

MAINE LAND USE PLANNING COMMISSION
INDEX TO THE PUBLIC HEARING RECORD¹
CONCERNING DEVELOPMENT PERMIT DP 3639-F:

Big Lake Development Company, LLC (PO Box 669, Spruce Head, ME, 04462) is proposing Amendment F to Development Permit DP 3639, for the redevelopment of the Big Moose Mountain Ski Resort in Big Moose Twp., Piscataquis County. The proposed redevelopment includes a new hotel, base lodge, tap house, event center pavilion, swimming pool, maintenance garage, new ski and surface lifts, and ziplines. The Applicant also proposes infrastructure improvements, including electric utility lines, replacement snowmaking lines, a mid-mountain pump station, vehicle access and parking, a potable water system, and sanitary district sewer lines.

A list of acronyms is provided at the end of this document.

LIST OF EXHIBITS

(as of June 24, 2022)

- * *All items are in chronological order. Items regarding the same event or requirement are entered in chronological order as sub-exhibits, and the group is entered according to the date of the first item.*
- * *Exhibits that only have an effective date (e.g., official zoning maps, and Commission statutes and rules), are entered as an exhibit according to the date of the appropriate stage.*

Exh. #	Date	Description
---------------	-------------	--------------------

A. Rules in Effect at the Time²

- | | | |
|------|---|--|
| 1. | Statutes, Rules, and Plans | |
| 1.a. | <i>12 M.R.S. §§681, et seq. (05/02/2022)</i> | <u>1a Statute 2022 May.pdf</u> |
| 1.b. | <i>Land Use Districts and Standards, Chapter 10 of the Commission's Rules and Regulations (03/29/2022)</i> | <u>1b Ch10 ver2022 March.pdf</u> |
| 1.c. | <i>General Provisions, Chapter 1 of the Commission's Rules and Regulations (11/01/2021)</i> | <u>1c Ch01 ver2021.pdf</u> |
| 1.d. | <i>Rules of Practice, Chapter 4 of the Commission's Rules and Regulations (11/01/2021)</i> | <u>1d Ch4 ver2021 Nov1.pdf</u> |
| 1.e. | <i>Rules for the Conduct of Public Hearings, Chapter 5 of the Commission's Rules and Regulations (11/01/2021)</i> | <u>1e Ch5 ver2021 Nov1.pdf</u> |
| 1.f. | <i>Comprehensive Land Use Plan for Areas within the Jurisdiction of the Maine Land Use Planning Commission (2010)</i> | <u>1f 2010 CLUP.pdf</u> |
| 2. | Guidance Materials | |
| 2.a. | <i>Comprehensive Land Use Plan Guidance Document (10/05/2012)</i> | <u>2a CLUPguidance10052012.pdf</u> |

¹ The hearing record includes all information required by Chapter 5 of the Commission's rules, Section 5.11. Generally, this includes all information relied upon or submitted to the Commission; limited administrative items (e.g., procedural orders, information regarding party status); and information available, offered, or received at the hearing. All other information or documentation regarding process are included in the administrative record.

² As of the date the permit application was deemed complete for processing in accordance with Rules of Practice, 01-672 C.M.R. Chapter 4.

- 3. Land Use Guidance Maps
 - 3.a. *Big Moose Township (Large Map)* [3a_big-moose-twp.pdf](#)
 - 3.b. *Big Moose Township (Tabloid Map)* [3b_big-moose-twp_tabloid.pdf](#)
- 4. Pre-application Materials
 - 4.a. 06/19/2020 *Land Title Survey Maps Prepared for Big Lake Development Co., LLC*
[4a_LandTitleSurveyMaps.pdf](#)
 - 4.b. 02/24/2021 *Pre-application Meeting Minutes*
[4b_PreapplicationMeetingMinutes.pdf](#)
 - 4.c. 03/16/2021 *Pre-application MNAP Initial Information Request*
[4c_Preapplication_MNAPRequest.pdf](#)
 - 4.d.

