

FOREST MANAGEMENT PLAN

**FOR
Robert Moulton property
Abbee Pond
Brownville, Maine**

AS OF:

July 23, 2015

**BY:
Albert J. Childs, LPF#1
Forester
P.O. Box 745, Brownville, Maine 04414**

INTRODUCTION

Owner: Robert Moulton

Address Of Owner: 56 Royal Coachman Way, Shapleigh, Maine 04075

Assessors Reference: Map 2 Lot 75

It should be noted here that the entire property is currently enrolled within the Maine Tree Growth Taxation program, which allows for assessment of such land at a reduced rate set by the State on a County wide basis. *Removal of any land from this beneficial program will initiate a substantial one-time penalty be assessed by the Town on the land removed.*

Survey Reference: Piscataquis County Registry of Deeds, Plat Book J, File #52

Deed Reference: Piscataquis County Registry of Deeds, Book 2258, Page 117, Quitclaim deed with Covenant.

Purpose Of Plan: This forested parcel of land has been historically harvested on an extensive basis by the preceding owners, and the current owner wishes to manage the property for future crops of forest products. The owner has recently acquired the property (September 5, 2013) and wants to continue within the Maine Tree Growth program and encourage growth of high quality commercial forest stands of trees.

Access: Access to this property from the north and south is via State Route 11 to the intersection of Church Street in Brownville, then northerly on Church Street about 1 mile to the junction of Abbee Road which exits easterly. Church Street is a two lane paved municipal road while Abbee Road is a private single lane gravel truck road shown on the above survey plan as a right-of-way being 80' in overall width, with 15' left and right of a 50' travel way. It should be noted here that the subject property deed does not provide a deeded right-of-way over Abbee Pond Road.

INTRODUCTION (Cont.)

The Property: This property surrounds and includes the entire “Great Pond” known as Abbee Pond, with a total area of 175.5 acres according to survey. Abbee Pond is estimated to be about 26± acres according to Inland Fisheries & Wildlife data, along with surrounding marsh and wetlands of about 25± acres. The remaining land area is entirely forested and exhibits a forest size and type that has experienced relatively recent harvesting (15 to 25 years ago).

Objectives: The purpose/objective of this *Forest Management Plan* is to assist the owner in managing the existing forest cover in such a way as to grow forest products that will yield the highest value, whether that be economic or environmental. As stated by the owner, his goal is to utilize recognized forest management practices that will allow him to develop various forest products within the property, both for his personal use in the form of fire wood, and for sale within the forest products industry as pulpwood or logs. Current conditions found within the property indicates that any economical commercial harvest is many years in the future, but during the interim it will be possible to conduct fire wood operations for thinning purposes.

A personal inspection of the property was conducted on July 23, 2015 by this Forester.

Zoning and Forest Regulations: The Town of Brownville, Maine does not have a complete comprehensive zoning plan, but does adhere to the State mandated *Shoreland Zoning Ordinance* adopted March 24, 1990, and amended through July 26, 2006.

Surrounding Abbee Pond, and extending 250’ outward from the high water elevation of the pond is a *Resource Protection Zone*. Within the first 100’ from the shore line there are extensive restrictions on cutting and building of any type of structure. From 100’ to 250’

INTRODUCTION (Cont.)

Zoning and Forest Regulations (Cont.):

there are restrictions, but single family residential development can be done with appropriate soil testing and approval by the Town. Harvesting of forest products in this 150' zone is limited to 40% of standing merchantable volume in any ten (10) year period.

A *Stream Protection District* is identified along the banks of an unnamed stream flowing from the northeasterly shore of Abbee Pond. This zone extends 75' left and right of the stream bank as measured at high water.

The State of Maine has a *Forest Practices Act* (revised April 1999) which is supplemented by *Maine Forest Service Rules, Chap. 20*, entitled *Forest Regeneration & Clearcutting Standards* ("The Rules") revised 2005. Under the revised Act anyone who owns less than 100 acres is exempt from the clear cutting standards as set out within the Act. The Rules require any land owner who contemplates a commercial harvest (sale of stumpage or forest products) must notify the Maine Forest Service on a form entitled "Forest Operations Notification". The owner is encouraged to get from the Maine Forest Service copies of the *Forest Practices Act* and *Maine Forest Service Rules, Chap. 20*.

Outstanding Rights: According to the survey plan noted earlier, there is a reservation of rights for a "walking trail" leading from the southerly end of the Ross Road southeasterly through the subject property to the easterly shore of Abbee Pond.

