
**COMMENTS RECEIVED FOR PROPOSED ZONE CHANGE APPLICATION
ZP 805
(MAYNARD'S LLC)**

[NOTE: [Exhibit 02](#) - hearing requests and early public comments, and portions of [Exhibit 11](#) public hearing [written copy of oral comments, and an [audio file of oral comments](#)], also include comments.]

The following pages compile all other written comments about the application for zone change ZP 805 submitted prior to 5:00 P.M. on May 26, 2026.

Rebuttal Comments: Written statements in rebuttal of those filed by the May 26th deadline must be submitted by **5:00 P.M. on June 2, 2026**. Rebuttal comments can be emailed to Heidi.Gaffney@maine.gov or mailed to Maine Land Use Planning Commission, 8 Moosehead Lane, Suite 107, Dover-Foxcroft, Maine 04426.

Rebuttal comments will be posted on the LUPC's ZP 805 project-specific webpage (www.maine.gov/DACF/lupc/projects/maynards-maine/index.html) following the close of the rebuttal period.

ZP 805 Maynard's of Maine

Hearing Record

This exhibit includes the following sub-exhibits:

Exhibit #	Date	Description
09	04/20/2026	Written comments <i>[also see Exhibit 2 Hearing requests and early public comments]</i>
a.	04/20/2026	L. Rovzar
b.	04/20/2026	R. Rovzar
c.	04/22/2026	K. Lacasse
d.	04/23/2026	D. Mach
e.	04/23/2026	D. Sanders
f.	04/23/2026	D. Suchochleb-Sanders
g.	04/29/2026	S. Milliken
h.	05/04/2026	C. Brassbridge
i.	05/05/2026	W. Beckim ¹
j.	05/06/2026	A. McDonnell
k.	05/06/2026	J. Murphy
l.	05/06/2026	K. Wood
m.	05/08/2026	E. and B. Jones
n.	05/11/2026	A. Harrington
o.	05/11/2026	A. Sickenberger
p.	05/11/2026	R. Blake
q.	05/12/2026	K. Hackett
r.	05/13/2026	A. Crommett
s.	05/14/2026	J. Brown
t.	05/14/2026	K. and C. Burgess
u.	05/14/2026	T. Mello
v.	05/15/2026	D. Pike
w.	05/22/2026	K. Tiffany
x.	05/25/2026	C. Ritchie
y.	05/26/2026	M. and E. Schmalzer
z.	05/26/2026	J. Walckner
aa.	05/26/2026	Jan Walckner
bb.	05/26/2026	S. Landry
cc.	05/26/2026	T. Theriault

¹ Duplicate comments provided within an email received April 30, 2026

From: [Leigh Rovzar](#)
To: [Gaffney, Heidi](#)
Subject: Maynards Rezoning, Zoning Petition ZP 805
Date: Monday, April 20, 2026 5:27:04 PM
Attachments: [image001.png](#)

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Heidi Gaffney,

I am writing to express my support for the Maynard's Zoning Change requested. My name is Leigh Rovzar and I have been a routine visitor to Maynards since my childhood in the early 1980s. I grew up in Maine but now live in New York. Since my first visit in 1983 I have been approximately 30 times, most recently in 2024. It has been a wonderful tradition in our family for decades, and while we were sad to see Gail and the Maynard family sell the property, we were heartened to see the new owners buy it with the intention of maintaining the lodging and dining traditions which have entertained thousands of visitors for over 100 years. While I understand the concerns of the neighbors, I believe that Maynards is a treasure that benefits the entire Moosehead region and really the whole state in many ways. Hunting and fishing represent a key part of Maine's outdoor living traditions, and for decades lodges like Maynards have brought in visitors from other parts of Maine and beyond to partake in spectacular fishing, hunting, boating, hiking, and of course wonderful family meals in a traditional dining hall. After World War II, with the rise of the automobile and fall of passenger train traffic, many of these resorts had to close, and over the years, many have turned into residential real estate. Maynards managed to survive decades beyond others, largely due to the efforts of one family, and the returns of dedicated customers. It is a miracle that the new buyer wants to continue this wonderful tradition, which brings jobs, lodging taxes, and other revenues to the areas. Fishers and hunters buy meals, souvenirs, fuel, and equipment, contributing to the local economy, and they also contribute to a treasured state tradition.

As much as I would love to continue to see Gail Maynard behind the counter, the economic realities of the business are challenging, and I am grateful that the new owners are willing to make investment and improve the property to continue these treasured traditions. As with many of Maine's traditional small businesses, such as summer camps or hunting lodges, when one closes after decades, it is unlikely a new one will open. The Moosehead region is fortunate to have such a wonderful tradition in Maynards where visitors can be treated to a wonderful meal, outstanding fishing, and beautiful vistas like generations gone by have. I therefore want to provide my written support for the new owners to continue to invest in the property to continue its operation, as this Zoning Petition will permit.

Thank you for your time.

Very Best Regards,

Leigh Rovzar

Partner, General Counsel & Chief Compliance Officer

 **BAYPINE**

510 Madison Ave, New York, NY 10022

W: 646.914.3558

M: 312.342.9413

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BayPine.com

From: [Roderick Rovzar](#)
To: [Gaffney, Heidi](#)
Subject: Maynards - ZP805
Date: Monday, April 20, 2026 10:19:27 PM

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Dear Ms. Gaffney,

I write in support of the Maynard's application for Zoning Change.

I have lived and worked in Maine for 56 years. My family has recreated at Maynard's in Maine since my sons were toddlers as did I for some years prior with friends and colleagues.

I have met the new owners of the lodge and surrounding properties. They have done a nice job with some of the buildings and the wonderful Moose River waterfrontage and it is clear that they are committed to preserving and improving the site so that it can continue to serve Mainers and visitors from away, permitting them to enjoy a slice of Maine's rural heritage and rustic hospitality, while seizing the opportunity to view the beauty of Moosehead, Kineo and the great north woodlands.

My family has enjoyed the warm hospitality of Maynards and its incredibly hardworking family operators for over 50 years. We hope to return and as my grandchildren have been to Maynards, it is my hope that this monument to Maine's rich past will remain a place where families and friends can gather for decades to come!

Thank you,

Rod Rovzar
Stoneham

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From: [Karen Lacasse](#)
To: [Gaffney, Heidi](#)
Subject: Maynards in Maine
Date: Wednesday, April 22, 2026 5:30:09 PM

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Hello Heidi,

I am writing to you regarding Maynards in Maine and what I have heard about the sale to new owners and what the plans are to renovate the land.

We have traveled to Maynard Road (summer and winter) for several years to visit friends. There are so many reasons for those visits but I will just name a few. Boating, snowmobiling, hiking, walking, tranquility, beautiful views, safe.

With all that said, I'd like to point out safety. Maynard Road is safe now and I am concerned once some of the plans happening with the renovations will disrupt SAFE. Bars, bands/noise, hundreds more people, no nearby EMS/Hospitals, Urgent care, people driving fast or even drunk to name a few.

I don't oppose to renovations, but can we keep it way more simple? This is not Boston, NY or Cape Cod, it is Moosehead Lake...one of the most amazing places on earth!

Thanks for taking the time to read this.

Kind regards,
Karen Lacasse

From: [Diane Mach](#)
To: [Gaffney, Heidi](#)
Subject: Maynard Road project.
Date: Thursday, April 23, 2026 5:04:29 PM

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Good afternoon, Miss Gaffney.

I am writing on behalf of the proposed project to be Developed where the previous Maynard restaurant and cabins were located.

I have family that live on Maynard Road and I visit there every year for up to three weeks at a time. Why? The answer is simple.

There is nothing more peaceful and tranquil than living on the moose head river amongst the trees that blow in the wind and listening to the sound of the animals that thrive in the Maine woods.

In the winter, the deer, the moose come by the house and leave their footprints in the snow. In the summer, to listen to all the animals sing and call out to each other. It is like God's country.

One can go to Rockwood and stay down on the lake around the main road, but there's nothing like staying up on Maynard Road where it's safe, quiet and peaceful. It is safe for all ages to walk the road, to go down by the old Maynards and sit and look out at the boats. To Watch the baby ducks that have hatched following their mom and to listen to the loons. You cannot find any thing more peaceful than this.

Of course on the Fourth of July, there's a lot of loud music from families that gather on Maynard Road and plenty of fun fireworks.

But the rest of the year it is calm and peaceful and you can walk the road two or three times a day and immerse yourself into the Maine life.

If I understand correctly, there is a proposal that the land that Maynard's is situated on will be changed to a tourist camping and recreation location.

Although it's a lovely idea, I do not think that Maynard Road is the place for something like this. Can you just imagine the cars, the trucks, the campers and the trailers that will go back-and-forth on this road.

Please remember that there are elderly people and children that walk on this road daily.

Will it change the integrity or the location of where the animals now feel free to live and not be bothered?

Is there another location where this type of proposal could be developed. ?

There is a lot of lakefront property or areas that have access to the main lake in places that are less populated than on Maynard Road.

I would think this is where the community would want to have camping grounds and recreational facilities. Not on a very quiet road That the current owners who live there find their peace and joy.

There seems to be so many areas in the woods that would be very suitable for camping grounds and none of those areas would interfere with the life that already exist on Maynard Road.

Can you imagine adding all those cars and people to that part of Rockwood. It would change the privacy, the safety, and the life for the people that already live up there in that area.

I could possibly suggest but I'm sure you are aware and have driven that road countless times. Maybe you want to start walking it a few times a week and see what it's like when cars and trucks go by then multiply that by 100.

I hope you take some of what I've said into consideration. And I want to thank you very much for listening to my thoughts.

Kindly,
Diane Mach

From: [Daniel Sanders](#)
To: [Gaffney, Heidi](#)
Subject: Opposition to Maynard's In Maine Zoning application
Date: Wednesday, April 22, 2026 11:43:30 PM

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Dear Ms. Gaffney,

I am writing to express my concerns regarding the expansion of the Maynard's property in Rockwood, and the numerous issues that would follow such drastic changes.

While I appreciate the history and legacy of Maynard's; I have spent a great deal of time in the cabins and dining room during Gail & Bill Sr's custodianship of their family legacy. I would support a thoughtful restoration of the cabins and a return of the restaurant for community use, however the current proposal reflects a significant shift in both scale and intensity that raises serious concerns for safety, infrastructure, and compatibility with the surrounding community.

The application outlines a development that would accommodate up to 300 overnight guests, restaurant to feed a large segment of those guests, RV parking, campground area, outdoor swimming pool, playgrounds, outdoor entertainment pavilion for concerts in a residential neighborhood, as well as a 5 acre gravel pit. This represents a substantial departure from the traditional, low-impact sporting camp model and instead moves toward a higher-intensity destination business.

In particular, I would like to highlight the following:

****Traffic and safety:**** Maynard Road is a light-use, rural, residential road not designed for significant increases in traffic nor larger, heavy RVs and toy-hauler campers. It is actively used by pedestrians as Maynard Rd., is regarded by many in Rockwood as the safest road for walking, running, & cycling. Maynard Road has no street lights and no sidewalk to protect pedestrians from the increase in vehicle traffic and the increase in vehicle size. These concerns are further amplified by the presence of dump truck traffic to the gravel pit.

****Moose River impact:**** Additional concern should be given to the impact upon Moose River both above and below the bridge. We own property on the river below the bridge and have had numerous days with considerable congestion from the current volume of boats and paddlers without such a large development's presence. Thought should be given to the additional traffic upstream of the bridge where the river shallows and the navigable channels narrow quickly. These additional boats would also disturb the nested loon pair that has been present on the island near the Maynard's marina area for numerous years.

****Gravel pit and access:**** A supplemental filing dated April 6, 2026, references a proposed gravel pit of approximately 4.98 acres. Given its proximity to regulatory thresholds, clarification on how this is being reviewed would be appropriate. Additionally, if access is via Maynard Road, the introduction of heavier vehicle traffic could further impact safety and road conditions.

****Emergency services:**** The area has limited emergency response capacity, with a volunteer fire department, no local police presence and delayed medical transport. Increased population and activity levels amplify these concerns.

****Use intensity and community character:**** The addition of a pavilion, events, and a bar reflects a level of activity that is inconsistent with the quiet, rural character of the area and represents a fundamental change in how the property is used.

I am also concerned about the public messaging surrounding this proposal. There appears to be a coordinated social media effort by the owners to characterize the project as a modest update with minimal impact. The owners claim to have vast support of the community, however, they have not sincerely explained the full breadth of their application. A review of the full application suggests a substantial development. Their selective framing risks creating a misleading impression of the scope and potential impacts, particularly when contrasted with the details outlined in the formal filings.

If the true goal is to preserve and modernize the historic sporting camp experience, there may be more appropriate and targeted approaches. For example, consideration could be given to surveying the restaurant onto a separate parcel and pursuing zoning changes specific to that portion of the property. This would allow for the return of a valued community asset while limiting broader impacts associated with a large-scale recreational facility.

I believe the community would wholeheartedly support updating the cabins and re-opening the restaurant to restore Maynard's to its previous status, however the community does not want Wallyworld in the Northwoods.

Overall, I remain strongly concerned about the safety implications, the increased intensity of use, and the compatibility of this proposal with the existing community.

For these reasons, I respectfully request that the Commission carefully evaluate whether this zoning change, as proposed, is appropriate for this location.

Thank you for your time and consideration.