B. Petition Filing through Complete for Processing

- 5. Application and supporting materials for Development Permit DP 3639-F
 - 5.a. 03/21/2021 *Original Application* [5a_OriginalApplication.pdf](#)
 - 5.b. 03/21/2021 *Original Site Plans* [5b_SitePlans.pdf](#)
 - 5.c. 03/24/2021 *Application Addendum #1, Greenville Transfer Station*
[5c_Addendum1_GreenvilleTransferStation.pdf](#)
 - 5.d. 03/25/2021 *Application Addendum #2, Moosehead Sanitary District*
[5d_Addendum2_MooseheadSanitaryDistrict.pdf](#)
 - 5.e. 03/26/2021 *Town of Greenville Information Request* [5n_LUPC_InformationRequest3.pdf](#)
 - 5.f. 04/05/2021 *Applicant's Response to MNAP* [5f_Applicant'sResponseToMNAP.pdf](#)
 - 5.g. 04/08/2021 *LUPC Information Request #1* [5g_LUPC_InformationRequest1.pdf](#)
 - 5.h. 04/21/2021 *MNAP Initial Comments* [5h_MNAP_Comments.pdf](#)
 - 5.i. 04/28/2021 *LUPC Information Request #2* [5i_LUPC_InformationRequest2.pdf](#)
 - 5.j. 04/29/2021 *Applicant's Response to MDEP* [5j_Applicant'sResponse_MDEP.pdf](#)
 - 5.k. 04/29/2021 *Applicant's Response to MDEP: Stormwater Calculations*
[5k_Applicant'sResponse_StormwaterCalculations_MDEP.pdf](#)
 - 5.l. 04/29/2021 *Stormwater Memo & Test Pit Map*
[5l_StormwaterMemo_TestPitMap.pdf](#)
 - 5.m. 04/29/2021 *Application Addendum#3, Revised Exhibit 30 & Permit Set R1*
[5m_ApplicationAddendum3_RevisedExhibit30_PermitSetR1.pdf](#)
 - 5.n. 05/05/2021 *LUPC Information Request #3* [5n_LUPC_InformationRequest3.pdf](#)
 - 5.o. 05/19/2021 *LUPC Information Request #4* [5o_LUPC_InformationRequest4.pdf](#)
 - 5.p. 05/21/2021 *Applicant's Response to 4/8/2021 LUPC Request #1*
[5p_Applicant'sResponse_to_4.8.2021_LUPCRequest1.pdf](#)
 - 5.q. 05/24/2021 *Application Addendum #4, CMP Ability to Serve*
[5q_ApplicationAddendum4_CMP_AbilityToServe.pdf](#)
 - 5.r. 05/25/2021 *Applicant's Request to Remove Proposed Constructed Pond*
[5r_Applicant'sRequest_RemoveProposedConstructedPond.pdf](#)
 - 5.s. 05/25/2021 *Applicant's Response to 5/19/2021 LUPC Request #4*
[5s_Applicant'sResponse_to_5.19.2021_LUPCRequest4.pdf](#)
 - 5.t. 05/27/2021 *Applicant's Response to 4/28/2021 LUPC Request #2*
[5t_Applicant'sResponse_to_4.28.2021_LUPCRequest2.pdf](#)
 - 5.u. 06/08/2021 *MDIFW Comments* [5u_MDIFW_Comments.pdf](#)
 - 5.v. 06/10/2021 *LUPC Information Request #5* [5v_LUPC_6.10.2021_InformationRequest5.pdf](#)
 - 5.w. 06/23/2021 *Applicant's Response to 5/5/2021 LUPC Request #3*
[5w_Applicant'sResponse_to_5.5.2021_LUPCRequest3.pdf](#)
 - 5.x. 12/13/2021 *Applicant's Partial Response to MDIFW*

