

Land Use Planning Commission

APPLICATION FOR ZONE CHANGE

For

Maynard's in Maine

131 Maynard Road, Rockwood Strip, ME 04478

Prepared for

Maynard's, LLC

131 Maynard Road, Rockwood Strip, ME 04478

By

MAINE HIGHLANDS DEVELOPMENT, LLC
53 East Shore Road, Embden, Maine 04958

On

December 29, 2025



Maine Highlands
Development

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26.....	Rare or Special Plant Communities and Wildlife Habitat

For office use:

ZP

\$

Tracking No.

Permit No.

Fee Received

**Property Information -
LUPC Application for Zone Change**

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant Maynard, LLC	Township, Town or Plantation Rockwood	County Somerset
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Tax Map, Plan, and Lot Numbers [*list all applicable; check tax bill(s)*]

Portion of Tax Plan 1, Lot 20

Lot size (<i>in acres, or in square feet if less than 1 acre</i>) 87.03	Deed Book and Page #'s, and lease information if applicable (<i>include any lessor or lease lot numbers assigned by a property owner</i>) Book 6201, Page 346
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All Zoning on Property (<i>check the LUPC Land Use Guidance Map</i>) M-GN, D-RS	Zoning at Development Site D-GN, Level E Recreational Lodging Facility
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Road Frontage: List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: Road #1 Maynard Road Frontage 992 ft.	Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot: Waterbody #1 Moose River Frontage 1,510 ft.
Road #2 _____ Frontage _____ ft.	Waterbody #2 _____ Frontage _____ ft.

If there is no road frontage, describe the access for the property.

LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers: Subdivision Permit # _____ and Lot # _____ (<i>usually included in deed description</i>)

BRIEF PROJECT SUMMARY (<i>include proposed zoning if submitting an application for zone change; include proposed project name, if applicable</i>) Please see Exhibit 2 - Project Description
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APPLICATION FEE (*see the [Application Fee](#) exhibit for more information, including surcharges if paying online*)

Please check **one** of the boxes below:

I have enclosed a check or money order to pay my application fee.
 I would like to pay my application fee online. Please contact me with the necessary information.

Application for Zone Change – Land Use Planning Commission

LIST OF EXHIBITS

1 Locating Maine Licensed Professionals: Some exhibits require Maine licensed professionals (for example, licensed soil scientists) to obtain information. Guidance and links for locating licensed professionals can be found on the LUPC's homepage, www.maine.gov/dacf/lupc/index.shtml, in the column on the right.

Exhibits Required for All Applications	
Exhibit	✓
1. Directions and Location Map	✓
2. Project Description	✓
3. Deed, Lease, Sales Contract, or Easement	✓
4. Application Fee	✓
5. Land Division History	✓
6. Structures, Features, and Uses	✓
7. Site Plans	✓
8. Site Photographs	✓
9. Goals and Policies of the Comprehensive Land Use Plan	✓
10. Surrounding Uses & Anticipated Impacts	✓

Application for Zone Change – Land Use Planning Commission

Exhibits Required for Certain Applications		
Exhibit	Applicability	✓
11. Rezone to/from Protection Subdistrict	Rezoning to/from protection subdistricts	✓
12. Corporate Good Standing	If petitioner is a corporation	✓
13. Notice of Filing	Rezoning to a development subdistrict, rezonings among protection and management subdistricts	✓
14. Financial Practicability	Rezoning to a development subdistrict	✓
15. Location Requirements	Rezoning to a development subdistrict	✓
16. Harmonious Fit and Natural Character	Rezoning to a development subdistrict	✓
17. Fire, Police, and Ambulance	Rezoning to a development subdistrict	✓
18. Educational Services	Rezoning to development subdistrict for a residential subdivision	✓
19. Solid Waste Disposal	Rezoning to a development subdistrict	✓
20. Electricity and Telephone	Rezoning to a development subdistrict	✓
21. Public Roads	Rezoning to a development subdistrict	✓
22. Site Access/Legal Right of Access	Rezoning to a development subdistrict	✓
23. Soil Suitability	Rezoning to a development subdistrict	✓
24. Wastewater Disposal	Rezoning to a development subdistrict	✓
25. Archaeological and Historic Resources	Rezoning to a development subdistrict	
26. Rare or Special Plant Communities and Wildlife Habitat	Rezoning to a development subdistrict	✓
27. Additional Information	If needed	

DP

Tracking No.

Permit No.

Supplement S-6

for Recreational Lodging Facilities

Applicant Name(s): Maynard, LLC

Project Location (Township): Rockwood

Project Location (County): Somerset

SECTION A: GENERAL INFORMATION

All applicants must complete Section A

1. On-site recreation activities, features, and/or services.

Recreation activities, features and services include, but are not limited to, climbing wall, horseshoes, open field activities, tennis, swimming, small range for sighting of firearms, archery, guiding, vehicle shuttle or transportation services, rental of non-motorized equipment, mini golf, facilities for organized team sports (e.g., baseball, basketball, soccer), paintball, rafting base, rental of motorized equipment, mud runs, airplane rides for overnight guests, shooting range, atv racing, snowmobile racing, motocross, amusement park, and public airplane rides. (See definition 167 in Chapter 10, Section 10.02)

1.1 Will on-site recreation activities, features, and/or services will be available, or provided, at the facility during one or more seasons? YES NO

If you answer YES, please list each recreation activity, feature and service, and provide a brief description.

If you answer NO, continue to Question 2.

Hunting, fishing, boating, camping, ATV/Snowmobile use, dining, lodging open field activities, multi-use/sport court, swimming pool, guiding, horseshoes, traditional outdoor activities with respective services and amenities consistent with Maine's seasonal economy.

1.2 Describe how and to what extent the on-site recreation activities, features, and/or services will be screened from areas next to your property (i.e., from the road, lake, river, neighboring property). Please focus upon those activities, features, and/or services that are screened the least, or that would be most visible.

No new screening is proposed and existing buffers and setback will remain unchanged. New screening of the property would be out of character with existing uses, Harmonious Fit and Natural Character.

1.3 Describe the on-site recreation activities, features, and/or services that will create most noise, as experienced from areas next to your property (i.e., from the road, lake, river, neighboring property). Be sure to describe the amount, type and duration of noise(s) created. Please focus upon those activities, features, and/or services that would produce the most noise for neighboring areas.

During the summer months, an existing boat launch is in use. The proposed development may encourage more use at the the shoreline area, however, the noise level will be consistent with that of all of the boat traffic utilizing this stretch of Moose River. Seasonally during the winter months, there is expected to be snowmobile traffic consistent with surrounding trail systems and shared use areas.

2. Utilities.

2.1 Will the facility be served by public utilities (i.e., phone, electric) and/or indoor plumbing, during one or more seasons? YES NO

2.2 If campsites will be available at the facility, will water and electric be available at campsites? NA YES NO

3. **Footprint of clearing.** Is there, or will there be any cleared areas within 250 feet of any body of standing water, tidal waters, or flowing waters downstream from the point where such waters drain 50 square miles or more (e.g., P-SL1)? YES NO

If you answer YES, please complete the following. If you answer NO, continue to Question 4.

a.

Sub-Area and Description	Dimensions (in feet) (LxW)	Square Footage
Example: Area 1: campsites 1-10 and shower house	10 sites at 25x45; 100x50	6,125 sf
Area 1, description: Please refer to Exhibit 7 - Site Plan of the Application for Zone Change		
Area 2 (if applicable), description:		
Area 3 (if applicable), description:		
Area 4 (if applicable), description:		
Area 5 (if applicable), description:		
Area 6 (if applicable), description:		

b. Will the proposed activity result in new or enlarged cleared openings within 250 feet of any body of standing water, tidal waters, or flowing waters downstream from the point where such waters drain 50 square miles or more (e.g., P-SL1)? YES NO

If you answer NO, go to Question 5. If you answer YES, go to Question 3c.

c. Will the clearing, in combination with all other clearings at the facility, be at or below the applicable limits in Section 10.27,Q,1, Table A, (4)? YES NO

If you answer NO, go to Question 4. If you answer YES, go to Question 3d.

d. Is there a 100 foot vegetative buffer that meets the provisions of Section 10.27,B,2 between the proposed clearing and all points on the shoreline? YES NO

If you answer NO, go to Question 4. If you answer YES, go to Question 3e.

e. Is the slope 20% or less as measured from the highest elevation in the area within 250 feet of the shoreline in which clearing or development is proposed, to the nearest point on the shoreline? YES NO

If you answer NO, go to Question 4. If you answer YES, go to Question 5.