PART II
DESCRIPTIONS, ANALYSIS AND PRESCRIPTIONS

Area Data:

Brownville, Maine is a relatively small rural community that historically had an economic base around railroad operations, a textile mill, slate mining, and agriculture, but only a small railroad operation remains. It has become, like so many older mill towns, a retirement residential community that offers little in the way of employment and limited service and financial opportunities. A substantial portion of the town is forested with a mixture of hardwood and softwood trees, with most of this land area harvested many times over the past 150 years.

Subject Forest Land:

As noted previously, the subject land experienced a relatively extensive harvest of all merchantable forest products within the past 15 to 25 years. As a result, the present tree cover consists of trees in the sapling (1" to 5" in diameter) and young pole (5" to 8" in diameter) size classes. Throughout the property there are clusters, referred to as "stands", that are predominantly hardwood tree species, while other areas have stands predominantly of softwood trees. Hardwood species found on the property consist of White and Gray birch, Yellow birch, Red and Sugar maple, Beech, Quaking aspen, White ash and alder. Softwood tree species consist of Balsam fir, White and Red spruce, Eastern white pine, Eastern hemlock, and Eastern white cedar.

There is a substantial area surrounding Abbee Pond that is either marsh land or forest wetland, and this immediate area and soil type places some restrictions on management and harvesting operations.

Topography and Soils:

Topographic features are quite moderate, with the subject land having only a slight slope to the south and east from the highest point along the western boundary. Soils appear to

Topography and Soils (Cont.):

be variable, but exhibit a rocky loam with relatively shallow organic duff layer on top. There appears to be at least two drainage streams out of Abbee Pond, one along the northeasterly shore and one at the southerly end of the Pond.

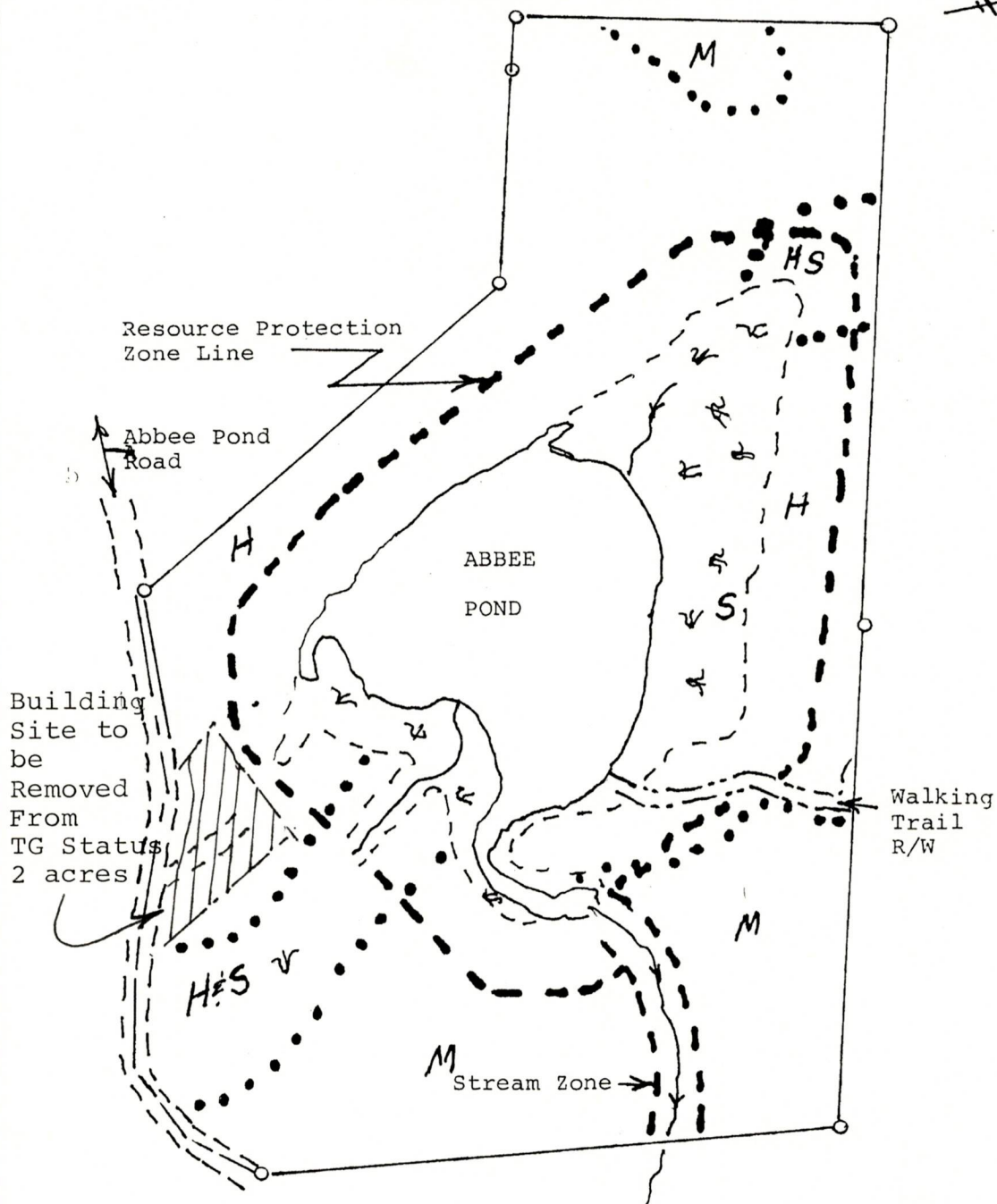
Fish & Wildlife:

Located entirely within the property is Abbee Pond, which according to data provided by Maine Inland Fisheries & Wildlife, this pond covers some 26± acres, with a maximum depth of 7'. It is a warm water lake and supports primarily a pickerel fish population. Surrounding this water body is a variety of shore line characteristics including marsh, alder swamp, and forest wetland. Wildlife found within the property is typical of the general area, and there are no known Bald Eagle nests or roosting trees, and no known animals or birds listed as endangered species.

Boundaries and Corner Monumentation:

According to the survey of record in Plan Book "J" at Page 52, the entire property was surveyed by A.E. Sturgeon, Inc., John B. Cahoon, RLS #324, in 1990, with the subject shown as "175.5 Acres to be retained by Ade Family partnership". This plan indicates that iron pins were set at all corners, and that the southwesterly boundary follows the centerline of a an 80' wide road and utility corridor right-of-way. Inspection of the boundary lines indicates they were originally painted, but beginning to fade due to weathering over time.

STAND MAP & PROPERTY PLAN



Prescriptions and/or Recommendations

- (1) Based on the Quit Claim with Covenant deed between the Gardner Land Company, Inc. and Robert Moulton, dated September 5, 2013, there does not appear to be a conveyance of rights within the access road in the form of a right-of-way or easement from Church Street to the property itself. It is strongly recommended that the owner engage an Attorney to assist in acquiring said right-of-way in order to insure continued legal access.
- (2) Given the current size of the tree species within the property it is suggested that the owner begin a crop tree selection process within small selected areas, and start removing undesired stems through a fuel wood harvest process. Purpose of this thinning, or crop tree release, is to stimulate growth of the selected trees and shorten the time to reach merchantability. It is not anticipated that a commercial harvest will be economically feasible within the ten year life of this *Management Plan*.
- (3) While the boundary lines are currently visible, it is recommended that the owner locate the various corner pins, and repaint the boundary lines with a highly visible color such as international orange or bright red. Corner pins should also be painted, and at each corner three or four trees adjacent to the corner should be blazed and painted with the blazes facing the corner. These are known as “witness trees” and will help relocate the corner pins in years to come as the ground cover grows up and hides the pin.
- (4) The owner wishes to have this property remain in the Maine Tree Growth Tax program, and therefore is advised that this *Management Plan* is sufficient for ten (10) years from 2015, and in 2025 the property will have to be recertified by a Licensed

Prescriptions and/or Recommendations (Cont.)

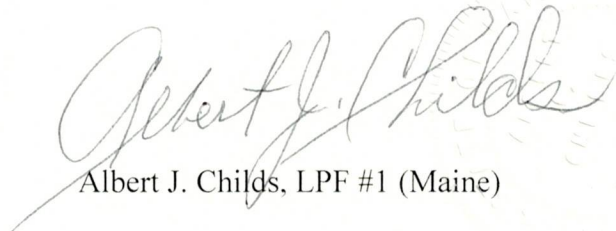
(4 Cont.)

Professional Forester, and a new application filled out and provided to the Town Assessor.

Forester Certification

I, Albert J. Childs, a Licensed Professional Forester in the State of Maine, have personally inspected the property described within this *Management Plan*, and have made the above recommendations for management based on acceptable forest practices as of the date of this Plan.

Signed:

A handwritten signature in cursive script, reading "Albert J. Childs". The signature is written in dark ink and is positioned over a faint, circular, embossed seal. The seal appears to be a professional registration mark for a forester in the state of Maine, with some text visible around the perimeter, though it is too faint to read clearly.

Albert J. Childs, LPF #1 (Maine)

Dated: July 23, 2015