- 5.y. 12/13/2021 [5x Applicant's Partial Response to MDIFW.pdf](#)
Applicant's Replacement Lift: Site Plan – Chairlift Sheet WE-2
- 5.z. 12/13/2021 [5y Applicant's Replacement Lift Site Plan Chairlift Sheet WE2.pdf](#)
Application Addendum #5, Applicant's Revised Base Site Plan Sheet C-1.01
- 5.aa. 12/13/2021 [5z Application Addendum 5 Revised Base Base Site Plan Sheet C-1.01.pdf](#)
Application Addendum #6, Applicant's Revised Base Utility Sheet C-6.01
- 5.bb. 01/07/2022 [5.aa. Addendum 6 Revised Base Utility Sheet C-6.01.pdf](#)
MDIFW Information Request #1
- 5.cc. 01/12/2022 [5.bb MDIFW Information Request 1 01.07.2022.pdf](#)
LUPC Information Request #6
- 5.dd. 02/17/2022 [5.cc. LUPC 01.12.2022 Information Request 6.pdf](#)
LUPC Information Request #7
- 5.ee. 02/24/2022 [5.dd.LUPC 02.17.2022 Information Request 7.pdf](#)
Applicant's Response to 2/17/2022 LUPC Request #7
- 5.ff. 03/10/2022 [5.ee.Applicant's Response to 2.17.2022 LUPC Request 7.pdf](#)
Applicant's Response to 01/07/2022 MDIFW Request
- 5.gg. 03/10/2022 [5.ff.Applicant's Response to 01.07.2022 MDIFW Request.pdf](#)
Applicant's Wildlife Survey Report
- 5.hh. 03/10/2022 [5.gg Applicant's Wildlife Survey Report.pdf](#)
Application Addendum #7, Epeorus Survey
- 5.ii. 03/16/2022 [5.hh Addendum 7 Epeorus Survey.pdf](#)
Applicant's Response to 1/12/2022 LUPC Request #6
- 5.jj. 03/16/2022 [5.ii Applicant's Response to 01.12.2022 LUPC Request 6.pdf](#)
MDOT Utility Accommodation Rules Letter
- 5.kk. 03/16/2022 [5.jj MDOT Utility Accommodation Rules Letter.pdf](#)
Application Addendum #8, Wastewater Calculations
- 5.ll. 03/17/2022 [5.kk Application Addendum 8 Wastewater Calculations.pdf](#)
MDIFW Information Request #2
- 5.mm. 03/24/2022 [5.ll MDIFW Information Request 2 03.17.2022.pdf](#)
LUPC Information Request #8
- 5.nn. 03/28/2022 [5.mm LUPC Information Request 8 03.24.2022.pdf](#)
Applicant's Partial Response to 3/24/2022 LUPC Request #8
- 5.oo. 04/01/2022 [5.nn Applicant's Partial Response to 03.24.2022 LUPC Request 8.pdf](#)
Application Addendum #9, Cost Update
- 5.pp. 04/01/2022 [5.oo Application Addendum 9 Cost Update.pdf](#)
Application Addendum #10, Wildlife Report-Final
- 5.qq. 04/04/2022 [5.pp Wildlife Report FINAL.pdf](#)
Application Addendum #11, Lift Station Plan Sheet C-1
- 5.rr. 04/12/2022 [5.qq Application Addendum 11 Lift Station Plan Sheet C-1.pdf](#)
Applicant's Partial Response to 3/24/2022 LUPC Request #8
- 5.ss. 04/13/2022 [5.rr Applicant's Partial Response to 3.24.2022 LUPC Request 8.pdf](#)
Applicant's Partial Response to 3/24/2022 LUPC Request #8
- 5.tt. 04/29/2022 [5.ss Applicant's Response to 3.24.2022 LUPC Request 8.pdf](#)
Applicant's Partial Response to 3/24/2022 LUPC Request #8
- 5.uu. 05/27/2022 [5.tt Applicant's Partial Response to 3.24.2022 LUPC Request 8.pdf](#)
Application Addendum #12, Purchase & Sale Agreement Extension
- 5.vv. 06/06/2022 [5.uu Application Addendum 12 Purchase & Sale Agreement Extension.pdf](#)
Application Addendum #13, Natural Resources Report
- 5.ww. 06/06/2022 [5.vv Application Addendum - Natural Resources Report](#)
Application Addendum #14, Moosehead Sanitary District Cost Estimate
- 5.xx. 06/06/2022 [5.ww Application Addendum, Moosehead Sanitary District Cost Estimate](#)
Application Addendum #15, Financial Capacity – Sanitary District Connection
- 5.yy. 06/24/2022 [5.xx Application Addendum #15, Financial Capacity – Sanitary District Connection](#)
Supplemental Filing, Letters of Support
- [5.yy Supplemental Filing, Letters of Support](#)