4. **Demonstration or Mitigation.**

A response to Question 4 is only required where your answer is NO to Questions 3b, c, d, or e. If you answer YES to Questions 3b, c, d, and e, then go to Question 5.

However, it is advisable to discuss and confirm your responses to Question 3 with LUPC staff prior to responding to Question 4.

In response to Question 4, provide the information for either 4a OR 4b.

- Provide, as EXHIBIT S-6A, an explanation, pictures, plans, and/or other evidence that the overall visual impact of the facility will not increase as a result of the creation or enlargement of clearings, or from the development or uses located within those clearings.
- Provide, as EXHIBIT S-6B, a mitigation plan for visual impacts, noise, and phosphorus that will provide substantially equivalent or increased effectiveness over existing conditions.

(See the instructions for more information in responding.) Contact the LUPC office that serves your area for assistance.

5. **Retail space.** What is / will be the total square footage of retail space (i.e., camp store) at the facility? NA 2,000 Square Feet

6. **Fuel sales.** Will fuel sales be available at the site during one or more seasons? YES NO

 In this regard, fuel sales at Recreational Lodging Facilities do not include pre-bottled fuel (i.e., tank exchange or Coleman fuel).

If you answer YES, please complete the following questions. If you answer NO, continue to Question 7.

6.1 What fuel type(s) will be sold? Gas Diesel Propane Aviation Fuel

Other

6.2 How many functioning fuel dispensing devices will be available? 0 Devices

6.3 If the fuel dispensing devices are existing, when were they installed? N/A Date

6.4 How many vehicles, customers, or containers can be served simultaneously? 2 (?) Vehicles, customers, or containers

7. **Overnight occupancy.** Once constructed and operating, how many overnight occupants, including staff, could be accommodated at the facility? 300 **Occupants**

(Example: a campground facility with 20 campsites, each with a maximum occupancy of 6 people at each site, and housing for two staff will have an overnight occupancy of 122 people.)

Tip: If occupancy varies between seasons, indicate the overnight occupancy for the season with the highest occupancy. For example: consider a facility that operates during the summer season as what might be viewed as a youth camp, with an overnight occupancy of 60 people; but that same facility operates as what might be viewed as a commercial sporting camp with an overnight occupancy of 25 people during all other seasons. In this case, the maximum overnight occupancy is 60 people.

8. **Access to amenities.** Some facilities provide services and/or amenities just to overnight guests while other facilities offer amenities to overnight guests and the general public (on a regular basis). Check the following statements that best describes the proposed facility and its retail space; fuel sales; dining amenities; and/or recreation activities, features, and/or services:

Description	Dining	Retail	Fuel Sales	Recreation activities, features, and/or services
A. The following services and amenities will be available to overnight guests at the facility during one or more seasons, and may be provided by chance or on an incidental basis to the general public. (Example: a lodging facility that serves only its overnight guests, but on rare occasion sells fuel to a stranded motorist.) Note: activities, features, and services that are individually advertised (i.e., "gas", "store", "mini golf") are not considered incidental..... <i>Check all that apply:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The following services and amenities will be available to overnight guests of the facility, as well as the general public, on a regular basis during one or more seasons. (Example: a lodging facility that provides services to overnight guests but also sells day passes to the public to utilize the on-site ski center.) <i>Check all that apply:</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. The following services and amenities will not be available at the facility for either guests or the public. <i>Check all that apply:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION B: FACILITIES ALLOWED BY SPECIAL EXCEPTION *(Complete this section only if applicable)*

9. **Recreational lodging facilities allowed by special exception.** In certain cases, Recreational Lodging Facilities: Level C, Level C – Expanded Access, Level D, Level D – Expanded Access, and Level E may require special exception approval in the D-GN, D-RF, and M-GN Subdistricts. If your proposal includes one of these facility types and subdistricts, please attach to your application substantial evidence that:

- there is sufficient infrastructure to accommodate the additional traffic and activity generated by the facility; and
- surrounding resources and uses that may be sensitive to such increased traffic and activity are adequately protected.

Tip: If you are unsure whether or not your proposal includes one of these facility levels or subdistricts, contact the LUPC office that serves your area for assistance.

SECTION C: FLOOR AREA ADJUSTMENT *(Complete this section only if applicable)*

10. **Floor area adjustment.** A recreational lodging facility or proposed facility shall be allowed 25% more square footage than the floor area limits of Section 10.27,Q,1, Table A if legally bound by provisions acceptable to the Commission that result in:

- a 25 foot vegetative buffer along all property lines facing exterior roads;
- 50% more depth of the vegetative buffer than otherwise would be required by Section 10.27,B along a whole shoreline; and
- that restrict building color to blend in with the surrounding area and restricts the use of reflective surfaces.

If you intend to apply this provision, please provide with your application such legal documentation that you propose to implement the standard stated above.

Tip: Such provisions generally must be of sufficient duration, limitation, and requirement to adequately limit the applicant's, and/or landowner's rights, title, or interest. See Chapter 4, Section 4.03,(3) for more information regarding Title, Right or Interest.

Tip: If the subdistrict (see Chapter 10, Sub-chapter II) in which the facility is located or is proposed to be located has more restrictive square footage limits, then the subdistrict square footage limits shall apply.



Maine Highlands Development

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12/29/2025

53 East Shore Road
Embden, ME 04958
207 431 0694

robert.lightbody@mainehighlandsdevelopment.com

December 22, 2025

SUBJECT: Agent Authorization

To Whom It May Concern,

Maynard's in Maine declares Maine Highlands Development, LLC (Robert D. Lightbody, P.E.) as their authorized Agent and representative for the permitting and construction of Maynard's in Maine located at 131 Maynard Road, Rockwood, ME. Mr. Lightbody is authorized to pursue local, state, and federal permitting, including signing applications.

