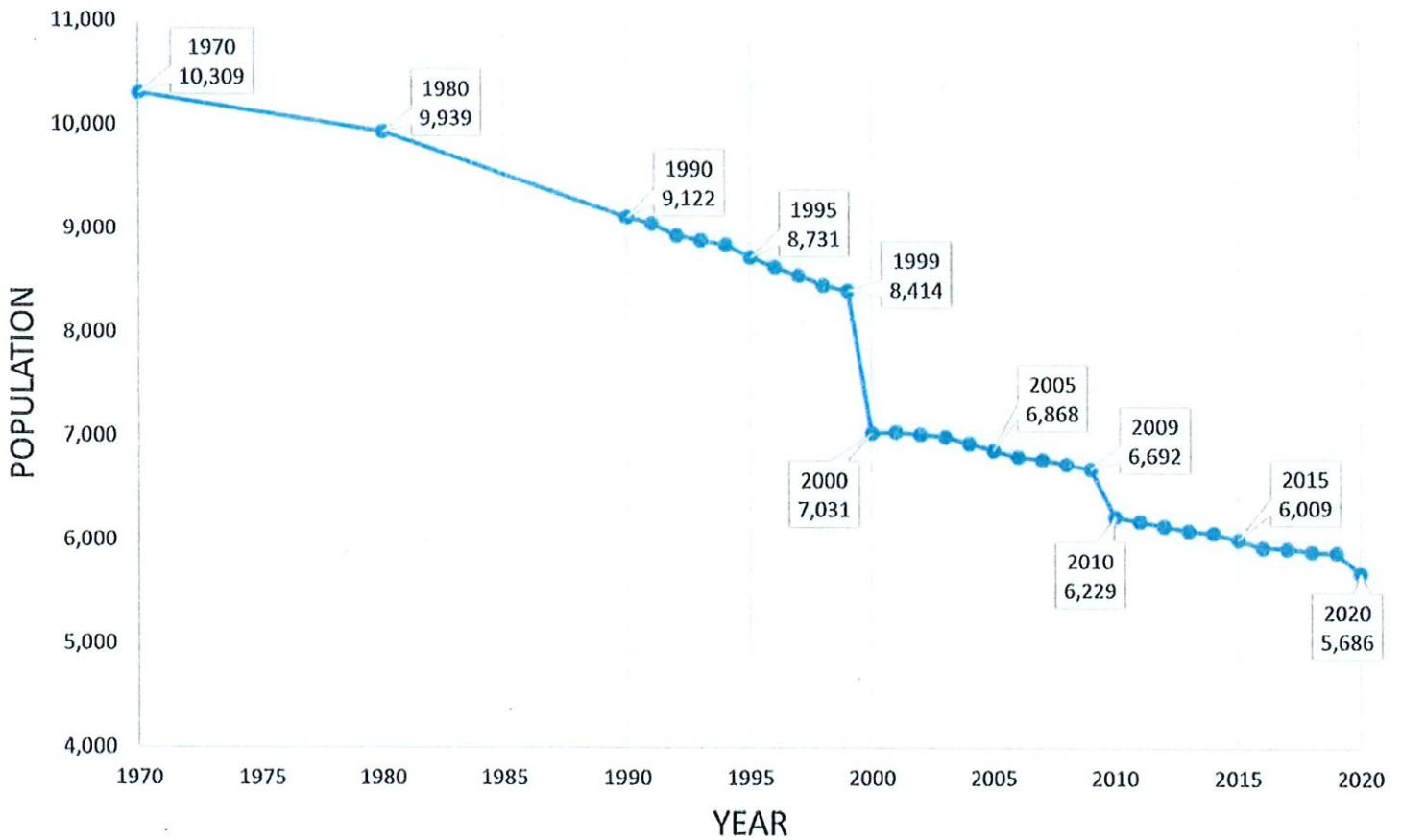


Source: U.S. Department of Commerce Decennial Census

Includes data from Millinocket, East Millinocket, and Medway

Haynes Turner Exhibit 2

Millinocket - East Millinocket Population Data (1970 - 2020)



Source: U.S. Department of Commerce Decennial Census and census.gov projections

Includes data from Millinocket and East Millinocket

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PREFILED TESTIMONY
H.C. HAYNES, INC.
JOEL FITZPATRICK, RPh

A. INTRODUCTION

My name is Joel Fitzpatrick. I have resided in Patten, Maine for the last 27 years. I have been married for 34 years and have three adult daughters.