Sincerely,

Daniel Sanders
17 Water Lane
Rockwood, ME 04478

25 Spruce St.
Rockwood, ME 04478

746 Arlington Blvd.
Sheridan, WY 82801

From: [Diane Suchochleb](#)
To: [Gaffney, Heidi](#)
Subject: Opposition To Maynard's-In-Maine Zoning Change Application
Date: Wednesday, April 22, 2026 10:28:46 PM

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Dear Ms. Gaffney,

I am writing to express my concerns regarding the proposed zoning change and expansion of the Maynard's-In-Maine property into a Class E Recreational Facility.

Based on the application, the scale of the proposed development appears significantly out of character with our small, rural community. The plan to accommodate up to 300 overnight guests—potentially exceeding the town's year-round population—raises serious concerns about the area's capacity to safely and effectively support such an increase.

I want to note that I support the legacy of Maynard's and would welcome the thoughtful restoration of the cabins and upgrades to bring them into compliance with current codes. I also support consideration of zoning that could allow for the return of the restaurant, which has long been valued by the community. We all miss it. My concerns are specifically related to the scale, intensity, and resulting impacts of the proposed expansion.

In particular, I am concerned about:

Traffic and safety: Maynard Road is a light-use, rural residential road, not designed for high traffic volumes. It is one of only a few paved roads in the area and is regularly used by pedestrians, bicyclists, families, and children. A substantial increase in vehicle traffic would significantly change the character and safety of this road.

Access to Maynard Road further compounds these concerns. From Route 15, vehicles must make a sharp turn on to the Northern Road via a bridge. This area is frequently used by children, families, and young adults accessing the water for recreation. From there, drivers must make a sharp left turn with limited visibility onto Maynard Road. These conditions already require caution, and increased traffic—especially from unfamiliar visitors, RVs, service vehicles, and potentially commercial vehicles—introduces heightened safety risks. I know first hand from walking my dog that we always cross the road so that the turning vehicles can see us. In addition, there are already duck crossings on the road to help preserve the wildlife and request vehicles to slow down.

A supplemental application with location map dated April 6, 2026 references a proposed gravel pit of approximately 4.98 acres. Given how close this is to regulatory thresholds, additional clarity on how this component is evaluated and permitted would be helpful. It would also be important to understand how the site would be accessed, particularly whether Maynard Road would serve as a primary route, as this could further impact traffic volume, heavy vehicle use, and roadway safety.

Emergency services: The community has limited emergency response capabilities, with no

local police presence and delayed medical transport services. Increased population density and activity levels raise concerns about the ability to respond effectively to incidents.

Noise and use intensity: The addition of a pavilion, potential events, and a bar suggests a level of activity inconsistent with the quiet and peaceful nature of the surrounding area. This represents a notable shift from a traditional, low-impact sporting camp to a higher-intensity destination business.

Community character: This type of large-scale recreational facility, and the associated increase in use intensity, does not align with the existing rural and low-density character of the region.

Overall, I am strongly concerned about the safety implications associated with these combined changes, including increased traffic, limited emergency response capacity, and the transition to a significantly more intensive use of the property.

For these reasons, I respectfully request that the Commission carefully consider whether this proposed zoning change and development are appropriate for this location.

Thank you for your time and consideration.

Sincerely,
Diane Suchochleb-Sanders

746 Arlington Blvd., Sheridan, WY 82801
17 Water Lane, Rockwood, ME 04478 (seasonal camp)

From: [sandra.milliken](#)
To: [Gaffney, Heidi](#)
Subject: Comments on Maynards of Maine Zoning Petition ZP 805
Date: Wednesday, April 29, 2026 9:54:11 AM

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Ms. Gaffney~

I am a resident on Maynard Road in Rockwood, Maine and have taken some time to review the proposed information and application regarding ZP 805. While I am in full support of rezoning the existing property and structures to bring it into compliance with current zoning standards, I vehemently oppose the additional request of further expansion to include an RV park, swimming pool, laundry and bathroom services. Essentially, a fully operating commercial campground. This type of facility in no way represents the lifestyle in which the residents of Rockwood wish to embody.

The following is a list of the negative impacts to the area that this development would bring to the residents of Rockwood:

1. Increased traffic on Maynard Road . This road is simply not built for the traffic that this type of facility would bring. RVs, commercial delivery trucks and increased private vehicles. There are no streetlights, sidewalks or shoulders. This road is routinely used by pedestrians and wildlife, and is far too narrow to accommodate steady vehicle traffic and foot traffic. The road cannot handle summer traffic for the population that it has right now, let alone a marked increase that includes campers, boats, and service trucks. There is no police presence to monitor the speeding. The increase in traffic will increase the litter on the roadway, and pollution to our area.
2. One point of egress. There is only one access area to Maynard road, and it is a small, one lane bridge with a weight limit. There is no other entrance point to the road, and this bridge would not sustain heavy traffic. The road itself is barely suitable for the traffic it supports now, and would certainly not support large RVs, commercial delivery vehicles and a drastic increase in cars. We have also just obtained permission for ATV access, and this access could be impacted negatively by increased traffic as well.
3. Disruption of wildlife. Residents of Maynard Road enjoy deer (and even an occasional moose) freely roaming the fields and roadway throughout the winter months, and the presence of geese and ducks during the summer months. The increased human activity and traffic would impact the presence of wildlife on Maynard Road significantly. While I am no wildlife biologist, I cannot help but think that this large construction project would greatly impact the wildlife that calls Maynard Road and surrounding areas home.
4. Noise. Campgrounds cause noise. Parties, unruly guests, drinking, etc. All of this and more would take place should an RV park be allowed to be constructed on our road. We have no police presence to monitor things like drunk driving, fighting, noise complaints, etc. Because Moose River follows along side Maynard Road, the accousics

are such that sound carries drastically, and we already hear quite a bit of noise from the other side of the river on summer evenings. This construction would increase noise substantially with absolutely no controls in place for the residents to voice concerns.

5. No emergency services and police presence. Rockwood has no dedicated police or emergency services to respond to issues that the increased transient population may bring. Response time for noise complaints, fighting, accidents and suspected drunk driving would be lengthy. Rockwood has a volunteer fire department and our police coverage comes from Somerset county or Maine State Police. This is not adequate to service a marked increase in population.

In closing, I believe that all of the residents of Rockwood were excited to see Maynards restored to its former glory, and wished the new owner all the success in that endeavor. What we do not want to see, nor are we prepared to support, is our little town being turned into a busy, noisy, commercial campground full of noise, people, litter, drinking and traffic. This is not why the vast majority of us chose to buy property here, and live here and it is definitely not what we would like to see our community devolve into.

Please consider the opinions of those that live on Maynard Road during the decision making process.

Sincerely,

Sandra Milliken
41 Maynard Road
Rockwood, MEn 04478

From: cory.brassbridge
To: 1919maynardsinmaine@gmail.com; [Gaffney, Heidi](#)
Subject: In support of Maynard's
Date: Monday, May 4, 2026 2:44:10 PM

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Zoning Petition ZP 805 – Maynard’s, LLC
Rockwood Strip Township, Somerset County, Maine

To:
Maine Land Use Planning Commission
Department of Agriculture, Conservation & Forestry

From:
Cory Brassbridge
Owner, The Little Red Camp
Rockwood, Maine

Dear Commissioners and Staff of the Land Use Planning Commission,

My name is Cory Brassbridge, and I am the owner of The Little Red Camp in Rockwood, Maine. I am writing to formally oppose the petition requesting zoning changes that would restrict Maynard’s current and future operations, and to express my full support for Maynard’s Future expansion, which would allow Maynard’s to become a conforming use and responsibly plan for future growth.

As a local camp owner, I depend on the same fundamentals that Maynard’s has supported for generations: visitors coming to this region to experience the outdoors. Lodging, dining, camping, and services are not optional amenities in the Moosehead region—they are essential infrastructure that allows people to access the outdoors in the first place. When we restrict these opportunities, we unintentionally limit who can experience this area, who invests in it, and who ultimately helps sustain it.

Maynard’s has long been a gateway for people to enjoy fishing, hunting, boating, hiking, and the unique natural character of the Moosehead region. As outlined repeatedly in public comments already submitted to the Commission, Maynard’s has served generations of visitors and locals alike, supporting Maine’s outdoor traditions while contributing meaningfully to the local economy through jobs, meals, lodging, fuel

purchases, and other local spending.

Allowing Maynard's to expand responsibly will help Rockwood-area residents by creating jobs and income opportunities, while also drawing visitors who value nature-based recreation. These visitors—many of whom return year after year—are often the same people who become long-term supporters and investors in outdoor-oriented communities. If there are no places to stay, eat, or gather, those visitors simply will not come. Without visitors, there is no economic engine to sustain the region or incentivize conservation-minded investment.

Restricting this rezoning would do the opposite of protecting the outdoors. By limiting lawful, planned growth in appropriate areas, we restrict access, reduce economic stability, and discourage reinvestment in historic outdoor-based businesses. This type of restriction does not preserve Maine's outdoor heritage—it slowly erodes it.

It is also important to note that the current rezoning request is about zoning alignment, not unchecked expansion. As documented by the Commission, any future development associated with Maynard's would still require separate permitting, review, and public notice. Supporting this rezoning does not eliminate oversight; it simply allows existing and future uses to be evaluated within a zoning framework that reflects reality and historic use.

As someone who lives, works, and invests in this community, I believe that growth aligned with outdoor recreation, lodging, and shared access to nature is not a threat—it is the path forward. Maynard's expansion aligns with the character of the Moosehead region and supports the long-term vitality of Rockwood and surrounding communities.

For these reasons, I respectfully urge the Land Use Planning Commission to approve Zoning Petition ZP 805 and to recognize Maynard's as an asset that strengthens both the local economy and Maine's outdoor traditions.

Thank you for your time, consideration, and continued service to Maine's unorganized territories.

Respectfully,

Cory Brassbridge
Owner, The Little Red Camp
Rockwood, Maine

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April 30, 2026

Maine LUPC
22 State House Station
Augusta, Maine 04333
C/O Heidi Gaffney

RECEIVED
MAY 05 2026
LUPC - AUGUSTA

Dear Ms. Gaffney,

My name is William Beckim, and I am writing this letter about the proposed zoning changes of Maynards In Maine located at 131 Maynard Road in Rockwood, Maine. I am very familiar with this area, and the prior owners were friends of my parents and our family. By way of history, my parents purchased a camp at 52 Maynard Road in the late 60's. This area holds many precious memories, and this was where my children learned to swim, fish, ride snowmobiles and cross-country ski as well as going hiking in the wooded areas behind the lodge. We gathered mushrooms, blueberries, and had picnics in the great outdoors.

My children were always fascinated by the wildlife including deer, moose, geese, loons and eagles. One could never take walk on road without passing Maynards. I've observed that in the spring, frogs consistently gather in small pools of water near the road and within the wooded area behind the lodge. They create a sustained symphony of sound over multiple days. I want to point out that this recurring seasonal activity is likely indicative of amphibian breeding behavior, and I believe there is a vernal pool habitat near or adjacent to the project area. Given the ecological significance of such habitats and their sensitivity to disturbance, I think my recollection of these events warrants further evaluation to determine whether regulated vernal pool conditions exist within the boundaries of the proposed changes. Obviously, you don't want to disturb protected wildlife.

When I learned of the sale of Maynards I welcomed this news believing this meant the cabins and lodge would be updated. I heard many people voicing their approval believing this would preserve the property and continue for another 100 years. The lodge and property were a source of pride to the camp owners on the road and many of us would provide our camp location in proximity to Maynards. My enthusiasm for the renovations changed when I learned that the proposed zoning changes would radically alter the serenity of the area with the addition of an RV park and camping area (300 occupants?), a pavilion offering alcoholic drinks/ music, gas, and what I assume would lead to a substantial increase in boat traffic and an unmeasurable number of vehicles traveling on the road. I fail to see how this level of development will benefit neighboring properties.

The subject of this letter is the proposed zoning change application. The new owners are suggesting this expansion will be a harmonious fit with the natural character of the community. This concept of harmonious fit implies that the zoning changes and anticipated usage of the property will blend into its surrounding environment rather than clash with it. It is supposed to be in alignment with the community creating a sense of unity, balance and visual appeal. This also includes a contextual integration that preserves or enhances structures in a natural extension of its environment. In plain language, this means that the proposed changes won't clash with the surrounding neighbors, and that the expected use will blend in with the community.

The proposed zoning application along with the proposed change of use will do just the opposite. There is only one road leading to the property, and this equates to a substantial increase of road traffic and presumably boat traffic on Moose River. The changes to the numerous wildlife in this area will be impacted. The Federal Migratory Bird Treaty Act provides a protection scope for Loons including disturbances to their nests. The river access from Maynards has a small peninsula where Loon nests are commonly seen. I can't even imagine what the effects will be on these beautiful birds when boating traffic in this small land area increases substantially. For the 50 + years our family spent in this area, the boating footprint from Maynards was hardly noticeable and the Loons were safe. I urge you to consider this aspect as your agency reviews this zoning change.

Rockwood has a population of about 316 people (google search suggested this number). Many of the properties on Maynard Road are seasonal with primary use from May-November. For those whose properties are located between the bridge and Maynards, they will be the ones experiencing additional traffic and noise. If these changes do occur, this very small area of Rockwood will experience a population density nearly double the current population. Are there any size limits being proposed in the application on the size of recreational vehicles that will be permitted to camp on site? As an RV owner I can verify that many campgrounds across the US including National and State Campgrounds limit the size of allowable equipment. Some 5th wheels approach 36 feet and a Class A vehicle towing a vehicle or boat can span 60 to 80 feet. I don't know how such vehicles could safely make the turn onto Maynard Road as this requires making a sharp left turn crossing a traffic lane that is coming from the opposite direction on a blind curve. Common sense tells me that this anticipated concentration of additional people and vehicle traffic in such a small geographic area will substantially change the landscape for people and wildlife. Likewise, Rockwood does not have any type of law enforcement outside of an occasional drive-by of a sheriff or game warden. What kind of protection will be provided to the people who live nearby?

