

**ZP 805 Maynard's of Maine  
Hearing Record**

This exhibit includes the following sub-exhibits:

<b>Exhibit #</b>	<b>Date</b>	<b>Description</b>
14	06/17/2026	Reopened hearing record
	a. 06/17/2026	2 <sup>nd</sup> Procedural Order
	b. 06/01/2026	Maine Natural Areas Program Comments
	c. 06/04/2026	Maine Department of Inland Fisheries and Wildlife Comments
	d. 06/04/2026	Somerset County Commissioner Comments
	e. 06/10/2026	Maine Historic Preservation Commission Comments

# MEMORANDUM

## Maine Natural Areas Program

Department of Agriculture, Conservation and Forestry  
State House Station #177, Augusta, Maine 04333

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**Date:** June 1, 2026  
**To:** Heidi Gaffney, LUPC  
**From:** Abby Stepanauskas, MNAP Ecologist  
**Re:** Rare and exemplary botanical features, LUPC Zone Change Application, Maynard's in Maine, Rockwood Strip, Maine.

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I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received May 22, 2026 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine. In the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

The Maine Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We welcome the contribution of any information collected if a site survey is performed.

Thank you for using the Maine Natural Areas Program in the environmental review process. Please do not hesitate to contact our office if you have further questions about the Natural Areas Program or about rare or unique botanical features at this site.



STATE OF MAINE  
 DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
 LAND USE PLANNING COMMISSION  
 PO BOX 1107  
 GREENVILLE, MAINE 04441

AMANDA E. BEAL  
 COMMISSIONER

JANET T. MILLS  
 GOVERNOR

BENJAMIN GODSOE  
 ACTING EXECUTIVE DIRECTOR

**REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION**

Date: 5/21/2026  
 Permit#/Tracking#: ZP 805 / 60234  
 Analyst: Heidi Gaffney  
 Applicant: Maynard LLC  
 Location: Rockwood Strip, Plan 01 – Lots 20 & 19.1  
 Project: Zoning Petition - from D-RS & M-GN to D-GN  
 Special Note(s): To bring the pre-existing nonconforming rec lodging facility into conformity and also allow for future expansion.

**TO BE CONSIDERED,  
 COMMENTS DUE BY:  
 6-8-2026**


**Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.**

	Bureau of Parks and Lands, SHS #22 <b>Attn.: _____ (Regional BPL Staff Person and Leased Lots)</b>		Maine Forest Service, Greenville Office <b>Attn.: _____</b>
	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 <b>Attn.: Engineering Review, Kerem Gungor</b>		Maine State Fire Marshall's Office SHS #52 <b>Attn.:</b>
	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 <b>Attn.: Geology Review, John Hopeck, Jessica Damon</b>	<b>X</b>	Natural Areas Program, SHS #93 <b>Attn.: Abby Stepanauskas</b>
	DEP Hazardous Material & Solid Waste, SHS #17 <b>Attn.: David McCaskill</b>		State Geologist, NRIMC, SHS #22 <b>Attn.: Daniel Locke</b>
	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 <b>Attn.: Site Law Review, Jessica Damon</b>		State Soil Scientist, SHS #28 <b>Attn.: Matt Boucher or Sebago Technics</b>
	Div. of Environmental Health, DHHS, SHS #10, Subsurface Waste Water Program <b>Attn.: Brent Lawson</b>		U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite #350, Augusta, ME 04330 <b>Email: <a href="mailto:CENAE-R-ME@usace.army.mil">CENAE-R-ME@usace.army.mil</a> Do Not Send</b>
	DOT, Planning, SHS #16 <b>Attn.: Thomas Reinauer</b>		U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME 04431 <b>Email: (<a href="mailto:mainefieldoffice@fws.gov">mainefieldoffice@fws.gov</a>)</b>
<b>X</b>	Historic Preservation Commission, SHS #65 <b>Email: <a href="mailto:MHPCprojectreview@maine.gov">MHPCprojectreview@maine.gov</a></b>	<b>X</b>	County Commissioners <b>Piscataquis or <u>Somerset</u> (circle)</b>
<b>X</b>	DIF&W, SHS #41 (email: <a href="mailto:IFWEnvironmentalreview@maine.gov">IFWEnvironmentalreview@maine.gov</a> ) <b>Attn.: Andrew Wood, Environmental Review Coordinator, &amp; Regional Biologist,</b>		Soil and Water Conservation District <b>Piscataquis or Somerset (circle)</b>
	Maine Dept. Marine Resources SHS #21 <b>Mitch Simpson (Penob.)</b> <b>Attn: Atlantic Salmon, Sean Ledwin &amp; Paul Christman</b>		Other State , Federal, Governmental Agency:
	Maine Floodplain Mgmt. Program, SHS #93 <b>Attn: Sue Baker</b>		