I was born and raised in Houlton Maine and graduated from the University of Rhode Island School of Pharmacy in 1991 and have been a licensed pharmacist in Maine ever since. I owned and operated the Patten Drug Co located at 20 Main St, Patten, Maine for 26 years. I currently operate Katahdin Brew Works located at 10 Katahdin Street, Patten, Maine, and work two days a week, as a pharmacist, for Katahdin Valley Health Care, the local rural health center. I am a member of the Patten Planning Board and a board member of the St. Agnes Catholic Church Parish Council.

As a local business owner, I have experienced the economic difficulties facing the region as time has gone on and our population has decreased. Over time, the level of business activity has gone down along with our population and the area needs job opportunities in order to retain its working age population and to grow our economy.

A. THE PATTEN REGION AND PROJECT AREA

The project area is notable for the following reasons:

1-Patten Area Population and Job Losses

The communities from Stacyville to Sherman to Patten to Island Falls have suffered ongoing population and job losses since I moved to Patten and for a long time before I moved to the area. US Census Bureau data and the applicant's economic study show the following:

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Moro Plt	15.8	-39.7	65.8	26.7	25.0	-51.0	-41.7
Mount Chase	-7.0	-18.6	-2.8	9.0	18.3	10.1	-28.4
Millinocket	-8.7	-13.4	-25.2	-8.1	-2.3	5.8	24.6
East Millinocket	-8.8	-5.7	-15.6	-8.7	-7.6	7.3	76.1
Medway	-12.0	-9.4	-22.5	2.7	25.5	17.8	74.6
Houlton	-1.1	-5.5	-2.1	-2.3	-16.6	-2.1	-0.7
Lincoln	-4.6	-2.6	-6.6	10.3	6.5	4.8	16.3

Population Growth

The population of the Pickett region has declined steadily since the 1970s and 1980s, mirroring changes in the forest products industry that once dominated the region (Chart 1). A series of mill layoffs and closures reduced employment opportunities, causing many residents to relocate. While some sites are being redeveloped, technological advances mean new operations do not require the thousands of workers mills once employed. Since 1990, Mount Chase's population has dwindled by 26%, Patten's by 30%, Millinocket LMA's by 31%, and Houlton LMA's by 10%. Today, 18,000 people live in Houlton LMA – 27% of Aroostook County's population and 1.3% of Maine's – and 9,100 people live in Millinocket LMA – 6% of Penobscot County's population and less than 1% of the state.

Exhibit 1 graphically depicts the long term population loss for Patten and Exhibit 2 shows the population loss for Patten since I moved to that community.

Since 1996 when I moved to Patten, Maine, I have seen many local mills close. The two mills in the Millinocket area, the starch factory in Island Falls and the plywood mill in Patten have all closed. The population in 1996 was about 1200 people. Now the population is about 880. There is no argument that the population and employment opportunities in northern Penobscot and southern Aroostook Counties has declined since we moved here in 1996. My children have said that they would not be returning to the northern Penobscot area. The reason they give is lack of jobs and activities that are offered in the Patten area.

As a small business owner, over the past five years, I have experienced more business activity in the Patten area. It would be great to see this continue even though we have not regained lost ground with respect to the overall business level. More infrastructure is needed in the greater Katahdin area to support any expanding or new business. I believe that the Pickett Mountain project could potentially add a substantial value to the greater Katahdin area.

We are surrounded by unorganized territories and you control land use. We need your help to provide jobs and economic opportunity in this area and we need it now.

3- Local Support

Area communities are in favor of this project because of the economic and job opportunities which will result from the project.

The town meeting votes were as follows:

Town	Date	Voters	In		% In	
			Favor	Against	Favor	Against
Stacyville	20-Jul-22	24	22	2	92	8
Hersey	6-Oct-22	12	11	1	92	8
Moro Plt	14-Dec-22	6	5	1	83	17
Sherman	20-Feb-23	50	45	5	90	10
Patten	13-Apr-23	121	75	46	62	38
Mount Chase	23-May-23	66	33	33	50	50

4-Rezoning is One Step in a Process

Rezoning is the first step in a long permitting process.

Wolfden will be required to meet all State of Maine mining laws and DEP regulations. I ask this question, if a person or business can abide and perform within the laws and regulations set forth by the State of Maine or any of its governing bodies, then why shouldn't they be allowed to operate? Wolfden's land parcel should be rezoned if it can follow the Maine rules and laws. This does not guarantee that Wolfden will be cleared to mine the land parcel.


I think the Patten area is one of the most overlooked areas in Maine. It has beautiful views, lakes, rivers, mountains and other natural resources. I think the National Monument, Wolfden and other businesses have a great potential to rejuvenate the Northern Penobscot region. It would be great to be able to use all of the resources responsibly to benefit all.