Sincerely,



Mathew Gallant, Owner

Exhibit 1: Directions & Location Map

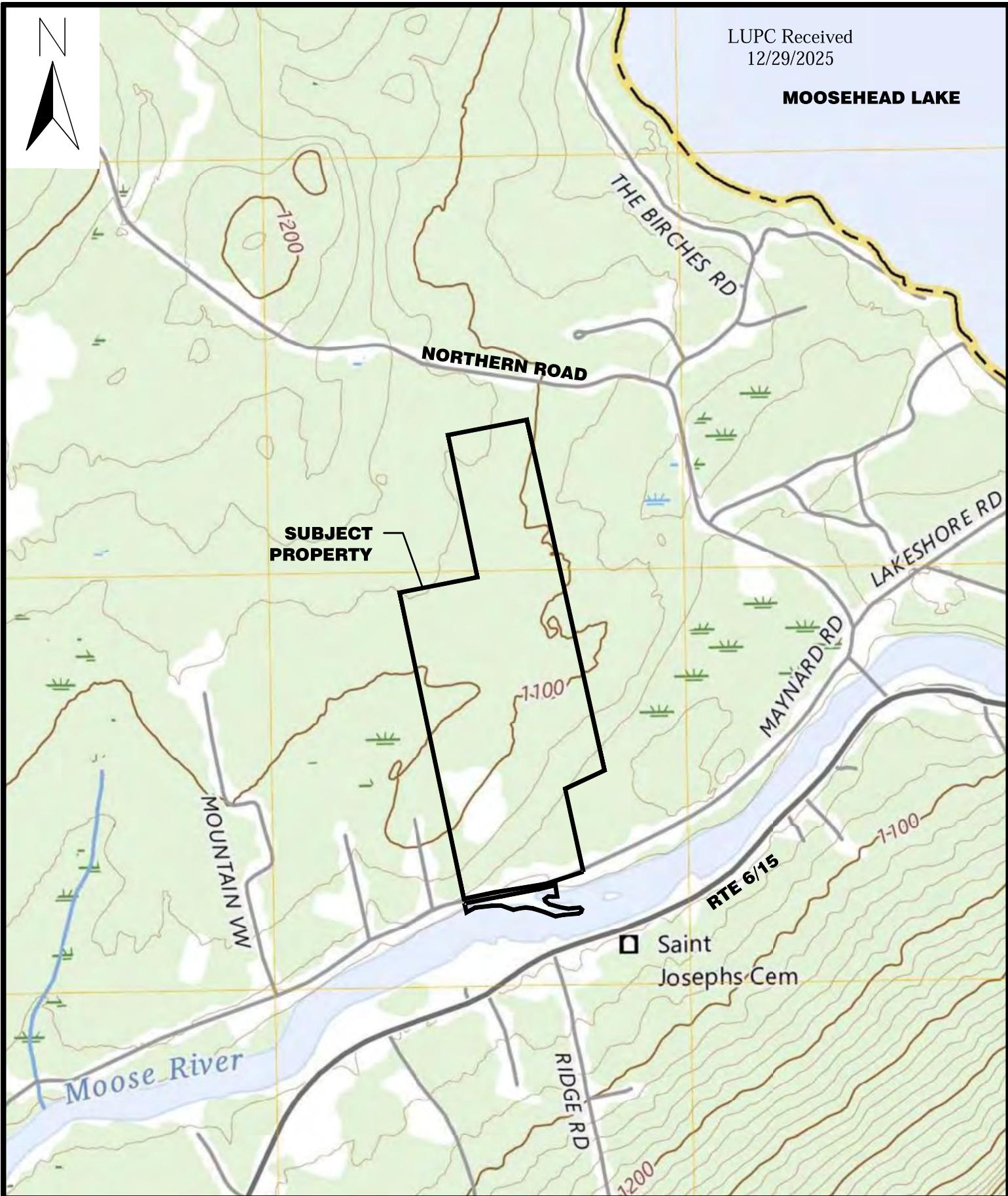
Project Address: 131 Maynard Road
Rockwood, ME 04478

From Bangor: Take Routes 15/6 to Rockwood. In Rockwood, take a right onto Northern Road. After crossing the bridge, take first left onto Maynard Road. The project site is approximately 1 mile down Maynard Road.



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MOOSEHEAD LAKE



PROJECT:

REZONING: MAYNARD'S MAINE

MAYNARD ROAD, ROCKWOOD STRIP, ME

DRAWING:

USGS SITE LOCATION MAP

SCALE: 1" = 1000'

MHDS NO.	XX
PROJ. MGR.	RDL
DRAWN BY:	EKD
CHECKED BY:	RDL
REVISION NO.	0
ISSUE DATE:	2025-10-03
ISSUED FOR:	REVIEW

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53 East Shore Road, Embden, Maine 04958 Ph: (207) 431-0694



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12/29/2025

MOOSEHEAD
LAKE



PROJECT:

REZONING: MAYNARD'S MAINE

MAYNARD ROAD, ROCKWOOD STRIP, ME

DRAWING:

AERIAL MAP

SCALE: 1" = 1,000

MHD NO.	XX
PROJ. MGR.	RDL
DRAWN BY:	EKD
CHECKED BY:	RDL
REVISION NO.	0
ISSUE DATE:	2025-10-03
ISSUED FOR:	REVIEW

Exhibit 2: Project Description

Maynard's in Maine is a historic sporting camp located at 131 Maynard Road in Rockwood Strip, Maine. Maynard's in Maine was founded in 1919 by Walter Maynard. The camp stayed in the Maynard family until 2025 when it was purchased by the Gallant Family who owns the property under Maynard LLC (project applicant).

The property is identified as a portion of Tax Plan 1 Lot 20 and Tax Plan 1 Lot 19 on the LUPC zoning map. The remaining portion of Lot 20 was split off during the sale and is retained by the previous owner (see Land Division History). Zoning maps have not yet been updated to show this change. Lot 20 contains the majority of the development and is 87 acres on the north side of Maynard Road. Lot 19 is 1.19 acres on the south side of the road and with 1,510 feet of frontage along the Moose River and contains a picnic shelter, boat launch and boat slips.

As shown on the zoning map and Existing Condition Plan, the property is located within two zones. The southern portion of Lot 20 and all of Lot 19 is within the Development Residential zone. This area contains the majority of developed areas, though it is not a residential use. The northern portion of Lot 20 is within the General Management Zone. There are some cleared areas but no permanent buildings within this area and it is primarily wooded. The existing facility use as a "sporting camp" or "recreational facility" is not a compatible use with the current zoning (D-RS and M-GN). As such, to bring the property into compliance and to complete any major upgrades or expansion, a Zone Change is required.

With Maynards in Maine history as a sporting camp, the property contains a large lodge which previously housed a restaurant, thirteen (13) cabins and several other outbuildings and sheds. An area to the north of the buildings is cleared and a portion of this area has been used for RV camping with no amenities for several years. Twelve of the thirteen cabins used for lodging are original to when the camp was first opened. All buildings are generally in need of repair or replacement to continue operations. On Lot 19, the area is generally clear and developed with a picnic shelter, boat storage building, boat launching area and several docks used for boat slips. The entire property is served by electric utilities via overhead lines from Maynard Road. There is also a drilled well for water supply and private subsurface wastewater disposal fields.

A survey of the property was performed in 2025 as part of the sale and work to delineate natural resources was performed in January 2025. A small, forested wetland area was identified in the area shown on project plans. No other natural resources were identified. With the frontage on the Moose River, the property is also subject to a 150-foot setback from the river for any new development. This setback is shown on the project plans.

The Gallant family intends to rehabilitate and update Maynard's in Maine to maintain its history while providing the modern amenities that guests now look for. As shown on the Proposed Site Layout Overview Plan, at potential full buildout the facility would contain:

- Seventeen (17) rental cabins, each containing full bathroom facilities. Cabins range from approximately 500 sf to 1,000 sf in size.

- The twelve cabins closest to Maynard Road exist and would be rehabilitated and set on new foundations.
- The five cabins in the northern portion of the site would be relocated from their present location and rehabilitated.
- 1,500 square foot office building
- 2,500 square foot lodge and restaurant/bar
- 500 square foot museum building showcasing the history of the property. This would be an existing building relocated and renovated.
- 4,000 square foot recreation building with hot tub
- Outdoor pool
- 3,200 square foot multi-use pavilion area
- Playground area & athletic field
- A 30-site full hook-up RV camping area with bathroom, shower & laundry facility
- An RV Dump Station
- 9,600 square foot Maintenance Garage
- Residence for the Gallants
- Gazebo and small building for boat storage on Lot 19
- New docks/boat slips
- Subsurface wastewater disposal fields to serve the entire facility
- Upgraded electrical services

Some of the work to start updating the rental cabins is underway and the Applicant has been working with LUPC to ensure that the work performed is of a scope such that it does not require a permit. As discussed above, a Zone Change is required to bring the property into compliance and in order to allow for any major updates or expansion. Based on discussions at the Pre-Application meeting held on November 3, 2025, it is likely the appropriate zone for the parcel would be the General Development Subdistrict (D-GN). This zone would allow for a Recreational Lodging Facility which would fit the use of the existing development and allow for expansion of the use to a Level E Recreational Lodging Facility which is what the future buildout shown on the Site Layout Plan would classify as.