I understand that the new owners have filed addendums to their application to try and appease abutters and nearby properties. No doubt this occurred because of neighboring questions and

complaints over the proposed changes. It's one thing to modernize a lodge and cabins but these zoning changes will change the landscape forever. I trust you and the State of Maine will do due diligence in considering the zoning application. I urge you to carefully review my concerns and investigate the issues I am raising including traffic concerns, boat traffic, protection of wildlife, ecological changes for protected wildlife-Loons, and what would appear to be a reduction of property values when nearby residents try to escape this congestion. To this end I am submitting a signed notarized affidavit attesting to my recollection of the wildlife and vernal pool habitat in order that there will not be any violations of State or Federal regulations. At a minimum I think this issue needs to be studied and reviewed before the zoning changes are approved.

Thank you for allowing me this opportunity to comment.

Sincerely,


William Beckim

AFFIDAVIT OF WILLIAM BECKIM

Regarding Observations Relevant to Potential Vernal Pool and Environmental Conditions at Maynards Property, Rockwood, Maine

State of New Mexico

County of Luna

I, **William Beckim**, being duly sworn, hereby depose and state as follows:

1. Background and Familiarity with the Area

- a) I am over the age of 18 and competent to provide this affidavit.
- b) My family has owned property at 52 Maynard Road, Rockwood, Maine, since the late 1960s, until 2023 and other properties in the Rockwood area.
- c) I have been regularly present in this area for over 50 years and although I currently reside in New Mexico, my observations described herein are based on decades of personal, direct experience at the Maynards property in Rockwood, Maine.

2. Observations of Seasonal Water and Amphibian Activity

- a) During the spring season, I have repeatedly observed a wet area and small shallow pools of standing water located within the wooded area above the field North of the lodge on the Maynards property.
- b) This wet area and these pools of water appear seasonally, forming in the spring and not persisting year-round to my knowledge.
- c) During these spring periods, I have consistently observed and heard large numbers of frogs congregating in and around this area, producing what I would describe as a significant and sustained chorus of frog calls.
- d) These observations have occurred over many years indicating a recurring and consistent pattern.

3. Environmental Context of Observations

- a) The area where this seasonal wet area forms is:
 - i. Undeveloped, and
 - ii. Located in close proximity to the planned RV pad locations shown in the application for a zoning change for this property.
- b) Based on my long-term familiarity with the property, this area has historically remained in a natural condition.

4. Relevance of Observations

- a) My observations, stated above, are based solely on my personal, direct experience over multiple decades.
- b) I understand that such conditions may be relevant in evaluating whether vernal pool characteristics exist on or near the property.

I make this affidavit based on my personal knowledge and observations. I understand that this document may be submitted as evidence in connection with proceedings relating to the Maynards property.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

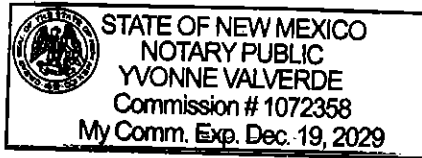
DATED: 4-30-26

SIGNED: William Beckim
William Beckim

Notary Acknowledgment

State of New Mexico
County of Luna

On this 30 day of April, 2026, before me, the undersigned Notary Public, personally appeared William Beckim, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.



Notary Public: Yvonne Valverde
My Commission Expires: 12.19.2029

From: [Andrew McDonnell](#)
To: [Gaffney, Heidi](#)
Subject: Maynards in Maine
Date: Wednesday, May 6, 2026 10:34:44 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

My name is Andrew McDonnell, and I am writing in strong support of the Maynard's-In-Maine rezoning application.

I am a property owner in Rockwood, with my camp located at 72 Jackman Road, directly across the river from the Maynard's property. As both a property owner and someone who deeply values the history and future of the Moosehead Lake region, I fully support this application and the continued preservation and revitalization of Maynard's.

Maynard's is far more than just a business. It is a historic sporting lodge that has been part of the identity of Rockwood and the Moosehead region for generations. Places like this are becoming increasingly rare in Maine, and we should be doing everything we can to preserve them rather than allowing them to disappear. The sporting camp tradition is part of what makes northern Maine special, and Maynard's has been an important piece of that history for over a century.

The property has historically operated as lodging, dining, recreation, and a destination for visitors to the region. The current application simply allows the property to continue operating legally and responsibly while giving the owners the ability to invest in and preserve the site for future generations.

I also believe Maynard's has historically brought jobs, tourism, and economic opportunity to Rockwood and the surrounding area. Businesses like this support local contractors, guides, restaurants, fuel stations, shops, and outdoor recreation throughout the region. Continued investment in historic destinations like Maynard's helps keep our small communities alive.

I respectfully ask the Commission to approve the requested zoning change and support the continued operation and preservation of this historic Maine destination.

Thank you for your time and consideration.

Sincerely,

Andrew McDonnell
72 Jackman Road
Rockwood, ME

From: [Jessefa Murphy](#)
To: [Gaffney, Heidi](#)
Subject: Maynard's Zone Change
Date: Wednesday, May 6, 2026 5:48:25 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Jessefa Murphy, and I own property located at 3960 Rockwood Road in Rockwood, Maine. I am also a State of Maine Certified Code Enforcement Officer (INS#2320) and currently serve three municipalities in Penobscot County, including one municipality where zoning administration and land use review are regularly conducted as part of my duties.

I have spent a considerable amount of time reviewing the rezoning application materials submitted for the Maynard's in Maine property, along with supporting documentation and historical information related to the site. Based upon my professional experience in zoning and code administration, I believe the applicant has met the standards associated with this requested zone change.

I was surprised to learn that the property was not already commercially zoned. Based upon the application materials and historical documents I have reviewed, Maynard's was established well before the original LURC zoning framework was implemented in the early 1970s. The property has continued to operate thereafter as what is legally recognized as a lawful non-conforming use, commonly referred to as a grandfathered use.

In my opinion, the longstanding commercial and recreational use of this property is an important factor in evaluating this request. This does not appear to be a case where an entirely new commercial use is being introduced into an otherwise incompatible area. Rather, the requested rezoning appears to align the zoning designation with the historical and existing use of the property.

I have also reviewed the Petition to Intervene submitted by the petitioner. I understand that neighboring property owners may have concerns regarding future development and potential changes within the area. However, many of the concerns raised appear speculative in nature and are not supported by appraisals, paired sales analysis, market studies, expert testimony, or other empirical evidence demonstrating adverse impacts to surrounding property values.

Additionally, concerns regarding traffic, lighting, density, and other site-specific impacts are typically addressed during zone change request, but at the site plan review processes and are not, in themselves, the sole determining factors associated with a zone change request. Approval of a zone change does not eliminate the applicant's obligation to comply with all applicable review standards and permitting requirements associated with future development. Those issues will remain subject to further review and regulatory oversight as any future development proposals move through the permitting process.

It is also reasonable to consider that reinvestment into a long-established property such as Maynard's may have positive impacts on the surrounding area. The property has needed significant revitalization for some time, and this proposal presents an opportunity for improvement and reinvestment into the Rockwood area and Somerset County as a whole.

Based upon my review of the application materials and the history of the property, I respectfully support the requested zone change and encourage the Commission to approve the zone change application.

Respectfully submitted,

Jessefa Murphy
3960 Rockwood Road
Rockwood, Maine 04478
INS #2320

From: [Keith Wood](#)
To: [Gaffney, Heidi](#)
Subject: Maynard's
Date: Wednesday, May 6, 2026 10:02:40 AM

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My husband myself are opposed to the Maynard's project. We have a camp at 28 Maynard road. It at the beginning of the road. It has been in my family since the 1950's. Now that we have retired we spend more time there.

If this goes through it will start with construction vehicles going by. Then a large about of guests and rv's going by. There will be added atv traffic and added boat traffic.

Our taxes have gone way up in the past 2 years so we would like to enjoy it. It would not benefit us in anyway.

Linda Wood

From: [Eileen Jones](#)
To: [Gaffney, Heidi](#)
Subject: Maynards rezoning hearing
Date: Friday, May 8, 2026 7:53:23 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We are currently out of state, but are writing to express our opposition to the proposed rezoning of the Maynards property from residential to commercial use and would appreciate our opinion on this to be considered on the May 13th public hearing

We purchased our property at 18 Maynard Road in 2002. At the time, we were living in the city south of Boston and were seeking a peaceful, natural environment where our toddler daughter could grow up enjoying nature and the outdoors. As avid campers, hikers, and fishermen, Maine represented the lifestyle we valued, and over the years we have invested significant time, effort, and resources into transforming our camp into our dream home.

One of the primary reasons we chose this location was the quiet residential character of Maynard Road. We walk approximately three miles daily along the road, often with our small dog, and regularly host visiting family members with small children, who appreciate the area's natural beauty. Wildlife sightings, including deer and even a moose last year, are part of what makes this community so special.

For these reasons, we are deeply concerned about the impact the proposed development would have on our neighborhood. Plans that include RV sites, a pavilion for bands and events, and other commercial activities would significantly increase traffic on our small residential road, which has no sidewalks and was never designed to accommodate this type of volume or activity.

We're also also concerned about public safety and emergency response. Local law enforcement coverage is so limited, with assistance coming from Skowhegan, approximately 90 minutes away. While there are RV parks and entertainment venues in areas such as Greenville, those locations are situated on larger commercial roads and benefit from nearby police presence and infrastructure better suited for such operations.

Two years ago ATVs were allowed to travel on Maynard Road. It was with reduced speeds and up to dusk. With no one to monitor this, ATVS are frequently speeding and after dark!

We sincerely wish the new owners success with their investment and future plans. However, it is unfortunate that the residents of Maynard Road may lose the peace, quiet, and residential atmosphere that originally drew us to purchase property here, including the additional lots we have maintained for privacy and preservation of the natural surroundings.

Finally, we would note the contrast between the extensive permitting and restrictions that homeowners in this area have faced for relatively minor projects — including steps to our cabin and requests related to neighboring lots — and the scale of the commercial expansion now being considered, despite its potential impact on the entire community.

Thank you for your time and consideration and please know how upset we are over this proposal

Respectfully,

Eileen and Bill Jones

561-246-1722

18 Maynard Road

Rockwood, ME

From: [Angela Harrington](#)
To: [Gaffney, Heidi](#)
Subject: Written Statement in Favor of Rezoning Maynard's-In-Maine
Date: Monday, May 11, 2026 10:20:30 AM
Attachments: [Rezoning of Maynard's-In-Maine.pdf](#)

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Heidi,

Please see my attached, written statement, in favor for the rezoning Maynard's-In-Maine.

Should you be in need of anything else, please let me know.

Thanks,

Angela Harrington, Financial Coordinator | Wireless Construction, Inc.
40 Blake Road | Standish, ME 04084 | Tel: (207) 642-5751 | Fax: (207) 642-5754

Angela Harrington
820 West River Road
Augusta, ME 04330
May 11, 2026

I am writing this letter as a character reference for the current owners of the property located at 131 Maynard Road, Rockwood, in support of their request for the rezoning application into conforming use.

I have known Matt and Alisha Gallant since childhood and have found them to be responsible, respectful, and highly committed to maintaining and improving their property in a thoughtful manner. They have consistently demonstrated integrity in both their personal and professional interactions and have shown genuine consideration for the surrounding community and neighboring properties.

Throughout their ownership, they have taken pride in maintaining the property responsibly and have approached decisions involving the land with careful planning and respect for local concerns. In my experience, they are not individuals who act recklessly or without regards for others. Rather, they are community-minded people who value open communication, cooperation, and long-term positive impact.

I believe the requested rezoning is being pursued with sincere intentions and with consideration for the future use and benefit of the property. Based on my knowledge of their character and judgement, I am confident they will continue to act responsibly and professionally throughout the process and beyond.

I respectfully ask that you take this letter into consideration when reviewing their rezoning request.

Sincerely,

Angela Harrington
207-215-8245

From: [Andrew Sickenberger](#)
To: [Gaffney, Heidi](#)
Subject: Maynards-in-Maine
Date: Monday, May 11, 2026 4:08:30 PM

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TO: Maine Land Use Planning Commission (LUPC)

RE: Zone Change Application – Maynard’s in Maine

FROM: Andrew Sickenberger

DATE: May 10, 2026

To the Members of the Commission,

I am writing to formally express my opposition to the proposed zone change and expansion for **Maynard’s in Maine** at 131 Maynard Road in Rockwood Strip. Having stayed on Maynard Road multiple times for the better part of two decades, I have a deep understanding of this community’s character. I do not believe a large-scale recreational facility of the magnitude outlined in this application fits the nature of this area.

My opposition is based on the following critical concerns regarding safety and infrastructure:

1. Infrastructure Strain and Population Imbalance The applicant indicates a maximum overnight occupancy of **300 guests and staff**. There is also the potential for surge occupancy of over 500 guests in total with activities in the pavilion. For a town with only 300 year-round residents, this is an extreme increase. This proposal essentially seeks to double the local population on a single property, a load that our current infrastructure is simply not designed to support.