5- Balancing Test

Your October 5, 2012 Guidance for Interpreting the 2010 Comprehensive Plan in light of statutory changes to your mission calls for balancing the competing interests concerning development including those of local residents and landowners.

As you engage in balancing the approval criteria please keep in mind that if you do not approve this rezoning the status quo will not change and the Patten area will continue its long term population and economic decline. Approving the rezoning simply allows the process to move forward and if a mining permit is not issued, the zoning will revert to its pre petition status.

Dated at Sherman, Maine this 22nd day of September, 2023


Joel Fitzpatrick


State of Maine

September 22, 2023

Aroostook, ss.

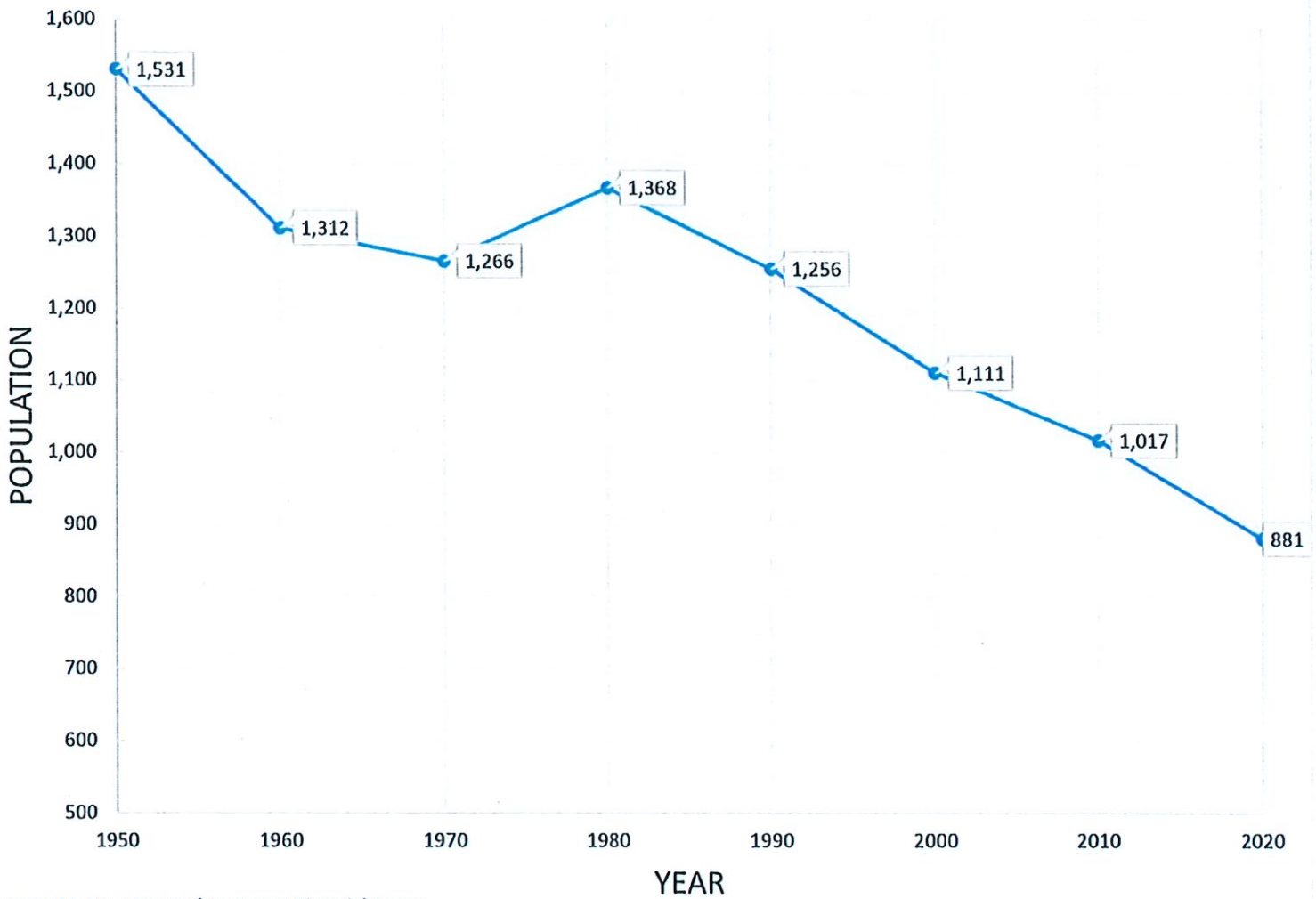
Personally appeared the above-named Joel Fitzpatrick, who first being duly sworn, made oath that the foregoing Pre Filed Testimony which he has signed and to which he subscribes is based on his own personal knowledge and that the facts set forth therein are true to the best of his information and belief.