Exhibit 3: Deed, Lease, Sales Contract or Easement

Please find the property deed showing ownership of the parcel in this section. The deed also describes a Dock Easement Area which is the only Easement associated with the property.

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DLN 2544322

QUITCLAIM DEED WITH COVENANT

I, Gail Maynard, of Rockwood, Somerset County, Maine, for consideration paid, grant, with Quitclaim Covenant, to Maynard LLC, a Maine limited liability company with a mailing address of 816 Riverside Drive, Augusta, ME 04330, certain lots or parcels of land, with the buildings thereon, situated in Rockwood, County of Somerset, State of Maine, more particularly described in EXHIBIT A attached hereto.

Witness my hand and seal on this 12th day of March 2025.



Witness _____ 

Gail Maynard

STATE OF MAINE
COUNTY OF CUMBERLAND

March 12, 2025

Personally appeared the above-named Gail Maynard and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public / Attorney-at-Law PAUL F. DRISCOLL
Print Name: Maine Bar No. 2396
My Commission Expires:

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12/29/2025

EXHIBIT A

Parcel 1:

A certain lot or parcel of land situated northerly of and adjacent to Maynard Road in Rockwood Strip, County of Somerset, State of Maine bounded and described as follows:

Beginning at a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the northerly sideline of Maynard Road, said point being the southeasterly corner of land now or formerly of Christopher J. and Doreen Ann Derosa (SCRD Book 6039, Page 187), said point being the southwesterly corner of the herein described parcel of land and said point being the POINT OF BEGINNING;

Thence, N 13° 54' 32" W along the said land now or formerly of Christopher J. and Doreen Ann Derosa and land now or formerly of Weldon C. and Marilyn B. King (SCRD Book 789, Page 300), a distance of two thousand four hundred ninety-two and 66/100 hundredths (2,492.66) feet to a point marked with a 5/8-inch rebar found;

Thence, N 76° 01' 59" E continuing along the said land now or formerly of Weldon C. and Marilyn B. King, a distance of eight hundred twenty-four and 79/100 hundredths (824.79) feet to a point marked with a 5/8-inch rebar found;

Thence, N 13° 56' 17" W continuing along the said land now or formerly of Weldon C. and Marilyn B. King, a distance of one thousand ninety-eight and 15/100 hundredths (1,098.15) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2308 found on the Rockwood Strip Tomhegan Town Line and land now or formerly of Moosehead Wildlands Inc. (SCRD Book 1916, Page 174),

Thence, N 77° 19' 35" E along the said land now or formerly of Moosehead Wildlands Inc. and the Rockwood Strip Tomhegan Town Line, a distance of five hundred ninety-one and 70/100 hundredths (591.70) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set and land now or formerly of J. Bryan Larson II (SCRD Book 4571, Page 284);

Thence, S 12° 28' 21" E along the said land now or formerly of J. Bryan Larson, a distance of two thousand eight hundred fifty-six and 62/100 hundredths (2,856.62) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set and the retained land of Gail Maynard;

Thence, S 64° 54' 56" W along the said retained of Gail Maynard, a distance of three hundred forty-five and 05/100 hundredths (345.05) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, S 12° 28' 21" E continuing along the said retained of Gail Maynard, a distance of six hundred forty-six and 56/100 hundredths (646.56) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the said northerly sideline of Maynard Road;

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Thence, S $64^{\circ} 54' 56''$ W along the said the northerly sideline of Maynard Road, a distance of sixteen and 20/100 hundredths (16.20) feet to a point;

Thence westerly along the said the northerly sideline of Maynard Road and a curve to the right having a radius of one thousand four hundred seventy-five and 25/100 hundredths (1,475.25) feet, a chord bearing of S $72^{\circ} 02' 14''$ W, a chord distance of three hundred sixty-five and 79/100 hundredths (365.79) feet and an arc distance of three hundred sixty-six and 74/100 hundredths (366.74) feet to a point;

Thence, S $79^{\circ} 09' 32''$ W continuing along the said the northerly sideline of Maynard Road, a distance of two hundred four and 89/100 hundredths (204.89) feet to a point;

Thence westerly continuing along the said the northerly sideline of Maynard Road and a curve to the left having a radius of six thousand twenty-four and 75/100 hundredths (6,024.75) feet, a chord bearing of S $77^{\circ} 14' 12''$ W, a chord distance of four hundred four and 18/100 hundredths (404.18) feet and an arc distance of four hundred four and 26/100 hundredths (404.26) feet to the POINT OF BEGINNING.

Said parcel contains 87.03 acres.

Parcel 2:

A certain lot or parcel of land situated southerly of and adjacent to Maynard Road in Rockwood Strip, County of Somerset, State of Maine bounded and described as follows:

Beginning at a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the southerly sideline of Maynard Road, said point being the northeasterly corner of land now or formerly of Christopher J. and Doreen Ann Derosa (SCRD Book 6039, Page 187), said point being the northwesterly corner of the herein described parcel of land and said point being the POINT OF BEGINNING;

Thence easterly along the said the southerly sideline of Maynard Road and a curve to the right having a radius of five thousand nine hundred seventy-five and 25/100 hundredths (5,975.25) feet, a chord bearing of N $77^{\circ} 14' 01''$ E, a chord distance of four hundred one and 53/100 hundredths (401.53) feet and an arc distance of four hundred one and 60/100 hundredths (401.60) feet to a point;

Thence, N $79^{\circ} 09' 32''$ E continuing along the said southerly sideline of Maynard Road, a distance of two hundred four and 89/100 hundredths (204.89) feet to a point;

Thence easterly continuing along the said the southerly sideline of Maynard Road and a curve to the left having a radius of one thousand five hundred twenty-four and 75/100 hundredths

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(1,524.75) feet, a chord bearing of N 76° 31' 58" E, a chord distance of one hundred thirty-nine and 72/100 hundredths (139.72) feet and an arc distance of one hundred thirty-nine and 77/100 hundredths (139.77) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set and the retained land of Gail Maynard;

Thence, S 06° 06' 03" E along the said retained land now or formerly of Gail Maynard, a distance of sixty and 46/100 hundredths (60.46) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, S 06° 06' 03" E continuing along the said retained land now or formerly of the Gail Maynard, a distance of ten (10) feet, more or less, to a point on the northerly shore of Moose River;

Thence westerly along the said northerly shore of Moose River, a distance of one thousand five hundred ten (1,510) feet, more or less, to a point and said land now or formerly of Christopher J. and Doreen Ann Derosa;

Thence, N 13° 54' 32" W along the said land now or formerly of Christopher J. and Doreen Ann Derosa, a distance of eight (8) feet, more or less, to a point marked with a 3-inch axel found, said point lies S 79° 43' 38" W, a distance of seven hundred thirty-nine and 04/100 hundredths (739.04) feet from the previously herein described rebar;

Thence, N 13° 54' 32" W continuing along the said land now or formerly of Christopher J. and Doreen Ann Derosa, a distance of thirty-three and 09/100 hundredths (33.09) feet to the POINT OF BEGINNING.

Also conveying, as appurtenant to Parcel 1 and Parcel 2, a 30' wide Dock Access Easement as described as follows:

DOCK EASEMENT:

The above-described parcels are conveyed TOGETHER WITH the perpetual exclusive right and easement to use the following described parcel of land (the "Easement Area") for all legal purposes, including but not limited to parking, maintaining surfaces such that the surfaces permit water access by trucks towing boats, access, storage, staging, placement of accessory and/or storage structures if permitted by law, and egress and to use, maintain, repair, install, and replace docks on Moose River, or to otherwise access the said river for recreational or commercial purposes. This easement is appurtenant to and shall run with and benefit the parcels of land conveyed hereinabove and shall burden the remaining land of Gail Maynard as described in a Deed of Distribution from the Estate of William H. Maynard of near or even date herewith to be recorded in the Somerset County Registry of Deeds. RESERVING herefrom, for the benefit of and appurtenant to said remaining land of Gail Maynard, the right to use the Easement Area solely for access and egress, provided however that Gail Maynard, her successors, heirs, and assigns (collectively, "Maynard") shall save, defend, indemnify and hold the Grantee, its successors and assigns, against any and all claims, demands, losses or damages sustained by Maynard arising out

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of or attributable to the exercise of said reserved rights.