2. Absence of Essential Emergency Services The application does not adequately address the severe lack of local emergency resources:

- **Medical Response:** Our local ambulance services are not insured to transport patients. In the event of an injury or medical emergency at a 300-person facility, victims must wait for an ambulance to travel from 22 miles away.
- **Law Enforcement:** There is no local police presence. The nearest enforcement is based in Skowhegan, an hour and a half away. Introducing a high-capacity facility with a bar and large-scale evening events into an area with a 90-minute response time is a significant safety risk.

3. Impact on Maynard Road Safety Maynard Road is one of only three paved roads in town and serves as a vital space for residents to walk and bicycle safely. The influx of traffic from 300 overnight occupants, combined with additional visitors for the bar and restaurant, will fundamentally change the safety and utility of the street, turning a quiet residential road into a commercial thoroughfare.

4. Noise and Enforcement in Unorganized Territory The plan for a pavilion and a bar suggests a level of noise and activity—potentially including concerts and late-night crowds—that is entirely inconsistent with the quiet, natural character of the Moose River region. In an unorganized territory, we lack the immediate local governance and code enforcement required to manage the disruptions and "nuisance" issues that a facility of this size inevitably creates.

Conclusion Based on my 20-year history with Maynard Road, I believe this expansion is an over-development that threatens the safety and peace of Rockwood Strip. The community lacks the policing, medical transport, and road capacity to handle this load. I urge the Commission to deny this rezoning request.

Sincerely,
Andrew Sickenberger

From: [Foreman](#)
To: [Gaffney, Heidi](#)
Cc: 1919maynardsinmaine@gmail.com
Subject: Maynards rezoning public hearing May 13th 2026
Date: Monday, May 11, 2026 4:48:31 PM

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My Name is Randall Blake. I have been coming up to Rockwood Maine for 35 plus years. My friends and family have made tons of great memories and look forward to doing so for many more.

When we first started coming up to Maine it was mainly to snowmobile but grew into much more. Originally we would stay on Kineo at the old Kineo house we were very disappointed when the owners closed the hotel and we had to find another place to stay for our winters. Lucky for us we were able to stay a few more years at the Moosehead inn that was located down near the landing. We were even more saddened when that location also closed. Kinda felt Rockwood was starting to close itself off from outsiders and we may have to move on to another location. Over the last several years My friends and I were fortunate to secure housing at Maynards and we have loved it

We were so sad when Gail Maynard had informed us that the place was being sold, we really enjoyed knowing Bill and Gail and looked forward to seeing them both every winter. She explained to us that the new owner was going to keep the name and continue to make housing available to us.

Matt Gallant reached out to us and let us know that we were still a priority to them as new owners and went out of his way to keep us updated on any changes that may occur. We appreciated his openness to making the place still as warm as Gail was always to us.

As an outsider who Loves the Rockwood area, I am concerned that there seems to be less places available than we had. Too many places have disappeared over the years and now you have an owner who wants to make the area only better than it was. I support Matt Gallants proposal and look forward to seeing Maynards become a place that My family and friends will continue to make more great memories. I can only see him Making Rockwood greater moving forward.

Please help The Gallants in making this project move forward.

Thanks,

Randy Blake

From: [Kim Hackett](#)
To: [Gaffney, Heidi](#)
Subject: Support for Maynards Rezoning & Revitalization
Date: Tuesday, May 12, 2026 2:05:04 PM

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Hi Heidi,

I am writing to express my strong support for the proposed rezoning and revitalization of Maynards in Rockwood.

My family has longstanding ties to the area, and we visit Rockwood several times a year. It's a place that holds deep meaning for us, and like so many others, we value the unique character, natural beauty, and sense of community that Moosehead offers. Maynards has always been a meaningful part of that experience for so many people and a place that represents the history, hospitality, and tradition of the region.

I believe the opportunity to restore and reinvest in Maynards is incredibly important. Thoughtful revitalization not only preserves a historic and beloved property, but also supports the broader local economy by drawing visitors, creating jobs, and sustaining the businesses and families who rely on tourism. In rural communities like Rockwood, that kind of investment is essential to long-term vitality.

It is also worth noting that Maynard Road has long served as access to a destination property and has supported visitors traveling to and from the area for generations. With thoughtful planning and responsible management, I believe it can continue to support this type of use in a way that respects both safety and the character of the community.

I also want to recognize the current owners for their willingness to take on a project of this scale and importance. Their decision to invest in this property reflects both a commitment to the community and a belief in its future. Restoring Maynards is not a small undertaking, and their leadership and vision to bring new life to such a well-known community space is commendable.

Approving this rezoning is an opportunity to preserve the legacy of Maynards while ensuring it can thrive for generations to come. I respectfully urge you to support this application.

Thank you for your time and consideration.

Sincerely,
Kim

Kim M. Hackett
Retired First Sergeant (US Army)
kimmhackett12@gmail.com

From: [Amanda Crommett](#)
To: [Gaffney, Heidi](#)
Subject: Maynard's of Maine-Rezoning
Date: Wednesday, May 13, 2026 9:43:39 PM
Attachments: [Image.png](#)
[Image.png](#)
[Image.png](#)
[Image.png](#)
[Image.png](#)

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To the Maine Land Use Planning Commission,

I am writing in support of the proposed rezoning application for Maynard's of Maine in Rockwood Strip Township. While I understand the importance of thoughtful land use decisions and preserving the character of this region, I also believe it is important to recognize the character and intentions of the people behind this proposal.

I have known Alisha Gallant personally for 40 years and her husband Matt Gallant personally for 20. I can speak to the integrity, care, and thoughtfulness they bring to both their personal and professional lives. Their commitment to preserving the history and legacy of Maynard's is genuine. They understand the importance this property and business hold within this community and have approached this opportunity with respect for its history, culture, and longstanding traditions.

What stands out most to me is that this is not simply a business investment for them. They have chosen to make this community their home and are raising their son Caleb here. That decision reflects a long-term commitment to this area and to the people who call it home. They are deeply invested in maintaining the qualities that make the region special while also helping create thoughtful, sustainable growth that benefits the local community.

In my experience, they are people who listen carefully, value relationships, and genuinely care about the impact their decisions have on others. I believe their vision for the future of Maynard's is rooted in preserving the spirit of the community while responsibly expanding opportunities that can strengthen the local economy, support tourism, and contribute positively to the area for years to come.

I respectfully encourage the Commission to consider both the proposal itself and the character and intentions of the individuals behind it. I believe they will continue to approach this project with care, responsibility, and a sincere desire to be good stewards of the community they now call home.

Thank you for your time and consideration.

Sincerely,
Amanda Crommett

Manchester, Maine

Amanda Crommett ODCP/MBTI

SVP / Chief Experience Officer

200 Capitol Street, Augusta, ME 04332

Email: acrommett@mainestatecu.org

Phone: 207-624-0747

www.MaineStateCu.org

"Members are our bottom line"



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From: [Jason Brown](#)
To: [Gaffney, Heidi](#)
Subject: Maynards issue
Date: Thursday, May 14, 2026 2:06:45 PM

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I was told that I could submit my / our support for the zoning that the new owners of Maynards would like to do. I can wax poetic about how it is a local staple etc etc etc... I'm 1000% sure that there is a couple thousand more of these stories out there or already been commented.

Truth is, they are magnificent people that want to keep a local staple intact and thriving. The pure capital that they are spending on the site I'm sure is nothing short of staggering. The RV aspect is a great add-on to the local economy and presets the opportunity to drive more business and growth to the area. I support any advancement / re-zoning that they wish to do.

My wife and I own 2 properties and pay hefty property taxes in Greenville and spend a TON of time in Rockwood. Between Rockwood Bar and Grille, The birches, Mt. Kineo and when it was open and operating Maynards. Was always a great stop when we got off our boat at Moosehead Marina.

I hope this helps the cause and that is 2 yes votes for maynards for two Greenville properties.

Regards,
Jason Brown
C: 603-361-1142

From: catandken@fairpoint.net
To: [Gaffney, Heidi](#)
Subject: Maynard's-in-Maine
Date: Thursday, May 14, 2026 8:56:51 PM

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Good Day,

Please allow for the rezoning and permitting that the Gallant Family is requesting. Give them the opportunity to build back and grow this historic sporting camp. This is an opportunity to bring back to Rockwood commerce, jobs, increase local business patronage and provide camping, lodging and a restaurant. Please support this young family in their efforts to preserve and grow this piece of Rockwood Maine history.

Sincerely, Ken and Cathy Burgess

From: tracymello@mail.com
To: [Gaffney, Heidi](#)
Subject: Maynard's Rezoning
Date: Thursday, May 14, 2026 6:59:58 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Letter of Support for Maynard's Zoning Reclassification

To the Planning Board, State of Maine and Members of the Community,

Please accept this letter as my formal statement of support regarding the request to change the zoning of Maynard's to commercial. Although I was unable to attend the meeting in person last night, I followed the proceedings closely online and feel compelled to share my perspective as a long-term resident of the region.

I first moved to Rockwood in the early 1980s as a teenager and later raised my children in Greenville. Having witnessed the evolution of this community over several decades, I have seen a significant and concerning decline in the number of local businesses. Rockwood was once a vibrant hub of commerce and activity. To illustrate the historical capacity of our town to support multiple enterprises, I recall the following businesses and (some current) that once operated here:

- General Stores & Convenience: Martin's Store, Whitten's Store, Moose River Country Store, and the Rockwood Convenience Store.

- Dining & Hospitality: Mystic Moon Restaurant, Mazer's Restaurant & Bar, Mello's Restaurant, Ram's Den, Leon's Breakfast & Lunch, the Douglasses' sub shop, and the small Italian restaurant at Sundown Cabins. Maynard's Restaurant. Rockwood Bar and Grill.

- Lodging & Recreation: Moosehead Motel, Moosehead Inn, Old Mill Campgrounds, Woodys Campground. Maynard's cabins. Lincoln's Cabins.

Comparing that thriving past to our current landscape, it is clear that approving the commercial zoning for Maynard's—alongside established staples like The Birches—is not a threat to the character of Rockwood. Rather, it is a necessary step toward restoration.

For our community to remain sustainable, we must actively promote and encourage local business. This is about more than just economics; it is about our survival. We need a local economy that allows residents to work, live, and enjoy the area they call home.

I am 100 percent in favor of changing the zoning for Maynard's and urge the board to support this transition for the benefit of our town's future.

Thank you for your time and for considering my testimony.

Sincerely,

Tracy Mello

Sent using the mail.com mail app

From: [David Pike](#)
To: [Gaffney, Heidi](#)
Cc: 1919maynardsinmaine@gmail.com
Subject: Maynard's permit
Date: Friday, May 15, 2026 6:37:24 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Permitting people !

We wanted to let you know how much Maynards and the Moosehead Lake Region has meant to our family. We have been visiting Moosehead Lake Region for over forty years and have grown to love the area. We started renting at Simm's Outdoor Wilderness Camps, then the Kineo House on Kineo Island, Then Moosehead Inn of Rockwood, then the Coffman Camp of Rockwood and for the past ten years The Maynard's Camps of Rockwood. Seems most of the places we have stayed at are gone ! We have enjoyed summer and winter vacations. We have stayed there for short periods of time as well as seasonal stays. We have been members of the Blue Ridge Riders for about thirty years and have volunteered trail work, bridge work - you name it, we've done it. as well. My husband and our children and friends have been enjoying this area for years. Now our grandchildren are loving this area as well. We understand there is a meeting tonight concerning Matt and Alisha Gallant and the work they are undertaking to update and improve Maynards. We very much so would like to be in attendance there tonight but we are unable to attend because of a family commitment. We would like to make known our approval and support for the work the Gallants are undertaking. We hope this project will be approved in order to keep this beautiful area available for us and others in the years to come. Sincerely, David and Evelyn Pike Amesbury, Massachusetts

Thanks again and take care!

David Pike
davidapike@verizon.net

From: [Kate Tiffany](#)
To: [Gaffney, Heidi](#)
Subject: Letter in support of Maynards
Date: Friday, May 22, 2026 11:02:28 AM
Attachments: [Maynards Letter.docx](#)

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached letter regarding the rezoning of Maynards in Rockwood.

Thank you,
Kate Tiffany

Land Use Planning Commission
Moosehead Region Office

Re: Support for Zone Change Application — Maynards in Maine, 131 Maynard Road, Rockwood Strip (Tax Plan 1, Lot 20)

Dear Members of the Land Use Planning Commission,

I am writing in strong support of the zone change application submitted by Maynard's LLC for the property at 131 Maynard Road in Rockwood Strip. Having reviewed the application materials, I believe the proposed rezoning to the General Development Subdistrict (D-GN) is not only appropriate but necessary — and that the application makes a compelling, well-documented case on every required front.

As the application clearly explains, the existing use of the property as a recreational lodging facility has been in place since 1919. The zone change is not introducing something new to the community; it is bringing more than a century of established use into legal compliance with current zoning standards, while allowing the new owners to rehabilitate and modernize a facility that has fallen into disrepair. The cabins, lodge, and waterfront structures are a recognized part of the Rockwood landscape. Approving this zone change is the responsible path forward for preserving what already exists.

The application also demonstrates that the proposed expansion fits harmoniously within the surrounding area. Within one mile of the subject property there are seven other commercial cabin rental and lodging facilities, and the Moosehead Marina. This rezoning is entirely compatible with the character of the Moose River corridor and the Moosehead Lake region more broadly. The proposed development — including 17 rental cabins, a lodge and restaurant, a recreation building, and 30 full hook-up RV campsites — addresses a genuine gap in the area, as no campground currently exists in the immediate vicinity. Visitors are coming to this region, and right now there is nowhere nearby for them to camp with full amenities.