Before me,


Dean A. Beaupain
Attorney at Law/Notary Public

Haynes Fitzpatrick Exhibit 1

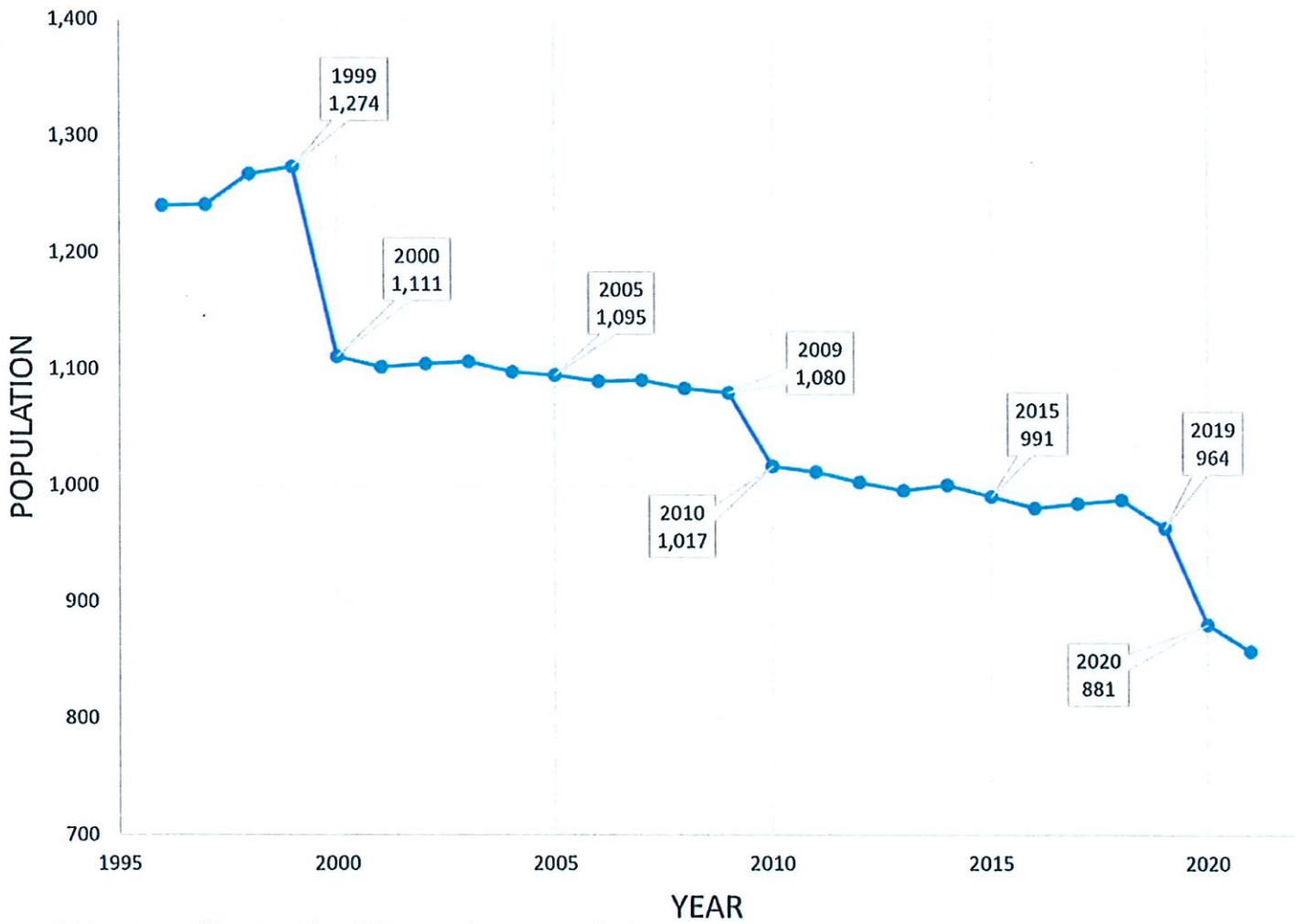
Patten Population Data (1950 - 2020)



Source: U.S. Department of Commerce Decennial Census

Hagnes Fitzpatrick Exhibit 2

Patten Population Data (1996 - 2021)



Source: U.S. Department of Commerce Decennial Census and census.gov projections