Commencing at a point marked with a capped 5/8-inch rebar stamped PLS 2189 set on the northerly sideline of Maynard Road, said point being the southeasterly corner of the above described parcel of land;

Thence, S 58° 01' 22" W, a distance of two hundred fifty-six and 34/100 hundredths (256.34) feet to a point marked with a capped 5/8-inch rebar stamped PLS 2189 se on the southerly sideline of Maynard Road;

Thence, S 06° 06' 03" E, a distance of forty and 50/100 hundredths (40.50) feet to a point, said point being the POINT OF BEGINNING;

Thence, N 86° 00' 00" E, a distance of one hundred seventy (170) feet, more or less, to a point on the northerly shore of Moose River;

Thence westerly along the said northerly shore of Moose River, a distance of one hundred eighty (180) feet, more or less, to a point;

Thence, N 06° 06' 03" W, a distance of ten (10) feet, more or less, to a point marked with a capped 5/8-inch rebar stamped PLS 2189 set;

Thence, N 06° 06' 03" W continuing along the said retained land now or formerly of Gail Maynard, a distance of ten (20) feet, more or less, to the POINT OF BEGINNING.

All bearings are Grid North.

The above-described premises constitute a portion, and only a portion, of the premises described in a Deed of Distribution from Gail Maynard, Personal Representative of the Estate of William H. Maynard to Gail Maynard of near or even date herewith to be recorded in the Somerset County Registry of Deeds.

Exhibit 4: Application Fee Calculation

Based on the November 03, 2025 Pre-Application meeting, the Applicant understands that the Application Fee has been waived by the LUPC. Thank you.

For Use with Exhibit 5: Land Division History

Use this table to present the ownership and land division history of your parcel. Be sure to start the history 20 years ago and include drawings. See further instructions and an example in [Land Division History \(Exhibit 5\)](#).

<u>Drawing (does not have to be to scale)</u>	<u>Transaction Details, Including Names of Seller/Grantor and Buyer/Grantee</u>	<u>Date of Transaction</u>	<u>Book & Page Numbers</u>	<u>Lot Size (in acres)</u>
	The project Parcel was owned by the Maynard Family since 1900 +/- . January 2025 was the only change in Ownership in 125+/- years. Please see Exhibit 3	03/13/2025	6250/126	87

Note: If you own or are under contract to buy the property to be developed, your county registry of deeds office or the previous owner of the property may provide helpful information. If you lease your property, contact your lessor for information on the history of your lot.

Exhibit 6: Structures Features, and Uses

Site Uses

As discussed in the Project Description, the property has been used as a “sporting camp” since the early 1900’s. This use is located on the 25 acres north of Maynard Road on Plan 01 Lot 20 and on Plan 01 Lot 19 which contains a boat launch and slips on the Moose River. The remaining 62 acres of Plan 01 Lot 20 are wooded and undeveloped.

Site Conditions

Plan 01 Lot 19

This parcel is approximately 1.19 acres and contains 1,510 feet of frontage along the Moose River. The area is generally cleared and contains a gravel drive/parking area, gravel boat launching area, docks for boat slips, a 525 square foot picnic shelter, small shed and a boat house. These buildings existed before 1974. The boat slips are used by guests and Maynard’s in Maine also provides some boat rentals.

Plan 01 Lot 20

The approximately 25 acres of this parcel off of Maynard Road is developed and has been used as a sporting camp since the early 1900’s. It contains 55 buildings which will be detailed in the Structures Table included in this section. Behind the “historic” developed area is an area that is a mix of field with some larger trees which have been allowed to grow up over the past 30 years (historic aerial imagery shows this area as an open field in 1997). A portion of this area has been used for RV camping since the early 1990’s and likely before. The site contains private subsurface wastewater systems, a public water supply well and electric utilities from Maynard Road. The remainder of the parcel is forested and undeveloped.

As a whole, the parcel contains moderate slopes in the southern portion off of Maynard Road and flattens to a gentle slope in the northern section. There is a small forested wetland area delineated between the easternmost gravel site entrance and the eastern property line. This area is undeveloped and no wetland impacts are proposed as part of the future development plan.

Based on aerial imagery dating back to approximately 1985, site conditions appear similar to today and it does not appear that any timber harvesting has taken place in the undeveloped northern portion of the parcel in that time period. No special natural areas were identified. The property does not contain any buildings identified on the National Register of Historic Places, however, 12 of the 13 cabins are original to the development and date from the early 1900’s. The lodge was constructed in the early 1900’s. These buildings are historic and many will remain in place though will undergo significant renovations as part of the future development process. As discussed at the pre-application meeting, some renovations which do not require a permit have already begun. The Applicant is keeping the LUPC apprised of these updates.

Structures & Infrastructure

Please see the Structures Table and Infrastructure Table included in this section.

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
E-1 Wood Shed	< 1974	18'x24'x16'	Remove	730	432	N/A	826	695	N/A
		11'x17'x16'							
E-2 Storage Shed	< 1974	6'x6'x8'	Remove	565	326	N/A	636	681	N/A
E-3 Storage Shed	< 1974	10'x20'x8'	Remove	571	348	N/A	647	663	N/A
E-4 Storage Shed	< 1974	5'x6'x8'	Remove	576	370	N/A	659	646	N/A
E-5 Storage Shed	< 1974	8'x8'x8'	Remove	566	382	N/A	651	631	N/A
E-6 Storage Shed	< 1974	13'x20'10'	Remove	571	259	N/A	631	744	N/A
E-7 Storage Shed	< 1974	8'x6'x8'	Remove	594	257	N/A	654	756	N/A
E-8 Storage Shed	< 1974	8'x6'x8'	Remove	606	254	N/A	664	764	N/A
E-9 Storage Shed	< 1974	8'x6'x8'	Remove	619	247	N/A	677	777	N/A
E-10 Storage Shed	< 1974	30'x60'x16'	Remove	485	268	N/A	548	701	N/A
E-11 Storage Shed	< 1974	10'x24'x8'	Remove	454	212	N/A	510	744	N/A
E-12 Storage Shed	< 1974	11'x12'x8'	Remove	790	35	N/A	844	1,047'	N/A
E-13 Storage Shed	< 1974	7'x8'x8'	Remove	804	36	N/A	858	1,054'	N/A
E-14 Storage Shed	< 1974	6'x6'x6'	Remove	816	38	N/A	869	1,059'	N/A

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
E-15 Storage Shed	< 1974	8'x8'x8'	Remove	719	385	N/A	810	553	N/A
E-16 Storage Shed	< 1974	8'x8'x8'	Remove	735	401	N/A	827	575	N/A
E-17 Storage Shed	< 1974	8'x8'x8'	Remove	754	384	N/A	844	580	N/A
E-18 Storage Shed	< 1974	10'x10'x8'	Remove	984	415	N/A	1,074'	756	N/A
E-19 Storage Shed	< 1974	15'x13'x12'	Remove	352	339	N/A	446	558	N/A
E-20 Storage Shed	< 1974	25'x15'x13'	Remove	353	342	N/A	452	539	N/A
E-21 Storage Shed	< 1974	21'x15'x14'	Remove	360	348	N/A	461	523	N/A
E-22 Storage Shed	< 1974	7'x8'x8'	Remove	368	710	N/A	472	509	N/A
		13'x15'x9'							
E-23 Storage Shed	< 1974	29'x13'x13'	Remove	389	375	N/A	500	482	N/A
E-24 Pumphouse	< 1974	9'x5'x6'	Remove	393	379	N/A	508	464	N/A
E-25 Cabin	< 1974	23'x12'x13'	Remove	430	416	N/A	534	839	N/A
E-26 Cabin		10'x15'x9'	Remodel/Relocate	462	448	N/A	557	394	N/A
		26'x17'x15'							
E-27 Storage Shed	< 1974	10'x15'x9'	Relocate	346	333	N/A	449	382	N/A