On the practical concerns that the Commission must evaluate, the application addresses each one thoroughly. The site is served by existing paved public road infrastructure on Maynard Road, maintained by Somerset County. Rockwood Fire & Rescue is located just three miles from the site. Solid waste disposal is handled through an existing contract with Moosehead Rubbish and the Greenville Transfer Station. Soil suitability testing, conducted by a licensed site evaluator, confirmed that adequate soil conditions exist throughout the development footprint for septic systems and construction. The Maine Natural Areas Program confirmed no rare botanical features will be disturbed. The proposed development stays almost entirely within already-cleared areas, with over 50 acres of the 87-acre parcel remaining wooded and undeveloped. No off-site infrastructure improvements are required.

The application's alignment with the Comprehensive Land Use Plan's goals for economic development and recreational resources is also evident. The Moosehead Lake region depends

on tourism, and Maynard's in Maine — with its 1,510 feet of Moose River frontage providing access to the lake — is exactly the kind of facility that draws visitors and supports the surrounding community's shops, restaurants, and services. The owners have even proposed a small museum on-site dedicated to the history of the camp and recreation in the region, recognizing the cultural value this property holds.

This application has been carefully and professionally prepared. It is thorough, it is grounded in fact, and it asks for something straightforward: the right to continue and modestly expand a use that has existed on this land for over a century. I respectfully urge the Commission to approve it.

Thank you for your consideration.

Sincerely,

Kaitlyn Tiffany
Rockwood, ME

From: [Carla Ritchie](#)
To: [Gaffney, Heidi](#)
Subject: Maynards ZP805 written testimony
Date: Monday, May 25, 2026 8:16:17 PM
Attachments: [Maynard LUPC letter 05252026.pdf](#)

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Heidi,

Please see attached. This is my written testimony regarding the Maynard ZP805 zoning change permit.

Thank you,
Carla Ritchie

Carla J Ritchie
39 Black Point Road
Tomhegan Township ME 04478
and
935 N Main Street
Winterport ME 04496

RE: Application for Zone change for Maynard's of Maine in Rockwood Strip, Somerset County, ZP 805

May 25, 2026

Thank you for hosting a public hearing for the Maynard's of Maine Zoning change ZP 805 on May 13, 2026 in Greenville. I agreed with most of what people said that evening. I'm glad there was such a good turnout in support of Maynard's. Maynard's is an important icon in the Rockwood community. I am grateful for the Gallant Family in their aspirations to keep Maynard's a successful business for future generations.

But there were some comments made that I disagree with:

1. I thought I heard Mrs. Gallant say in the opening remarks, "We are not changing Maynard's." As I read through their application, it seems to me the only thing not changing at Maynard's is the name. Changing from a Level B or C Recreational Facility to a Level E facility is a huge change.
2. The comment regarding the traffic at Moose Creek RV Park in Greenville is not an issue from the woman who lives on East Road in Greenville. East Road is beyond Moose Creek RV Park. Campers would have to take a left to get to East Road instead of a right to get to Greenville and Route 15. I have heard antidotally that people on Pleasant Street do have issues with the traffic, especially on a Sunday when most campers are departing.
3. Rockwood needs jobs. The three retail businesses existing in Rockwood struggle to find help—The Birches Resort is always posting on Facebook that they need help. The Moosehead Region has a shortage of workers. Indian Hill and Dockside in Greenville bring in people with J1 Visas to keep their businesses running. Recently Destination Moosehead posted open positions in the region, and this is only businesses who are partners ([DML Partner Organization Job Openings](#)).
4. The comment about the Gallants fixing up the cabins. I believe the plan is to replace the majority of cabins with bigger, modern facilities. These cabins will be lovely, warm, and comfortable—but they will not have the ambiance of a fixed up 100-year old log cabin.

I too want to see Maynard's succeed. I look forward to having dinner there again sometime. But from what I gleaned from the LUPC application, changing to a Level E Recreational Lodging Facility is a major shift and does not maintain the feel of an historical sporting

camp, nor does it fit within the culture of Rockwood. As described in the LUPC Supplement to Non-Residential Development Permit Application for Recreational Lodging Facilities Supplement S-6:

”Level E Facilities have the potential to have significant local and regional impacts. Level E facilities may include a range of lodging options at larger scales and typically include a broad range of recreational services and/or amenities that make the facility not only a recreation destination but also may meet some of the goods and services needs of the greater region. The standards for these facilities are designed to allow large scale development while conserving the natural resource and recreation values of the development site and surrounding areas. Level E facilities are specifically designated by Section 10.27,Q,1.”

(https://www.maine.gov/dacf/lupc/application_forms/applications/S6_RecLodgingAppSupplement_ver2021.pdf).

From the LUPC Land Use and Standards: Chapter 10: C. 1 GENERAL DEVELOPMENT SUBDISTRICT (D-GN)

“The purpose of the D-GN subdistrict is to recognize existing patterns of development in appropriate areas and to encourage further patterns of compatible development therein and adjacent thereto. It is the Commission's intent to promote these areas as future growth centers in order to encourage the location of compatible developments near each other and to minimize the impact of such development upon incompatible uses and upon public services and facilities. Thus the Commission's purpose is to encourage the general concentration of new development and thereby avoid the fiscal and visual costs of sprawl, and to provide a continuing sense of community in settled areas.”

I’m not sure how a location nearly at the end of a small public road could be considered a “future growth center.” Nor would a Level E Recreational facility “provide a continuing sense of community in settle areas.” I do not see this as a harmonious fit with the existing independent camp owners with no other commercial activity on the Maynard Road (other than a pontoon boat rental at the very beginning of the road across the street from the Rockwood Marina).

Additionally, Section C D-GN does not even mention Level E recreational facilities (Chapter 10: c.(16) Recreational lodging facilities: (a) Level B; (b) (c) (d) Level C; Level C – Expanded Access; and Level D (inside geographic allowance area).

According to the LUPC Color Zoning Map (see exhibit x), changing the zoning of the entire 83-acre lot to General Development (D-GN) would be the largest developmental zone in Rockwood. Rockwood is a very small unorganized town with minimal amenities and services. I do not support the potential for development at this scale.

1. Our EMS Services are unable to transport patients, they are first responders who do an exceptional job, but they are limited. We have no law enforcement in the area.
2. The Maynard Road is a quiet county road. As you saw on the site visit, the residential dwellings are in very close proximity to the road. With the potential of increased lodging capacity, 30 RVs, and service vehicles – the increase in traffic would be substantial. My house in Winterport is across the street from a seasonal campground. I am grateful that RVs are not pulling in and out all the time, but the traffic from the seasonal campers is real. Starting around 6:00 am to 11:00 pm – it is a constant in and out from May through November.
3. In the event of a natural environmental event—fire or Brassua Lake dam breach—with only one way in and out of the facility, that seems like a recipe for disaster.

During the morning site visit I heard that there is 2'-3' of soil before hitting bedrock with a 10-12 degree slope to Moose River. I am concerned that the occupancy expansion of the property would require a large above ground leach field(s). Due to the lack of soil and degree of slope, this could risk the water quality of Moose River, which flows into Moosehead Lake—one of Maine's most pristine bodies of water. The Moose River is home to a healthy spring salmon run; it would be a shame to jeopardize these spawning grounds.

If I read the Beginning with Habitat map correctly (exhibit x), it appears that much of the Maynard Lot is within a defined 3848 acre Undeveloped Habitat Block. Changing the zoning to General Development could threaten this area. I understand the Gallant Family expressed in the application that they have no intentions to develop nor harvest the 50 acres farthest away from Maynard Road. Then why is a zoning change required for the entire parcel?

There is mention of a Forest Wetland on the back property. The Maine Natural Areas Program had no data for this parcel and recommended a qualified field biologist conduct a site visit to ensure no undocumented rare features are inadvertently harmed. Could this Forest Wetland also be a vernal pool?

Additionally, I did not see a response from the Maine Historic Preservation Commission. Nor did I see any mention of Wabanaki archeology inquiries on the property. These are two important pieces of data.

I do not support the zoning change for the 62 acres from General Management (M-GM) to General Development (D-GN). What is described in the application is a significant change to the Rockwood community.

I would like to see the Gallant Family successful in renovating the lodge, cabins, and outbuildings, and for them to build their family home on the property. They are a welcome

resource to the Rockwood community and have done a lot for our Snowmobile and ATV club.

I support the proposed change for Plan 1 Lot 20 for the 25 acres where the existing lodge, cabins, and outbuildings are located from Residential Development (D-RS) subdistrict to General Development (D-GN).

Respectfully submitted (via email),

Carla J Ritchie
207-570-6933

STATE OF MAINE
LAND USE PLANNING COMMISSION
5 EAST MAINE ST. SUITE 107
DOVER FOXCROFT, MAINE 04426

1/2

5-26-26

RECEIVED

MAY 26 2026

LUPC - GREENVILLE

ATTN: HEIDI GAFFNEY

SUB: MAYNARD LLC'S ZONING CHANGE
PETITION ZP 805

I FIRST CAME TO MOOSEHEAD LAKE THE
SUMMER OF 1947 STAYING AT LARRY &
BEA CROOKER'S LAKE SHORE CAMPS &
RETURNING EACH SUMMER.

MY FATHER & I PURCHASED SEVERAL LOTS
ON MAYNARD RD BUILDING OUR FIRST
CAMP IN 1965 & 2ND IN 1969/70.

THE LAST & ONLY NOTICE WE RECEIVED
OF PUBLIC HEARING REGARDING ZONING
FOR SOMERSET COUNTY TO BE HELD
MAY 20, 1998. THE HEARING RESULTED
IN THE ISSUING OF ROCKWOOD STRIPTWD
LAND USE GUIDANCE MAP EFFECTIVE 1998

ALL SHORE PROPERTY ON BOTH SIDES OF
MOOSE RIVER FROM THE LAKE TO THE DAM
ARE DESIGNATED RESIDENTIAL. D-RS

RECEIVED

MAY 26 2026

LUPC - GREENVILLE

2/2

MAYNARD LLC EXHIBIT 2 PROJECT DESCRIPTION ASKS FOR D-GN ZONING WHICH WOULD ALLOW LEVEL E (HIGHEST LEVEL) RECREATIONAL LODGING FACILITIES AS WELL AS AN RV PARK.

→ Level E Facilities have the potential to have significant local and regional impacts. Level E facilities may include a range of lodging options at larger scales and typically include a broad range of recreational services and/or amenities that make the facility not only a recreation destination but also may meet some of the goods and services needs of the greater region. The standards for these facilities are designed to allow large scale development while conserving the natural resource and recreation values of the development site and surrounding areas. Level E facilities are specifically designated by Section 10.27(Q)(1).

01-672-CHAPTER 2 SEE ATTCH 1

MAINE LAND USE PLANNING COMMISSION

35

Gray text applies only to prospectively zoned areas.

WE BELIEVE THE PRESENT PROPOSAL WILL NOT MEET THE LUPC REQUIREMENTS.

WE AGREE WITH THE MANY MAYNARD ROAD CAMP / PROPERTY OWNERS THAT DO NOT APPROVE OF THE ZONING REQUEST.

THANK YOU!

Maren Schmalzer
MAREN SCHMALZER

Ernest Schmalzer
ERNEST SCHMALZER

ATTCH 1

MAY 26 2026

01-672 CHAPTER 2

- R -

LUPC - GREENVILLE

194. Recreational Lodging Facilities:

Site improvements, a building or group of buildings, or any part thereof, used, maintained, advertised or held out to the public as a place where sleeping accommodations are furnished to the public for commercial purposes. Recreational lodging facilities primarily cater to recreational users who engage in recreation activities that are primarily natural resource-based. The term includes, but is not limited to, commercial sporting camps, youth or group camps, back-country huts, rental cabins, outpost cabins, campgrounds, lodges, hotels, motels, inns, or any combination of these types of uses that exhibit characteristics of a unified approach, method or effect such as unified ownership, management or supervision, or common financing. To be included in a recreational lodging facility, rental units must be served by an on-site attendant while guests are present. Related development that is located more than one half mile, measured in a straight line, from the nearest structure providing guest services, such as dining, gathering places, retail, shower house, dumping station, check-in office, and equipment rental shall be considered a separate facility, unless the owner chooses to consider them as one facility. Caretaker or attendant housing will not be used to establish the one half mile distance unless no other guest services are provided. If no guest services are provided then all development on the regulatory parcel shall be considered part of the same facility and may be part of a facility on an adjoining parcel. The term is further distinguished as follows

Level A Facilities have minimal impacts on existing resources within the development site and surrounding areas. Level A recreational lodging facilities are specifically designated by Chapter 10, Section 10.27(Q)(1).

Level B Facilities have low impacts on existing resources within the development site and surrounding areas. Level B facilities are specifically designated by Chapter 10, Section 10.27(Q)(1).

Level C Facilities have moderate impacts on existing resources within the development site and surrounding areas. The standards for these facilities are designed to allow development while conserving the natural resource and recreation values of the development site and surrounding areas. Level C facilities are specifically designated by Chapter 10, Section 10.27(Q)(1). A Level C facility characterized by any of the factors in Chapter 10, Section 10.27(Q)(1), Table B is referred to as a "Level C – Expanded Access" facility.