6. Governmental agency review comments

- 6.a. 03/25/2021 *LUPC Review Request; sent to MBP&L, MDEP, MDOT, MHPC, MDIFW, MNAP, Piscataquis County Commissioner, PCSWCD, Senator Paul Davis, Rep. Paul Stearn, Town of Greenville* [6a_LUPC Review Request.pdf](#)
- 6.b. 03/26/2021 *Town of Greenville Comments* [6b_TownOfGreenville Comments.pdf](#)
- 6.c. 04/12/2021 *MHPC Comments* [6c_MHPC Comments.pdf](#)
- 6.d. 04/21/2021 *MNAP Comments* [6d_MNAP Comments.pdf](#)
- 6.e. 04/21/2021 *MDOT Traffic Movement* [6e_MDOT Traffic Movement.pdf](#)
- 6.f. 05/11/2021 *MDEP Final Comments* [6f_MDEP Final Comments.pdf](#)
- 6.g. 06/08/2021 *MDIFW Initial Comments* [6g_MDIFW Initial Comments.pdf](#)
- 6.h. 12/20/2021 *LUPC 2nd Review Request* [6h_LUPC 2nd Review Request.pdf](#)
- 6.i. 12/21/2021 *PISCATAQUIS CNTY* [6i_PiscCntyComm Comments.pdf](#)
- 6.j. 12/28/2021 *PCSWCD Comments* [6j_PCSWCD Comments.pdf](#)
- 6.k. 03/15/2022 *LUPC 3rd Review Request* [6k_LUPC 3rd Review Request.pdf](#)
- 6.l. 03/17/2022 *MNAP Final Comments* [6l_MNAP FinalComments.pdf](#)
- 6.m. 05/26/2022 *MDIFW Comments* [6m_MDIFW Comments.pdf](#)
7. Request for Public Hearing
- 7.a. 01/31/2022 *Memorandum; proposal background and request for hearing* [7a_Memorandum; proposal background and request for hearing.pdf](#)
- 7.b. 02/09/2022 *February Commission meeting agenda* [7b_February Commission meeting agenda.pdf](#)
- 7.c. 02/09/2022 *Presentation, request for hearing* [7c_Presentation, request for hearing.pdf](#)
- 7.d. 02/09/2022 *Audio Excerpt of request for hearing (Electronic only)* [Big-Moose-Ski-Resort.mp3](#)
- 7.e. 02/09/2022 *Approved Meeting Minutes for Feb. 9, 2022* [7e Approved Meeting Minutes for Feb.9, 2022.pdf](#)
- 7.f. 02/09/2022 *Notice of Public Hearing; published in Bangor Daily News, GovDelivery, and via USPS mail to abutters* [7f Notice of Public Hearing.pdf](#)
- 7.g. 05/12/2022 *Responses to Opportunity to Intervene* [7g. Responses to Opportunity to Intervene](#)
- 7.h. 5/27/2022 *2nd Notice of Public Hearing; published in Bangor Daily News, GovDelivery, and via USPS mail to abutters* [7h. Responses to Opportunity to Intervene](#)
8. 06/07/2022 Public Hearing
- 8.a. 05/31/2022 *Memorandum; proposal summary, preliminary hearing schedule, and relevant review criteria* [8a. Memorandum First Procedural Order and Site Visit Itinerary](#)
- 8.b. 06/02/2022 *June 7, 2022 Hearing Schedule* [8b Public Hearing Agenda](#)
- 8.c. 06/03/2022 *Prefiled Direct Testimony – Applicant* [8c Prefiled Direct Testimony – Applicant](#)
- 8.d. 06/06/2022 *Prefiled Direct Testimony – Limited Intervenor* [8d Prefiled Direct Testimony - Intervenor](#)
- 8.e. 06/06/2022 *Limited Intervenor’s Anticipated Exhibit* [8e Limited Intervenor’s Anticipated Exhibit](#)
- 8.f. 06/07/2022 *Public Hearing Sign-Up Sheets & Written Testimony* [8f Public Hearing Sign-Up Sheets and Written Testimony](#)
- 8.g. 06/06/2022 *Staff Opening Statement and Presentation* [8g Staff Opening Statement and Presentation](#)
- 8.h. 06/06/2022 *Audio of Public Hearing (Electronic Only)*

- 8.i. 06/15/2022 [8h Audio of Public Hearing](#)
Second Procedural Order
[8i Second Procedural Order](#)
- 9. Public Comments
 - 9.a. 05/27/2022 *Appalachian Mountain Club, Maine Conservation Policy Director*
[9a Appalachian Mountain Club Comments.pdf](#)
 - 9.b. 06/02/2022 *Public Comments*
[9b Public Comments](#)
 - 9.c. 6/15/2022 *Public Comments (6/7/2022-06/15/2022)*
[9c Public Comments \(06.07.22 thru 06.15.2022\)](#)
 - 9.d. 6/16/2022 *Public Comments (06/16/2022)*
[9d Public Comments 06.16.2022](#)
 - 9.e. 06/17/2022 *Public Comments (06/17/2022)*
[9e Public Comments 06.17.2022](#)

* * * This exhibits list represents the hearing record between the date the permit application was filed with the Commission (03/21/2021) and 06/24/2022

ACRONYMS

This document includes the following acronyms:

- . BLDC Big Lake Development Company, LLC (Applicant)
- . CMP Central Maine Power
- . LUPC Land Use Planning Commission, Maine Department of Agriculture, Conservation, and Forestry³
- . MDEP Maine Department of Environmental Protection
- . MDIFW Maine Department of Inland Fisheries & Wildlife
- . MDOT Maine Department of Transportation
- . MHPC Maine Historic Preservation Commission
- . MNAP Maine Natural Areas Program
- . M.R.S. Maine Revised Statutes
- . PCSWCD Piscataquis County Soil & Water Conservation District

³ “LUPC staff” herein refers to the administrative staff to the Land Use Planning Commission; “Commission” herein refers to the nine-member voluntary citizen board of Commissioners of the Land Use Planning Commission; “the LUPC” herein refers to the agency as a whole.