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
E-28 Cabin	< 1974	25'x33'x15'	Remodel	317	303	N/A	431	410	N/A
E-29 Storage Shed	< 1974	14'x24'x16'	Remodel/Relocate	298	284	N/A	416	452	N/A
E-30 Woodshed	< 1974	16'x31'x12'	Remove	429	416	N/A	526	554	N/A
E-31 Pole Barn	< 1974	80'x20'x9'	Remove	499	486	N/A	586	603	N/A
E-32 Shed	< 1974	16'x12'x9'	Remove	548	373	N/A	632	632	N/A
E-33 Garage	< 1974	24'x47'x20'	Remove	519	505	N/A	595	650	N/A
E-34 Pole Barn	< 1974	80'x20'x9'	Remove	543	528	N/A	603	729	N/A
E-35 Shed	< 1974	6'x6'x7'	Maintain	43	30	N/A	0	716	N/A
		6'x6'x7'							
		16'x16'x10'							
E-36 Boat House	< 1974	32'x13'x13'	Maintain	43	30	N/A	0	653	N/A
E-37 Shed	< 1974	9'x7'x8'	Maintain	25	11	N/A	87	560	N/A
E-38 Gazebo	< 1974	16'x16'x14'	Maintain	47	34	N/A	47	570	N/A
E-39 Gazebo	< 1974	9'x12'x9'	Remove	157	143	N/A	233	647	N/A
E-40 Pumphouse	< 1974	11'x11'x9'	Maintain	38	25	N/A	35	616	N/A
		4'x11'							

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
C-1 Cabin - Wildwood	< 1974	10'x9'x8'	Remodel	68	54	N/A	119	790	N/A
		34'33'x17'							
C-2 Cabin - Sutz-us	< 1974	28'x12'x13'	Remodel	157	69	N/A	212	845	N/A
C-3 Cabin - Buckhorn	< 1974	35'x15'x13'	Remodel	178	95	N/A	230	822	N/A
C-4 Cabin - Sereno	< 1974	13'x37'x12'	Remodel	216	203	N/A	266	798	N/A
		7'x8'x8'							
C-5 Cabin - CoraStan	< 1974	9'x7'x8'	Remodel	218	164	N/A	270	755	N/A
		27'x17'x14'							
C-6 Cabin - Phyllis	< 1974	7'x9'x8'	Remodel	217	204	N/A	274	716	N/A
		20'x25'x15'							
C-7 Cabin - Moosehorn Lodge	< 1974	32'x32'x13'	Remove	234	210	N/A	293	654	N/A
C-8 Cabin - Upstream	< 1974	36'x21'x11'	Remodel	348'	199'	N/A	403'	557'	N/A
C-9 Cabin -Hill House	< 1974	30'x36'x25'	Remodel	338'	273'	N/A	405'	482'	N/A
C-10 Cabin - Tookee		29'x23'x12'	Remodel	224	211	N/A	353	430	N/A
C-11 Cabin - Fish Inn	< 1974	7'x8'x8'	Remodel	227	213	N/A	331	362	N/A
		20'x25'x12'							

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
C-12 Cabin - Birch Cottage	< 1974	7'x9'x8'	Remodel	244	231	N/A	335	297	N/A
		20'x16'x12'							
C-13 Cabin - Watties Biggin	< 1974	36'x16'x13'	Remodel	273	264	N/A	362	256	N/A
Laundry/Admin./Office		38'x24'x18'	Remodel	235	221	N/A	324	584	N/A
Lodge/Restaurant (Main)	< 1974	25'x60'x26'	Replace	229	217	N/A	336	504	N/A
Linen Room		10'x40'x10'							
Kitchen		25'x31'x14'							
		8'x11'x7'							
Front Desk		10'x60'x12'							

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Proposed Structures</u>									
C-2 Cabin - Sutz-us			29'x20'x14'	80'	60'	N/A	138'	711'	N/A
C-3 Cabin - Buckhorn			29'x20'x14'	135'	58'	N/A	192'	702'	N/A
C-4 Cabin - Sereno			29'x20'x14'	195'	99'	N/A	246'	653'	N/A
C-5 Cabin - CoraStan			29'x20'x14'	198'	153'	N/A	250'	598'	N/A
C-6 Cabin - Phyllis			29'x20'x14'	201'	208'	N/A	259'	543'	N/A
C-7 Cabin - Moosehorn Lodge			29'x20'x14'	205'	191'	N/A	276'	488'	N/A
C-8 Cabin - Upstream			36'x21'x11'	432'	410'	N/A	539'	203'	N/A
C-10 Cabin - Tookee			29'x20'x14'	226'	212'	N/A	361'	247'	N/A
C-11 Cabin - Fish Inn			29'x20'x14'	231'	218'	N/A	335'	193'	N/A
C-12 Cabin - Birch Cottage			29'x20'x14'	236'	224'	N/A	328'	139'	N/A
C-13 Cabin - Watties Biggin			29'x20'x14'	241'	227'	N/A	330'	87'	N/A
Recreational Facility and Hot Tub			100'x40'x20'	382'	368'	N/A	492'	302'	N/A
Swimming Pool			90'x52x8'	462'	398'	N/A	558'	386'	N/A
Multi-Use Sport Court			120'x60'	537'	1047'	N/A	618'	460'	N/A
Multi-Use Structure			80'x40'x16'	576'	483'	N/A	706'	356'	N/A

Infrastructure Type and Use (specify if temporary)	Proposed alterations (check all that apply)							Dimensions (LxW) in ft	Year Built or Duration (if temporary)	Average Slope (%)	Max. Sustain. Slope (%)	Distance (in feet) of infrastructure from nearest:					
	Other	Road	Lake or pond	Property line	River or stream	Ocean/Coastal Wetland	Wetland					Road	Lake or pond	Property line	River or stream		
<u>Proposed Infrastructure</u>																	
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A		N/A		1,299	449	N/A	1,437	874	N/A				
Subsurface Wastewater Disposal Field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	82,000 sf		2		691	46	N/A	691'	281	N/A				
Appe Tree/Maple Lane Parking Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200x60		2		624	222	N/A	679'	619	N/A				
Cabin 1-5 Shared Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	70x60		2		116	119	N/A	166	645	N/A				
Pine Ave. Parking Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100x25		2		323	486	N/A	441	267	N/A				
Lodge Parking Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100x75		2		159	145	N/A	271	340	N/A				
RV Campground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	252,981 sf		2		676	662	N/A	730	656	N/A				
Maintenance/Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30,240 sf		2		1,172	400	N/A	1,318	752	N/A				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Change in Use	New Construction																