**After review of the application and consideration of the proposal's probable impacts, we have:**

No comments on the proposal  Comments on the proposal are included on the following page(s)

Comments (attach additional pages as necessary): See attached

Signature:  Laura Hatmaker, Natural Resource Biologist Date: 6/4/2026

Reports of staff permitting decisions, can be found here: <http://www.maine.gov/dacf/lupc/reports/>



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

January 6, 2026

Robert Lightbody  
Maine Highlands Development, LLC  
53 East Shore Road  
Embden, ME 04958

**RE: Information Request - 131 Maynard Road, Campground Renovations, Rockwood  
Project ID 9750-11329**

Dear Robert:

Per your request received on **December 17, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **131 Maynard Road, Campground Renovations, Rockwood** project, pursuant to MDIFW's authority. It is understood that general camp improvements are proposed, including building renovations and relocations, new structures and infrastructure, and new docking systems. It is assumed that some tree clearing may be necessary and no stream crossings are required. Given this scope, we have tailored our review accordingly. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

***ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES***

**Bat Species**

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

***SIGNIFICANT WILDLIFE HABITAT***

**Significant Vernal Pools**

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of

January 6, 2026

Letter to Robert Lightbody, Maine Highlands Development, LLC

Comments RE: 131 Maynard Road, Campground Renovations, Rockwood

Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground.

Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be **conducted in areas not previously developed (i.e. areas of new clearing)** within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

**In lieu of surveys**, our Department recommends that any potential vernal pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat.

## ***AQUATIC RESOURCES***

### **Fish Habitat**

The Moose River has a strong established fishery for salmon and trout. To prevent congestion from boat traffic, we recommend that the applicant consider a dock structure and configuration that does not protrude into the river, such as what is seen at Ghost Camps immediately across from the project area. These systems also likely function better during high flows of the Moose River. Additionally, we recommend that dock installation activities occur after the spring fishery season, after July 15. This recommendation aligns with our in-stream work window recommendation below.

We recommend that 100-foot undisturbed vegetated buffers be maintained along any streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

*January 6, 2026*

*Letter to Robert Lightbody, Maine Highlands Development, LLC*

*Comments RE: 131 Maynard Road, Campground Renovations, Rockwood*

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, [mainefieldoffice@fws.gov](mailto:mainefieldoffice@fws.gov)).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read 'L. Hatmaker', with a long horizontal stroke extending to the right.

Laura Hatmaker  
Natural Resource Biologist



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



TIMOTHY E. PEABODY  
ACTING COMMISSIONER

## **MDIFW Permit Review Comments**

*Submitted via e-mail*

Project: Maynard LLC; Rockwood; ZP 805  
LUPC Project Manager: Heidi Gaffney  
MDIFW ERID: 9750 ver. 11772  
Date: June 4, 2026

### **Comments:**

The applicant submitted a review request regarding a proposed development on December 17, 2025 and received a response from MDIFW January 6, 2026.

However, since this is a zoning change permit rather than a development permit, our comments concern the parcel as a whole regardless of any specific development project. While MDIFW has no concerns regarding zoning, should future development or expansion be planned that would require additional development, the following resources may be present in the undeveloped portions of the property.

### ***ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES***

#### **Bat Species**

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering.

#### **High Elevation Species**

Roaring Brook Mayfly (State Threatened) and Northern Spring Salamander (State Species of Special Concern) may occur in the project area. Roaring Brook Mayfly can occur in high elevation, headwater streams draining off forested (hardwood or mixed) slopes at or above 1,000 feet (including unmapped streams) within or adjacent to the currently documented range (northern Appalachian Mountain Range, stretching from Mt. Katahdin to western border with New Hampshire and Quebec). Northern Spring Salamander can occur in first or second order perennial or intermittent, high elevation (generally at or above 500 feet) headwater streams (mapped or unmapped) in hardwood or mixed forests, but they are also found in larger third order streams and rivers with suitable substrate (large cobble and/or gravel bars) within the documented range of primarily the western Maine mountains north and east into mountains of central Penobscot County.

## ***SIGNIFICANT WILDLIFE HABITAT***

### **Significant Vernal Pools**

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground.

For any future development projects, our Department may recommend that any potential Significant Vernal Pool depressions be avoided as well as the 250-feet surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

## ***AQUATIC RESOURCES***

### **Fish Habitat**

The Moose River has a strong established fishery for salmon and trout. We recommend that any future projects that involve in-water structures, in-water work, or other protrusions from the shoreline be executed and configured in a manner that does not protrude into the river and as a result congest boat traffic. For any future developments of this type, we may recommend that development not extend out or block more than a third of the river channel. Additionally, we may recommend that those project activities be timed to occur after the spring fishing season (June 1).