Level D Facilities have moderate to high impacts on existing resources within the development site and surrounding areas. Level D facilities may provide limited on-site goods and/or services to meet the needs of guests, though these are not of a type, scale or design intended to meet the goods and services needs of the public at large that is not an overnight guest. The standards for these facilities are designed to allow larger-scale development while conserving the natural resource and recreation values of the development site and surrounding areas. Level D facilities are specifically designated by Chapter 10, Section 10.27(Q)(1). A Level D facility characterized by any of the factors in Chapter 10, Section 10.27(Q)(1), Table B is referred to as a "Level D – Expanded Access" facility. A Level D facility may be located in a geographic allowance area as provided in Chapter 10, Section 10.27(Q)(3).

Level E Facilities have the potential to have significant local and regional impacts. Level E facilities may include a range of lodging options at larger scales and typically include a broad range of recreational services and/or amenities that make the facility not only a recreation destination but also may meet some of the goods and services needs of the greater region. The standards for these facilities are designed to allow large scale development while conserving the natural resource and recreation values of the development site and surrounding areas. Level E facilities are specifically designated by Section 10.27(Q)(1).

From: [James Walckner](#)
To: [Gaffney, Heidi](#)
Cc: [James Walckner](#); [Beaucage, Timothy](#); [Robert Lightbody](#); glouis@preti.com
Subject: Follow-up Comments to Public Hearing on 5/13/2026 - Rezoning Application ZP 805
Date: Tuesday, May 26, 2026 3:21:45 PM
Attachments: [Letter to LUPC - Follow-up to Public Hearing.pdf](#)

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Heidi,

Please confirm receipt of this email so I know that it didn't end up in a quarantine or spam folder. Thank you.

Attached please find my comments following-up on the public hearing on 5/13/2026 regarding the Maynards LLC petition for rezoning.

Consistent with my understanding of the service requirements applicable to Interested Parties, it is my understanding that copies of this submission are required to be provided directly to Mr. Tim Beaucage and the applicant's authorized representatives, and those parties are copied in this email.

Regards,

Jim Walckner
508-259-3321

SUBJECT: Follow-Up Submission Regarding Proposed Rezoning of the Maynard's Property – Application ZP 805

To: The Members of the Land Use Planning Commission:

Thank you for the opportunity to follow-up on the public hearing and provide comments regarding the proposed rezoning of the Maynard's property.

I want to sincerely thank LUPC for conducting the public hearing regarding the proposed rezoning associated with the Maynard's property. The hearing was helpful in clarifying:

- several important aspects of the application,
- the applicant's position regarding the requested rezoning, and
- the Commission's involvement as co-applicant

We got our questions answered for counsel (ours not yours). Thank you.

References to lot sizes described in this document pertain to lots 01-20 and 01-19.1. Total acreage is approximately 88 acres. To date, it is unknown why the applicant or LUPC changed the acreage represented at the hearing to 83 acres, reflecting that the developer intends to maintain the 5-acre gravel pit identified in their addendum in an M-GN subdistrict, but for purposes of sizes presented here, I am using the acreage estimated from the original application. Certainly the applicant's preservation of the M-GN subdistrict for this 5 acres is important and the importance of this is described below.

As the officially designated Interested Party for Zoning Petition ZP 805, **I am requesting that the Commission deny Zoning Petition ZP 805 in its entirety as submitted, requiring the applicant to resubmit a clean, uncompromised application.**

Alternatively, if the Commission chooses to exercise its authority to grant a partial approval, such an approval must be strictly capped at the existing, historic, approximately ~14-acre sporting camp footprint (the area currently zoned D-RS inclusive of the waterfront acreage on the South side of Maynard Road) to bring the current structures up to specification and code, where the current residential zoning does not fit the legacy use. Under no circumstances should the Commission permit the expansion of the General Development (D-GN) subdistrict into the remaining undeveloped Management (M-GN) land (whether calculated as the remaining 69 acres of the 83-acre hearing layout, or the 74 acres of the original 88-acre application).

Based on the evidence and verbal testimony locked into the record at the May 13, 2026 public hearing, a partial approval is the only procedurally sound option short of a total denial, based on the following points:

1. Objection to the Unjustified Scope of Rezoning (Applicant's Binding Statement on the Record)

I request that the Commission immediately deny the request to rezone the ~74 acres (or ~69 acres as applicable) of Management (M-GN) subdistrict. The scope of this application has been strictly limited by mutual, on-the-record admissions by both the applicant's counsel and the leadership of this Commission's hearing:

- **The Binding Legal Standard Established at the Hearing:** During my cross-examination regarding the capacity of the proposed multi-use pavilion, the applicant's attorney explicitly stated: *"...we're here to discuss redistricting, which focuses on current uses, not possible proposed*

uses..." When subsequently asked if he agreed with this assessment, the LUPC Chair explicitly stated on the record: "I do."

- **The Mismatch Between Stated Scope and Requested Action:** We fully concur with the standard established by the Chair and the applicant's counsel. Under this binding framework, the only land eligible for redistricting is the land tied to current uses. The actual "current uses" of Maynard's includes the historic cabins, lodge, and support infrastructure which are tightly clustered within the ~14-acre footprint that is already substantially situated within a Development subdistrict. The remaining ~74 acres consist entirely of undeveloped land currently zoned for Management.
- **Logical and Legal Insufficiency:** The applicant cannot claim on one hand that future expansion uses "have no bearing" on this hearing to avoid answering tough questions about neighborhood impacts, while simultaneously demanding a massive ~74-acre development entitlement. Because there are zero "current commercial uses" on those ~74 acres of Management land, there is absolutely no regulatory basis to rezone them under the framework agreed upon by both the attorney and the Chair.
- **The 5-Acre Discrepancy Undermines the "Entire Parcel" Mandate:** The original application identifies the total parcel size as approximately ~88 acres (comprising Lots 01-20 and 01-19.1). However, prior to and at the public hearing, the LUPC represented the rezoning area as ~83 acres. This 5-acre discrepancy represents the intentional exclusion of a gravel pit addendum and described on the LUPC Featured Projects – Maynards in Maine Rezoning page as a Project Document named "Supplemental Application Materials area excluded from rezoning". By carving out this 5-acre section to remain under its current subdistrict, **either the applicant or LUPC staff has directly contradicted the applicant's own core argument that the zoning change must apply to the entire property**. If 5 acres can be cleanly excluded from the D-GN expansion, then the remaining ~69 acres of untouched Management land can and must be excluded as well, as the applicant and LUPC already know how to do a partial rezoning. Now it becomes an open question whether LUPC staff will retract this exclusion as an error. However, even if the LUPC claims this 5-acre shift was a mere administrative error, it has zero impact on the overriding purpose of this section. The content and the record matter most: the moment any boundary adjustment is introduced to carve out a specific use by the applicant or by LUPC staff, it provides further proof that the 14-acre historic camp footprint does not automatically dictate the zoning of the remaining undeveloped wilderness. Whether calculated as a ~69-acre or ~74-acre remainder, the untouched Management land must be excluded from the development subdistrict.

Requested Remedy:

Based on the explicit, binding agreement between the applicant's attorney and the LUPC Chair that future uses are irrelevant to this proceeding, the Commission must deny the expansion of the D-GN subdistrict into the ~74 acres of Management land. Because both the applicant and the Chair ruled that future proposed uses are irrelevant to this rezoning hearing, there is absolutely no regulatory or factual basis to rezone the ~74 acres of Management land.

Any redistricting must be strictly limited to correcting the existing ~14-acre developed footprint. If the applicant wishes to develop the remaining ~74 acres in the future, they must submit a new application based on "proposed uses" that can be properly vetted by the public.

2. Formal Objection to Institutional Conflict of Interest and Regulatory Overreach of LUPC Co-Applicant Status

I request that the Commission reject the LUPC staff's self-appointed role as a "co-applicant" (as documented in LUPC's meeting outline and verbalized at the public hearing) and deny the expansion of this application for rezoning beyond the historical footprint. The narrative used by LUPC staff to justify partnering with a private developer is fundamentally deceptive and constitutes a severe abuse of administrative process:

- **The Deceptive "Cleanup" Pretext:** LUPC staff explicitly stated on the record that the Commission became a co-applicant strictly to resolve a "legally existing non-conforming use" and bring a legacy, historic sporting camp into regulatory alignment. However, staff participating in an administrative "cleanup" actually co-applied for the aggressively weaponized rezoning of the *entire* approximately ~88-acre property. Using a legacy correction narrative to justify flipping ~74 additional acres of protected Management (M-GN) land into a General Development (D-GN) district is a complete misrepresentation of the Commission's authority.
- **Complicity in Corporate Entitlement:** By anchoring the state's name as a co-applicant to the entire parcel, LUPC staff abandoned their role as neutral, unbiased regulators. They became active facilitators for a private developer's significant commercial expansion, shielding Maynard's LLC from the standard independent vetting required for a new Level E Recreational Lodging Facility. This blank-check zoning endorsement creates a highly dangerous and unlawful precedent for the Unorganized Territories.
- **Compounding Procedural Prejudice:** This deceptive dual role heavily distorted the fairness of the May 13, 2026 public hearing. By announcing at the outset that the regulatory body sitting in judgment was a "co-applicant" to the petition, staff created a distinct appearance of pre-determination. This presentation caused an immediate chilling effect, confusing some attendees and prompting multiple neighbors to stand down rather than provide their planned oral testimonies against, what at that moment became, a state-sponsored project.

Requested Remedy:

Due to the deep procedural entanglement between LUPC staff and the applicant, the Commission cannot legally or ethically approve this petition as currently submitted. The application must be denied as submitted.

By acting as a co-applicant for the entire ~88-acre parcel, the staff has compromised the agency's required role as an independent, neutral arbiter. The staff, using a "historical cleanup" narrative, ended up supporting and participating in a deceptive pretext to facilitate a massive, unquantified commercial entitlement for a private developer. This complicity has resulted in a distorted public record, a chilled public hearing, and a direct contradiction of the Chair's own ruling that this proceeding is strictly limited to "current uses."

The Commission cannot salvage a petition that is fundamentally built on administrative overreach. Therefore, I request that the Commission deny Zoning Petition ZP 805 in its entirety as submitted. The applicant must be forced to submit a clean, independent application for any future expansion that is completely stripped of the LUPC's co-sponsorship so that it may be judged on an objective, level playing field as required by Maine law.

3. Objection to the Applicant's Material Lack of Neighborhood Outreach and Inadequate Local Public Access

I object to the applicant's assertion that they are "*committed to being respectful neighbors*" and "*long-term partners of the community.*" The actual record of this project shows a complete failure by the applicant to engage in meaningful or transparent local outreach with the property owners who will bear the brunt of this development. This lack of transparency provides further evidence for why the ~74-acre expansion must be denied:

- **Total Absence of Outreach to the Most Affected Neighbors:** To this day, the applicant has failed to conduct any proactive outreach or direct consultation with the camp and homeowners situated within 1000 feet of their property line and extending East on Maynard Road to the bridge. The only known exception to this is a single property owned by a family relative and the lots kept by the prior owner. A reactive Facebook post inviting neighbors to chat *after* community concerns began to mount is entirely inadequate and does not constitute a good-faith effort. If a developer genuinely desires the community's support for a massive rezoning, they must proactively engage their neighbors face-to-face *prior* to submitting an application. While all neighbors are affected, neighbors of the property on Maynard Road are the very people whose quiet enjoyment, property values, and safety will be directly altered by a potentially massive, and unquantified commercial expansion. To claim a "respectful partnership" in testimony while completely ignoring the most impacted adjacent residents is a direct contradiction.
- **Public Relations Narrative vs. Regulatory Reality:** The applicant's testimony relies heavily on nostalgic phrasing about "preserving the sporting camp identity." However, their actual PowerPoint presentation lists a sprawling array of intensive new uses including an event pavilion, camper accommodations, and more, all without any binding intensity use caps. While they initially skipped over their slides showing the extent of new structure that's anticipated, our thanks goes to the commissioner that requested they display those slides making them a part of the record of the meeting. A developer cannot claim to protect the "character of the area" when they refuse to engage the immediate neighborhood, either before or during this review process, regarding the commercial intensity, traffic impacts and possible safety impacts related to the addition of these proposed facilities.

Requested Remedy:

We object to any rezoning of the ~74 undeveloped acres. It is entirely appropriate for the Commission to approve a subdistrict change strictly for the existing ~14-acre footprint to bring the historical sporting camp structures up to spec and code, as the current residential zoning does not fit the legacy use. Because the applicant has insulated themselves from most of their immediate neighbors and failed to demonstrate the basic neighborhood compatibility required under LUPC Chapter 10, the Commission must deny the request to expand the D-GN zoning into the remaining ~74 acres of Management land.

4. Objection to Unquantified Day-Use Capacity and Incompatible Neighborhood Impacts

Separate and apart from the applicant's insistence that we focus on the current uses, I object to the evaluation of this application for expansive rezoning due to the applicant's failure to provide a comprehensive, total maximum site occupancy. This omission makes it impossible for the Commission to evaluate the project's true impact on the surrounding residential neighborhood, which consists almost entirely of quiet seasonal camps and permanent homes:

- **The Omission of Day-Use Metrics:** While the application claims a cap of 300 *overnight* occupants, it completely fails to quantify the continuous influx and efflux of transient day-users.

The rebuild of the commercial restaurant is expected, but the inclusion of an event pavilion, a recreational building, and various indoor and outdoor amenities means the site, when developed, could function as a high turnover commercial attraction. Throughout any given day, hundreds of additional off-site visitors, event attendees and recreational users could cycle in and out of the facility. This transient daytime and evening traffic could easily put an additional 'several hundred' people on the site at any peak moment while throughout any given day, dozens or perhaps hundreds of additional off-site visitors could cycle in and out of the facility.