LUPC Application for Zone Change

Exhibit 7: Site Plans

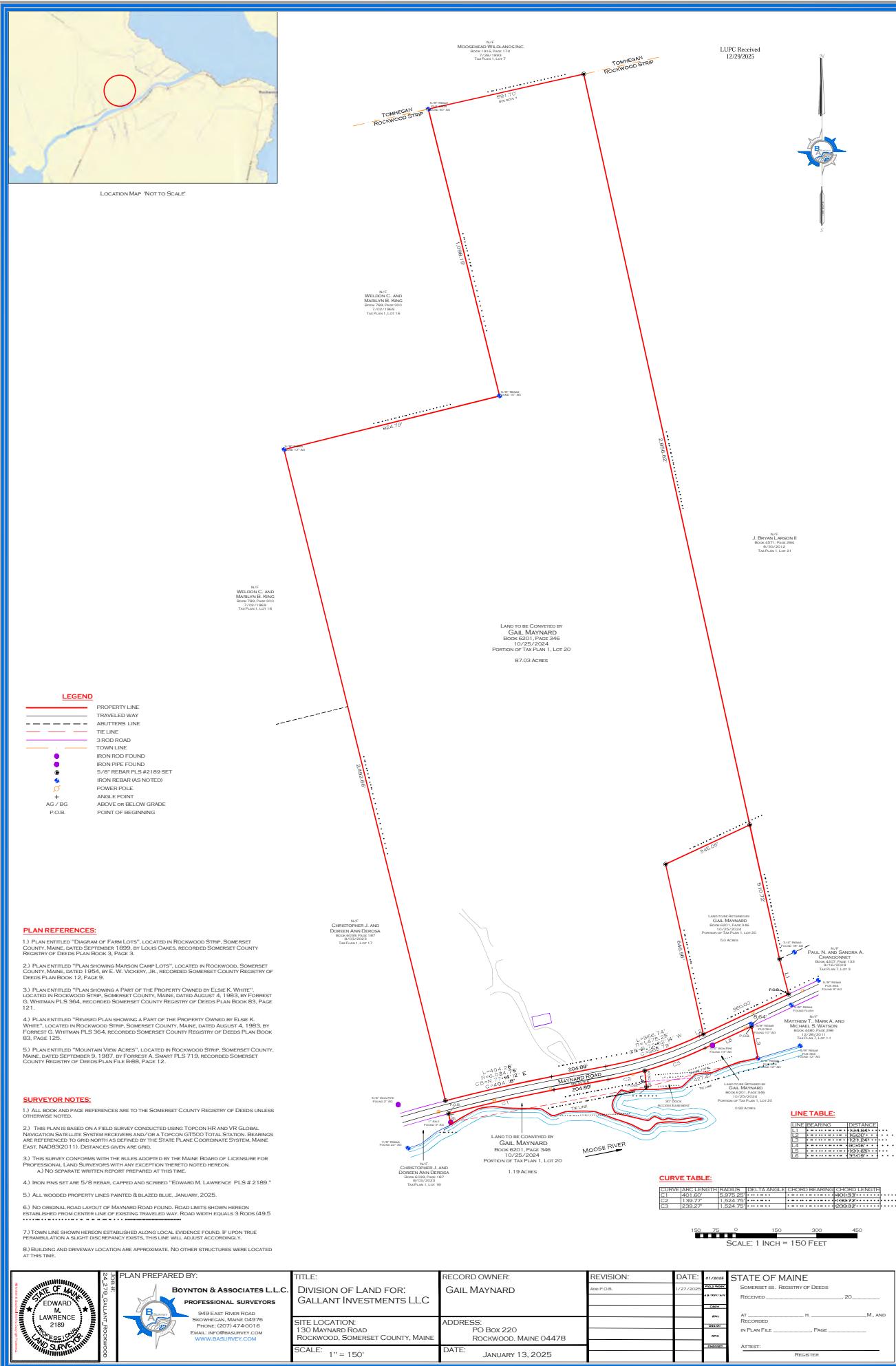
This section contains the following plans:

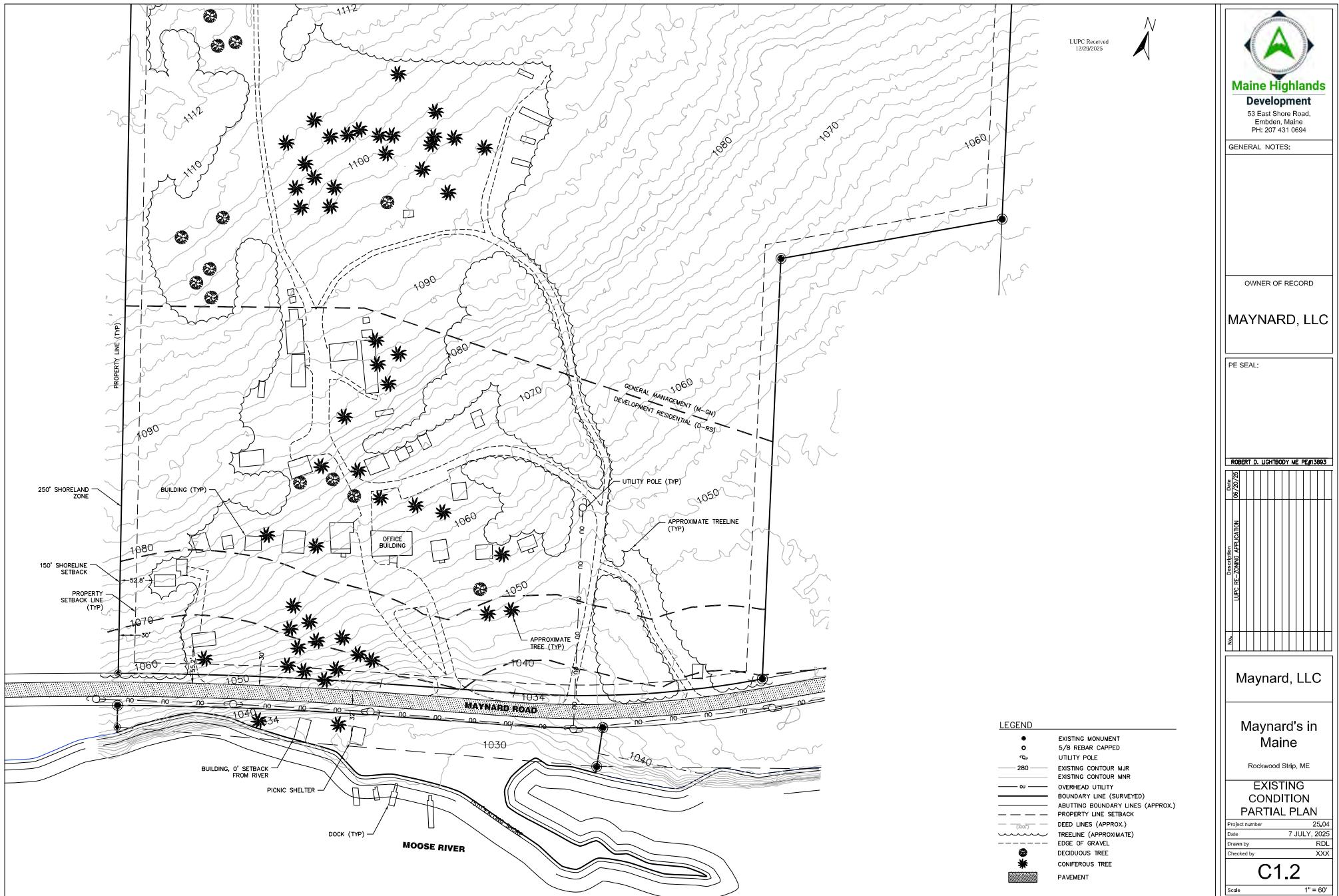
Boundary Survey – Division of Land for Gallant Investments LLC