For any future development projects, we generally recommend that 100-foot undisturbed vegetated buffers be maintained along streams. However, because of the presence of listed species, we may recommend a wider riparian buffer for this project (see High Elevation Species section above). Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, we generally recommend it be designed to provide full fish passage. However, because of the presence of listed species, we may recommend further consultation

*MDIFW Permit Comments*

*Re: Maynard LLC; Rockwood; ZP 805*

*June 1, 2026*

with our Department for guidance for any stream crossings or in-water work (see High Elevation Species section above).

We would recommend that Construction Best Management Practices be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

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Laura Hatmaker

Natural Resource Biologist

Cc: Andrew Wood, MDIFW Environmental Review Coordinator  
Jeff Bagley, MDIFW Regional Fisheries Biologist



Maine Department of Inland Fisheries and Wildlife  
Project Area Review of Fish and Wildlife Observations and Priority Habitats

131 Maynard Road, ZP-805, Rockwood

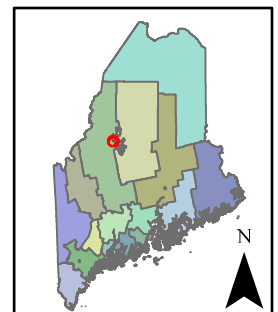
Project ID 9750, Version ID 11772



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Wild Lake Trout Habitats
- Township Boundary
- Project Footprint
- Search Area

Date: 5/28/2026  
UTM Zone 19N, NAD83



***This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.***



STATE OF MAINE  
 DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
 LAND USE PLANNING COMMISSION  
 PO BOX 1107  
 GREENVILLE, MAINE 04441

AMANDA E. BEAL  
 COMMISSIONER

JANET T. MILLS  
 GOVERNOR

BENJAMIN GODSOE  
 ACTING EXECUTIVE DIRECTOR

REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION

Date: 5/21/2026

Permit#/Tracking#: ZP 805 / 60234

Analyst: Heidi Gaffney

Applicant: Maynard LLC

Location: Rockwood Strip, Plan 01 – Lots 20 & 19.1

Project: Zoning Petition - from D-RS & M-GN to D-GN

Special Note(s): To bring the pre-existing nonconforming rec lodging facility into conformity and also allow for future expansion.

TO BE CONSIDERED,  
 COMMENTS DUE BY:  
**6-8-2026**

Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.

	Bureau of Parks and Lands, SHS #22 Attn.: _____ (Regional BPL Staff Person and Leased Lots)		Maine Forest Service, Greenville Office Attn.: _____
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	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 Attn.: Geology Review, John Hopeck, Jessica Damon	X	Natural Areas Program, SHS #93 Attn.: Abby Stepanauskas
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	Div. of Environmental Health, DHHS, SHS #10, Subsurface Waste Water Program Attn.: Brent Lawson		U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite #350, Augusta, ME 04330 Email: CENAE-R-ME@usace.army.mil Do Not Send
	DOT, Planning, SHS #16 Attn.: Thomas Reinauer		U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME 04431 Email: (mainefieldoffice@fws.gov)
X	Historic Preservation Commission, SHS #65 Email: MHPCprojectreview@maine.gov	X	County Commissioners Piscataquis or Somerset (circle) ✓
X	DIF&W, SHS #41 (email: IFWEnvironmentalreview@maine.gov) Attn.: Andrew Wood, Environmental Review Coordinator, & Regional Biologist,		Soil and Water Conservation District Piscataquis or Somerset (circle)
	Maine Dept. Marine Resources SHS #21 Mitch Simpson (Penob.) Attn: Atlantic Salmon, Sean Ledwin & Paul Christman		Other State , Federal, Governmental Agency:
	Maine Floodplain Mgmt. Program, SHS #93 Attn: Sue Baker		

After review of the application and consideration of the proposal's probable impacts, we have:

No comments on the proposal

Comments on the proposal are included on the following page(s)

Comments (attach additional pages as necessary):

Signature:

Date: 6/3/2026

Reports of staff permitting decisions, can be found here: <http://www.maine.gov/dacf/lupc/reports/>

43 LAKEVIEW ST.

PHONE: 207-349-0941

[HTTPS://WWW.MAINE.GOV/DACF/LUPC/](https://www.maine.gov/dacf/lupc/)

PHONE: 207-557-2874



MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

JANET T. MILLS  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR

June 10, 2026

Ms. Heidi Gaffney  
ME LUPC  
PO Box 1107  
Greenville, ME 04441

Project: MHPC #2111-25

Maynard LLC  
Zone Change

Town: Rockwood Strip T1, ME

Dear Ms. Gaffney:

In response to your recent request, I have reviewed the information received May 22, 2026 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have concluded that the proposed undertaking, zoning change, will have **no adverse effect** upon historic properties (architectural or archaeological), as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or [megan.m.rideout@maine.gov](mailto:megan.m.rideout@maine.gov) if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney  
State Historic Preservation Officer