- **Failure to Satisfy Chapter 10 Harm Thresholds:** Under LUPC Chapter 10, the applicant bears the strict burden of proving that a proposed subdistrict shift will not have an undue adverse impact on existing uses. By withholding day-use capacity data, the applicant has hidden the true scale of the project's daily operations. The Commission cannot legally evaluate the severe, compounding impacts on Maynard Road if the total volume of daily visitors remains completely unknown.
- **Incompatibility with a Residential Neighborhood:** Shifting ~74 acres of Management land to General Development (D-GN) to accommodate a daily crowd of potentially hundreds of individuals is inherently incompatible with the surrounding residential camp culture. The applicant is effectively seeking a blanket commercial zoning entitlement without disclosing the true maximum operational scale of the resort.

Requested Remedy:

The Commission cannot approve a D-GN expansion based on partial occupancy data. The applicant must be ordered to amend their petition to provide a legally binding, aggregate maximum site capacity (combining both overnight guests and maximum daytime patrons). Until this total figure is provided and subjected to a new round of public review, the application remains fundamentally incomplete and cannot be considered further.

5. Objection to Emergency Services Sufficiency Claims (Lack of Competent Evidence)

Separate and apart from the applicant's insistence that we focus on the current uses, I object to the verbal and written assertions by local emergency services stating they can provide adequate support to the project site. This position is legally and operationally without merit due to the following critical data gaps in the current record:

- **Absence of Maximum Site Occupancy:** The applicant has failed to provide a definitive or even a projected maximum site occupancy for the expanded Level E Recreational Lodging Facility. It is mathematically and operationally impossible for any emergency service provider to accurately assess capacity, response times, or resource allocation without knowing the maximum number of civilians they may be required to rescue, evacuate, or treat during a mass-casualty event or structure fire.
- **Arbitrary Endorsement:** Because emergency services issued their endorsement in a data vacuum, their sign-off constitutes an arbitrary opinion rather than a data-driven professional assessment. A blanket statement of support without a known baseline occupancy cannot serve as competent evidence to satisfy the LUPC's strict statutory criteria for adequate public services.
- **Infrastructure Mismatch:** Maynard Road and the surrounding remote infrastructure are subject to severe geographic bottlenecks. Committing local emergency services to an unknown, unlimited potential volume of guests jeopardizes the safety of both the resort guests and the permanent residents and others in the Rockwood area.

Requested Remedy:

The Commission should require the applicant to submit a binding maximum site occupancy cap. Once that cap is established, emergency service providers must be required to resubmit a formal, quantified capacity assessment based on those specific figures and their ability to, at the same time, support the emergency requirements of the community as well as any mass-casualty or emergency event at the expanded Maynards property before the Commission takes any vote on this application or any future application. Until such time, the individuals signing off on these statements remain personally and professionally responsible for having issued safety clearances without full knowledge of the possible operational impacts that can leave the community vulnerable to unmitigated emergency events.

Reservation of Rights and Expansion of Legal Standing

Please be advised that while our family trust maintains clear legal standing to challenge any adverse determination based on the diminished property values of the immediate residential neighborhood, the material defects and admissions revealed during the May 13, 2026 public hearing have provided substantial, additional grounds for standing.

By this filing, I explicitly preserve my right to seek judicial review of any final action on Zoning Petition ZP 805 based on:

1. **Procedural Violations of Due Process** arising from the LUPC staff's conflicting role as a self-appointed co-applicant;
2. **Administrative Inconsistency** regarding the arbitrary exclusion and manipulation of the petition's physical boundaries (the 5-acre gravel pit discrepancy); and
3. **Failure to Build a Competent Record** by allowing the applicant to withhold mandatory public safety data regarding maximum site occupancy.

We have followed every rule, participated in good faith, and placed these issues squarely on the record. If the Commission chooses to ignore these critical safety and fairness problems and approves this rezoning application allowing for expanded commercial enterprise as presented, we are fully prepared to use every legal avenue available in court to protect our home and neighborhood.

Summary and Conclusion: The Petition Must Be Denied as Presented

The administrative record of this public hearing leaves the Commission with only one lawful path forward. By mutual, on-the-record agreement between the applicant's legal counsel and the Commission Chair, the scope of this proceeding has been strictly and explicitly restricted to "current uses, not possible proposed uses."

The actual current use of this property is a historic sporting camp confined entirely within an approximate ~14-acre developed footprint. There are zero current commercial uses on the remaining ~74 acres of pristine, undeveloped Management land.

The LUPC staff's self-appointed role as a "co-applicant" was intended strictly as an administrative vehicle to clean up legacy zoning map mismatches for existing structures. It is a severe abuse of the administrative process for staff to allow their interest in updating a ~14-acre historic property to be leveraged into a state-sponsored, ~88-acre commercial rezoning. Flipping ~74 acres of untouched

wilderness, which is not even in a development subdistrict at this time, into a General Development (D-GN) zone under the deceptive pretext of a "map cleanup" violates the boundaries set by your own Commission leadership and creates a dangerous regulatory precedent.

The Commission cannot approve a petition that relies on a direct contradiction of the Chair's procedural ruling, leaves local emergency services to sign clearances in a data vacuum, and fundamentally insulates the developer from the neighbors and their concerns – as represented by multiple communications with the Commission and the more than 100 signs placed up and down the road by neighbors which stand before the Commissioners as a far more powerful statement than a simple petition.

While we fully support and consent to updating the zoning subdistrict strictly for the existing ~14-acre footprint to bring the legacy sporting camp structures up to specification and code, **the Commission must deny Zoning Petition ZP 805 as currently presented for approval.** Any sweeping expansion into the remaining ~74 acres of Management land must be completely stripped of LUPC co-sponsorship, require a new independent application from the private developer, and be subjected to a level, unbiased playing field that respects the due process rights of the Rockwood community.

Respectfully submitted,

James Walckner, Trustee
For The Walckner Family Revocable Living Trust
Designated Interested Party with Hearing Privileges

Affected Property Location:
64 Maynard Road (Mailing: PO Box 212)
Rockwood, ME 04478

Mailing/Residential Address:
21055 Randall Avenue
Port Charlotte, FL 33952
jrwalckner@gmail.com
508-259-3321

From: janwalckner@yahoo.com
To: [Gaffney, Heidi](#)
Subject: Maynard's in Maine Additional Feedback
Date: Tuesday, May 26, 2026 4:08:09 PM
Attachments: [LUPC_05262026.pdf](#)

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Good afternoon Heidi,

Please submit the attached document to the Commissioners.

Thank you,

Jan Walckner

This letter is in response to the public hearing on May 13, 2026.

At the public hearing the attorney for Maynards only addressed how the front section of property currently zoned D-RS meets the conditions for D-GN. There was no mention of the 70 plus acres that are currently zoned M-GN and, in fact, they weren't even displayed on the map of the property that was part of the powerpoint presentation. The M-GN zoned acreage does NOT meet the conditions required for D-GN outlined in Chapter 4. Therefore, it should NOT be rezoned.

Additionally, the statement that the entire property should all be one zone was misleading. It's clear that a property can have multiple zones and there is no reason to consolidate zones. This statement is made based on LUPC's post on its website on the Materials Related to Maynard's rezoning that the gravel pit is excluded:

Supplemental Application Materials area excluded from rezoning	April 6, 2026	Gravel Pit Location Map (PDF 3.4MB)
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If the gravel pit can be zoned differently, so too can the whole back parcel. The ENTIRE back parcel should remain M-GN.

At the public hearing it was obvious that Matt Gallant's social media appeal to people to come support Maynards worked. I highly doubt many of these people read the 89-page application and understand the magnitude of this project which will move forward if the zoning change is allowed. I was struck by the number of people who were not from Maynard Road and will not have any direct negative impact from the development of a Level E recreational facility. Yet, they felt compelled to speak in support of something they may frequent once a year at best. Many of the residents of Maynard Road were afraid to speak. They are senior citizens of a quiet residential road. They spoke with the messages on the signs they put out in front of their houses. Additionally, a number of residents have yet to arrive at their seasonal camps so they listened to the meeting remotely but again, chose not to speak. Many of these residents have sent in letters indicating their disapproval of this zoning change request.

I would also like to add that the supplemental letter to the application from the Maine Department of Inland Fisheries and Wildlife recommended that Maynard's dock shouldn't protrude into the river and they should wait until after July 15th to put it in:

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.

Yet, as you can see from the picture below, there is already a 32-foot dock (estimated length) protruding into the river in May. There is a complete disregard for the state recommendations. So much for being a steward of the land as was suggested by people who spoke at the public hearing. If this is how guidelines are followed what will happen once zoning is changed and permits approved?



Lastly, the applicant's attorney suggested that this hearing is only about a zoning change and not about future impacts. Respectfully, that distinction does not make sense in the context of planning and zoning.

LUPC is not merely a map-editing agency. It is Maine's Land Use Planning Commission. The very purpose of planning is to evaluate how decisions made today will shape future land use, development patterns, environmental impacts, infrastructure demands, and community character.

A zoning amendment cannot be separated from its foreseeable consequences. In fact, the only reason to seek a zoning change is to enable uses and development that are not currently allowed.

If future impacts were irrelevant, there would be no purpose to zoning at all. Every zoning decision inherently carries long-term implications, and those implications are exactly what this Commission is charged with evaluating.

The question before the Commission is not simply "Should lines on a map change?" The real question is: "What future does this zoning change create, permit, encourage, or accelerate?"

Planning, by definition, requires looking ahead. Thus, the feedback from residents of Maynard road on the negative impact the Level E recreational lodging facility will have are critical to any decision made.

The Commission cannot responsibly evaluate a zoning change while being asked to ignore the very future that the zoning change is intended to produce.

There are so many red flags regarding this zoning change. I implore you to only rezone the front D-RS parcel and leave the remaining land as M-GN.

Thank you,

Janice Walckner
64 Maynard Road
Rockwood, ME

From: [Shawn Landry](#)
To: [Gaffney, Heidi](#)
Subject: Comments for Maynards ReZoning.
Date: Tuesday, May 26, 2026 7:20:31 AM
Attachments: [Maynard Rezoning Response final.pdf](#)

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Heidi,

Please see attached letter in support of Maynards rezoning.

Thank you!

Shawn

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In Support of Zoning Petition ZP 805 Maynard's in Maine – Rockwood Strip Township

I. INTRODUCTION

This memorandum is respectfully submitted in support of the pending zoning petition filed by Maynard's, LLC and Maine Highlands Development, LLC seeking rezoning approval associated with the continued operation, rehabilitation, modernization, and expansion of the historic Maynard's in Maine property located at 131 Maynard Road in Rockwood Strip Township.

The record demonstrates that the subject property has functioned for generations as a recreational lodging and sporting camp facility serving visitors, sportsmen, snowmobilers, ATV's, boaters, anglers, hunters, and the traveling public. The application materials identify longstanding recreational and commercial uses including lodging cabins, dining facilities, marina and dock systems, transient visitor accommodations, recreational access, and related hospitality infrastructure.

The present proceeding does not involve the introduction of an entirely new commercial concept into previously undeveloped wilderness. Rather, it involves the continuation, modernization, formalization, and reinvestment into a historic recreational destination property that has existed as a recognized sporting camp and lodging operation for over a century.

The opposition filings submitted to the Commission largely rely upon generalized concerns, speculative future assumptions, unsupported operational projections, and subjective policy objections that do not satisfy the evidentiary standards applicable to administrative land use proceedings.

Importantly, the Commission has expressly identified the present proceeding as involving rezoning review. The current matter does not constitute final approval of every future operational or site-specific permitting detail that may later require additional review, conditions, oversight, or agency coordination.

The record instead demonstrates:

- a historic recreational use pattern;
- an existing developed footprint;
- existing commercial recreational activity;
- compatibility with the broader recreational character of the Moosehead region;
- the ability of the Commission to impose reasonable conditions; and
- the absence of fatal regulatory deficiencies identified by reviewing agencies.

For the reasons discussed herein, the requested rezoning satisfies the applicable Chapter 10 standards and should be approved.

II. APPLICABLE REGULATORY FRAMEWORK

A. Chapter 10 Rezoning Standards

The application seeks rezoning associated with development subdistrict review under the Land Use Planning Commission's Chapter 10 framework.

The application materials identify the relevant review categories applicable to rezoning for development-oriented recreational lodging uses, including:

- Financial practicability;
- Location requirements;
- Harmonious fit and natural character;
- Fire, police, and ambulance services;
- Public roads;
- Site access;
- Soil suitability;
- Wastewater disposal;
- Historic resources;
- Rare or special plant communities and wildlife habitat; and
- related compatibility and infrastructure standards.

These criteria establish a structured and conditionable regulatory review process. The standards do not require absolute elimination of all impacts, nor do they prohibit development merely because concerns are raised by neighboring property owners.

Rather, the Commission's role is to determine whether the proposal can satisfy the applicable standards through:

- design;
- mitigation;
- infrastructure planning;
- operational controls; and
- enforceable conditions.

The opposition submissions repeatedly attempt to convert the present rezoning review into a generalized referendum regarding all future recreational activity in the region. Such an approach is inconsistent with the actual structure of Chapter 10 review.

B. Administrative Agency Discretion

Maine law consistently recognizes that administrative agencies possess broad discretion in evaluating technical land use matters and weighing competing evidence, and that reviewing courts may not reweigh facts or substitute their judgment for that of the agency on questions of fact. See 5 M.R.S. § 11007(3) (judicial review; court may not substitute its

judgment for that of the agency on questions of fact); see also M.R. Civ. P. 80C(c) (scope of review governed by 5 M.R.S. § 11007(2)–(4)).

C. Substantial Evidence Standard

Administrative decisions must be supported by substantial evidence in the record. 5 M.R.S. § 11007(4)(C)(5) (court may reverse or modify if the decision is unsupported by substantial evidence on the whole record).

Substantial evidence means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion, considering the whole record. See *Friends of Lincoln Lakes v. Bd. of Env'tl. Prot.*, 2010 ME 18, ¶ 12, 989 A.2d 1128 (reviewing for substantial evidence on the record as a whole).

The standard does not require unanimity, elimination of all disagreement, or absence of any competing concerns.

Accordingly:

- Speculation is not substantial evidence;
- Generalized fears are not substantial evidence;
- Unsupported assumptions are not substantial evidence; and
- Policy disagreement alone is insufficient to defeat an otherwise supportable rezoning application.

III. HISTORIC EXISTING USE OF THE PROPERTY

A central issue throughout many opposition comments is the repeated characterization of the proposal as introducing fundamentally incompatible commercial activity into a historically quiet residential area.

The record does not support that characterization.

The application materials establish that Maynard's in Maine has historically functioned as:

- a sporting camp;
- recreational lodging facility;
- restaurant and dining establishment;
- marina and docking location;
- recreational access point;
- and hospitality-oriented destination property.

The property has long attracted:

- boaters;
- anglers;
- snowmobilers;

- ATVs
- hunters;
- tourists;
- seasonal visitors;
- and transient recreational users.

The surrounding Moosehead region itself is historically defined by recreational tourism, sporting camps, outdoor recreation, seasonal hospitality uses, and destination lodging. The proposal therefore reflects continuity rather than radical transformation.

A. Existing Infrastructure and Developed Footprint

The property already contains substantial developed infrastructure.

The application materials identify:

- existing cabins;
- existing utility systems;
- marina facilities;
- shoreline modifications;
- developed road access;
- recreational facilities;
- and existing commercial-use characteristics.

This is not a proposal involving the first intrusion of development into untouched forestland. Rather, the petition concerns reinvestment into an existing developed recreational property.

B. Continuation of Historic Regional Character

Many support submissions correctly recognize that properties such as Maynard's represent part of Maine's historic sporting camp tradition. The preservation and modernization of longstanding hospitality properties serves legitimate regional economic and cultural interests. Opposition arguments frequently attempt to define "rural character" as requiring the practical elimination of future investment or modernization. Such a position is neither realistic nor required by Chapter 10. The Commission may reasonably conclude that preserving a longstanding recreational destination through modernization is more consistent with the region's historic identity than allowing deterioration or abandonment of legacy hospitality infrastructure.

IV. SCOPE OF THE PRESENT PROCEEDING

A recurring flaw in many opposition submissions is the repeated attempt to expand the present rezoning review into a broad adjudication of every hypothetical future operational scenario. The Commission has expressly identified the current matter as involving rezoning review.

The present proceeding does not constitute final approval of all future:

- operational details;
- permitting decisions;
- construction sequencing;
- environmental mitigation plans; or
- future activity configurations.

A. Improper Reliance Upon Hypothetical Future Scenarios

Numerous opposition comments rely upon assumptions regarding:

- uncontrolled concerts;
- excessive noise;
- traffic catastrophes;
- intoxicated visitors;
- unregulated future expansion;
- environmental collapse; and
- extreme occupancy scenarios.

Many of these concerns:

- are speculative;
- lack engineering support;
- lack operational detail;
- lack expert testimony; and
- concern matters that remain subject to future permitting and regulatory oversight.

Administrative review cannot reasonably be based upon worst-case hypotheticals untethered from actual evidence.

B. Future Regulatory Oversight Remains Available

Even if certain concerns warrant continued review, the Commission retains broad authority to:

- impose conditions;
- require mitigation;
- mandate future permitting;
- restrict operational components;
- require infrastructure improvements; and
- enforce compliance.

The existence of future oversight mechanisms substantially undermines claims that any potential impacts are inherently unmanageable.

V. ANALYSIS OF OPPOSITION CONCERNS

Traffic, safety, noise, environmental, and character concerns deserve consideration, but the record does not demonstrate unavoidable incompatibility with the applicable standards.

The Commission retains broad authority to impose conditions, mitigation requirements, and future permitting oversight.

Opposition submissions repeatedly express concern regarding:

- increased traffic;
- RV activity;
- pedestrian safety;
- snowmobile traffic;
- ATV traffic;
- and generalized roadway concerns.

While such concerns deserve consideration, the record does not demonstrate that the roadway system is legally incapable of accommodating recreational lodging activity.

The property has historically generated:

- visitor traffic;
- seasonal recreational use;
- lodging-related circulation;
- marina traffic;
- and tourism activity.

The application therefore reflects an expansion and modernization of an existing recreational traffic pattern rather than creation of an entirely novel transportation demand. Importantly, generalized fears regarding future vehicle volume do not constitute substantial evidence absent competent engineering analysis demonstrating unavoidable incompatibility.

The Commission additionally retains authority to:

- impose traffic-related conditions;
- require circulation planning;
- regulate parking;
- require signage;
- or impose operational limitations if necessary.

Accordingly, the existence of traffic concerns alone does not require denial.

B. Noise and Character Concerns

Several comments assert that the proposal will destroy the peaceful or tranquil nature of the area. However, many such comments simultaneously acknowledge longstanding recreational activity in the area, including:

- boating;
- snowmobiling;

- ATVing;
- seasonal gatherings;
- recreational traffic;
- and holiday celebrations.

The Moosehead region is not preserved as a silent conservation preserve. It is historically a working recreational tourism region. The Commission may reasonably conclude that a revitalized sporting camp and recreational lodging facility remains compatible with that longstanding regional identity.

Moreover, potential operational noise issues remain conditionable through:

- hours of operation;
- event limitations;
- buffering;
- screening;
- occupancy controls;
- and future permitting oversight.

C. Wildlife and Environmental Concerns

The opposition materials repeatedly reference:

- loons;
- wildlife;
- vernal pools;
- boating congestion;
- and shoreline impacts.

However, reviewing agencies have not identified fatal environmental barriers.

Rather, agency comments generally recommend:

- additional coordination;
- surveys;
- mitigation;
- and review mechanisms.
- conditions;
- permit requirements;
- setbacks;
- buffers;
- erosion controls;
- operational limitations;
- and future agency coordination.

D. Gravel Pit Concerns

Certain comments reference a proposed gravel extraction component. However, the existence of a gravel-related proposal does not itself render the rezoning application defective. Any future extraction activity remains subject to:

- regulatory oversight;
- operational review;
- environmental controls;
- and permitting requirements.

Opposition filings frequently assume maximum-impact extraction scenarios without substantial supporting evidence. Administrative review should instead remain grounded in the actual application materials and conditionable review framework.

VI. STANDING, PARTICULARIZED INJURY, AND GENERALIZED OPPOSITION

Maine case law distinguishes between generalized public concern and legally cognizable particularized injury. Generalized fears and policy disagreements should not be assigned the same evidentiary weight as competent evidence demonstrating actual regulatory noncompliance.

The Maine Law Court has repeatedly distinguished between:

- generalized public concern;
- and legally cognizable particularized injury.

Maine case law distinguishes between generalized public concern and legally cognizable particularized injury. See *Friends of Lincoln Lakes v. Bd. of Env'tl. Prot.*, 2010 ME 18, ¶ 9, 989 A.2d 1128 (discussing standing and organizational standing in administrative appeal context); *Roop v. City of Belfast*, 2007 ME 32, ¶¶ 7-10, 915 A.2d 966 (abutting landowners satisfy a minimal standing threshold based on particularized injury).

Rather, the significance is that:

- generalized fears;
- broad policy objections;
- speculative future concerns;
- and subjective preferences

must be carefully distinguished from substantial evidence demonstrating actual regulatory noncompliance. The Commission may therefore appropriately assign reduced evidentiary weight to comments relying primarily upon speculation or generalized opposition.

VII. ADMINISTRATIVE EFFICIENCY AND COMMISSION DISCRETION

The Commission possesses broad authority to manage the scope and efficiency of administrative proceedings and may reasonably limit consideration to relevant evidence and actual rezoning criteria. See *Northeast Occupational Exch., Inc. v. Bureau of Rehab.*, 473 A.2d 406, 409–10 (Me. 1984) (agency action review principles under the Maine APA; courts review final agency action and do not expand proceedings beyond what the governing framework requires). The present proceeding should remain focused upon the rezoning criteria, the actual evidentiary record, and the standards established by Chapter 10.

- the rezoning criteria;
- the actual evidentiary record;
- and the standards established by Chapter 10.

The Commission is not required to transform the proceeding into a generalized public referendum concerning all future recreational development within the Moosehead region.

VIII. HARMONIOUS FIT AND NATURAL CHARACTER

The Moosehead region has historically included sporting camps, campgrounds, marinas, seasonal lodging, and destination recreation. The proposal aligns with an established regional recreational identity.

The opposition repeatedly invokes the concept of “harmonious fit.”

However, harmonious fit analysis must consider:

- historic use patterns;
- existing recreational character;
- developed conditions;
- regional tourism identity;
- and longstanding sporting camp traditions.

The Moosehead region has historically included:

- sporting camps;
- campgrounds;
- marinas;
- seasonal lodging;
- and destination recreation.

The proposal therefore aligns with an established regional land use identity. A requirement that legacy recreational properties remain permanently frozen in their historic operational form would effectively prevent modernization of longstanding Maine hospitality properties.

Such an interpretation would undermine both economic viability and preservation of historic recreational infrastructure.

IX. ECONOMIC AND COMMUNITY BENEFITS

The record demonstrates legitimate regional economic benefits associated with continued operation of Maynard's in Maine, including tourism activity, visitor spending, hospitality employment, and preservation of Maine's sporting camp traditions.

Support submissions appropriately identify:

- tourism activity;
- visitor spending;
- hospitality employment;
- preservation of recreational access;
- support for local businesses;
- and continuation of Maine sporting camp traditions.

The Commission may reasonably consider the importance of maintaining viable recreational lodging infrastructure within the Moosehead region. The deterioration or closure of legacy hospitality properties would itself create adverse economic and cultural impacts.

X. CONCLUSION

The record demonstrates that:

- the property has historically functioned as a recreational lodging and sporting camp facility for generations;
- the proposal represents continuation and modernization of an existing recreational use pattern;
- the application satisfies the framework of Chapter 10 review;
- agency review materials do not identify fatal deficiencies;
- many opposition concerns are speculative or conditionable;
- substantial future regulatory oversight remains available;
- and the proposal is compatible with the historic recreational identity of the Moosehead region.

Accordingly, based on the record as a whole and the applicable Chapter 10 criteria, the Commission should approve ZP 805. Where the evidentiary record supports satisfaction of the governing standards—and no substantial evidence demonstrates a failure to meet those standards—approval is the legally required outcome. Any remaining site-specific or operational concerns are appropriately addressed through reasonable, enforceable conditions and subsequent permitting oversight, not denial of the rezoning petition.

Respectfully submitted,
Dr. Shawn Landry

From: [Tom](#)
To: [Gaffney, Heidi](#)
Subject: Zoning Petition ZP 805 Maynards-in-Maine
Date: Tuesday, May 26, 2026 4:33:30 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners and Staff of the Land Use Planning Commission,

I am a Rockwood resident, and my connection to this community goes back to early childhood. I first moved here at age four when my father retired from Naval Aviation and returned to his hometown to build and operate the 28-room Moosehead Motel and Restaurant. In the late 1960s, Rockwood and the surrounding Moosehead region still supported numerous historic sporting lodges, inns, and campgrounds. Tourism was strong, and there was active interest in revitalizing lodging operations at Kineo.

During that time, local establishments routinely supported one another. Guests at the Moosehead Motel were often directed to neighboring lodges for dining or lodging when one business was full, and the same courtesy was extended in return. Many of those visitors eventually purchased camps or properties of their own, and I now know grandchildren and great-grandchildren who maintain ties to Rockwood because of those early family visits.

After three decades away pursuing my career, I returned to Rockwood in 2018. Over the years I had watched the gradual disappearance of many of the establishments that once formed the backbone of our tourism economy—lodgings, stores, sporting camps, and campgrounds. Lodging seems to have the greatest decline, with many visitors now relying on online-booked houses or condominiums rather than traditional inns. For dining, only three establishments remained, including the iconic and now-closed Maynard's in Maine.

Like many residents, I recognize that tourism is a mainstay of the Rockwood community. I hope that today's visitors will continue to appreciate the natural beauty of this area and form the same lasting ties that earlier generations did.

I have reviewed the proposals for the Maynard's properties as well as the concerns raised about the potential scale of development beyond simple restoration. I also understand the economic reality that those willing to revitalize historic properties often need the ability to expand operations to remain viable. For these reasons, I support the proposed rezoning. It would bring the property into alignment with the operations that historically existed on the site while allowing for investment necessary to sustain a successful business.

I hope that Maynard's in Maine will continue to reflect the iconic character that has made it a landmark for generations. I also trust that the LUPC will thoroughly address environmental considerations and the concerns of neighboring property owners during the permitting processes to follow.

Sincerely,
Thomas Theriault
Rockwood, ME