C1.1 Existing Condition Overview Plan

C1.2 Existing Condition Partial Plan

C2.1 Proposed Site Layout Plan





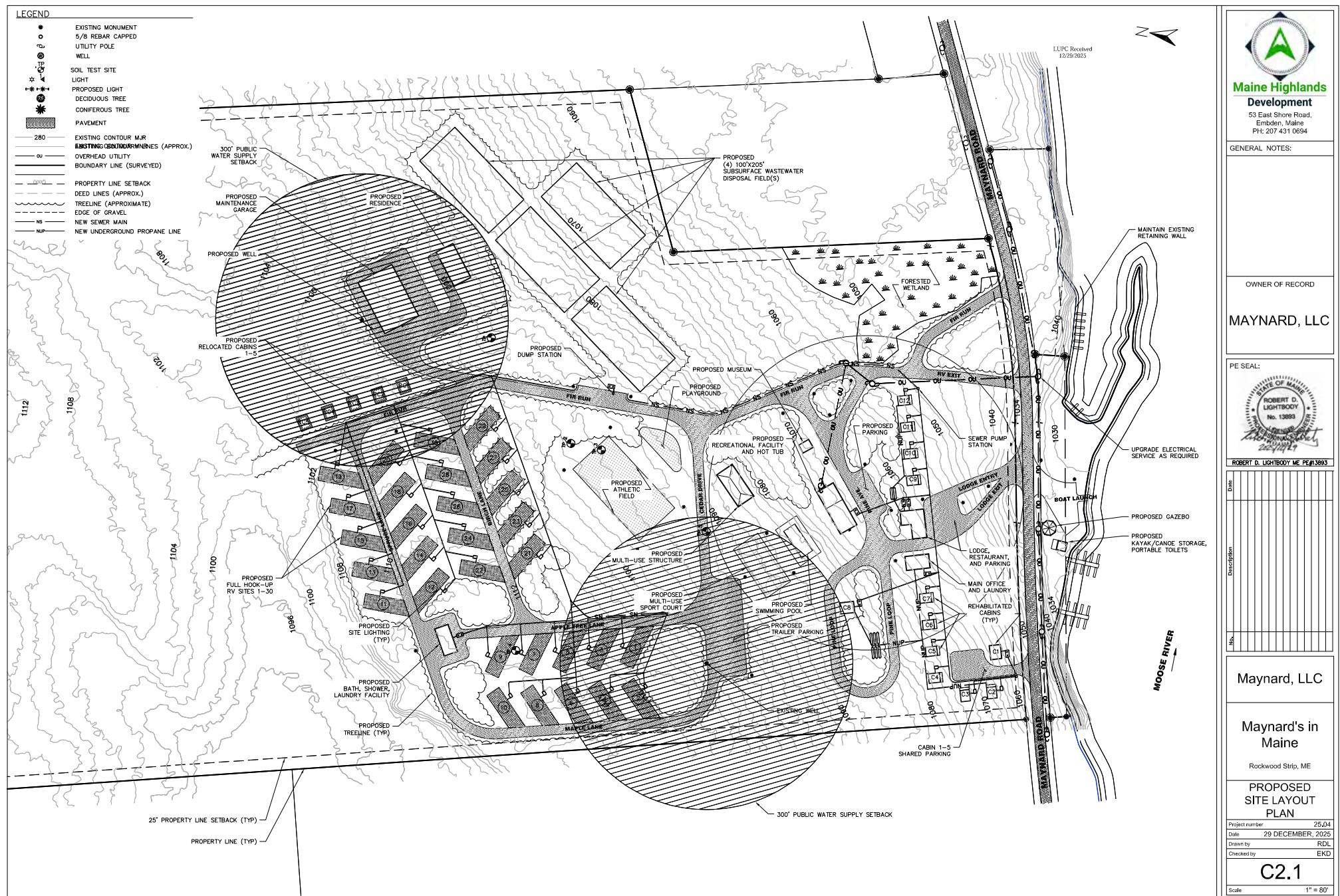


Exhibit 8: Site Photographs



Pine Ave., looking west towards the area of Proposed Recreational Facility.



Moose River from Cabin 7, looking south towards Boat Launch.



Cabins 1-5, looking west toward property line.



E-38 Gazebo, looking east toward Boat Launch.

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Shoreline and Moose River, looking west.



Buildings E-10, E-34, and E33, looking north to Apple Tree Lane.



Apple Tree Lane, looking south towards Proposed Trailer Parking.



From Apple Tree Lane, looking east towards Birch Lane.

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From Apple Tree Lane, looking east towards Proposed Athletic Field



From E-34, looking east towards Proposed Multi-Use Sport Court and Multi-Use Structure.

Exhibit 9: Goals and Policies of the Comprehensive Land Use Plan

The following is a list of the Development Goals and Policies and Natural and Cultural Resources Goals and Policies found in Chapter 1 of the Comprehensive Land Use Plan. The goals are in *italics*, and the description of how the proposed rezoning is consistent with the goals as follows.

I. Development Goals and Policies

- A. *Location of Development: Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another and to allow for a reasonable range of development opportunities important to the people of Maine, including property owners and residents of the unorganized and deorganized townships.*

Rezoning of this parcel would allow an already developed sporting camp to expand their recreational facilities. The use of the parcel will not change, however, the zone change will bring the current use into compliance and allow future expansion. The Moose River corridor in Rockwood is relatively heavily developed with mostly residential and some small commercial uses. Expansion of Maynard's in Maine to improve existing facilities and add full hookup RV campsites would keep development in this corridor and be consistent with development patterns in the area. Maynard's in Maine is also within approximately 1,500 feet of parcel 01-22 which is zoned General Development which is the zoning we would propose for the subject property.

- B. *Economic Development: Encourage economic development that is connected to local economies, utilizes services and infrastructure efficiently, is compatible with natural resources and surrounding uses, particularly natural resource-based uses, and does not diminish the jurisdiction's principal values.*

Expansion of Maynard's in Maine will be feasible if this zone change application is approved. The conceptual C1.1 Site Layout Overview plan does not propose significant site clearing or result in any new natural resource impacts. Expansion of the facility would utilize an already existing development and provide additional campsites to promote recreation and economic activity in the Moosehead Lake region.

- C. *Site Review: Assure that development fits harmoniously into the existing communities, neighborhoods and the natural environment.*

Parcels adjacent to and in the immediate vicinity of Maynard's in Maine are primarily residential uses and are zoned for residential development. Maynard's in Maine has been in existence since the early 1900's, prior to much of the

surrounding development. A zone change from the existing Residential Development Zone would bring the existing use into compliance. The conceptual C1.1 Site Layout Overview plan proposes renovation and replacement of the waterfront structures and renovation/rehabilitation of the rental cabins on the north side of Maynard Road which results in minor changes. Potential new development are campsites and a recreation building. Campsites would be setback 50 feet from the side property line and over 700 feet from Maynard Road. The recreation building would likely be placed north of the existing lodge building over 350 feet from Maynard Road. With these proposed setbacks and only minor new clearing required visibility of the expansion would be minimal. Any proposed outdoor lighting fixtures would be downcast and cutoff to prevent light pollution and light trespass.

D. Infrastructure: Ensure that infrastructure improvements are well planned and do not have an adverse impact on the jurisdiction's principal values.

No off site infrastructure improvements are anticipated to be required as part of the potential future expansion of Maynard's in Maine. The site is accessed by an existing public paved road and electric utilities. As shown on C1.1, the potential expansion would add 30 RV campsites to the current rental cabin facility. The existing road is adequate for RV access and this could minimally increase anticipated daily traffic during the summer. On site, wastewater treatment via private subsurface wastewater disposal fields is required. New leach fields to provide treatment for the expanded uses will be required. More information about soil conditions and wastewater disposal can be found in Section 19 and 20 of this application.

E. Development Rate, Density and Type: Ensure that development is of a rate, density and type conducive to maintaining the jurisdiction's principal values.

A zone change of the parcel to General Development would allow the existing facility to renovate and expand. This would provide the amenities that guests want and increase the site capacity during summer months by additional of campsites. The development would be phased and to reach the potential full-buildout shown on C1.1, it would likely be five to ten years or more before that is achieved. As this expansion would minimally impact area infrastructure, surrounding properties and would not impact natural resources it appears to be in alignment with the jurisdiction's principal values.

F. Affordable Housing: Facilitate the provision of affordable housing in appropriate locations to households with a full range of incomes.

N/A, the proposal does not include permanent housing.

G. Land Conservation: Encourage the long-term conservation of select areas of the jurisdiction that are particularly representative of its cultural and natural values, including working forests, high-value natural resources and recreational resources.

No areas of the site contain high-value natural resources or are proposed specifically for conservation. As stated earlier in the application, approximately 25 acres of the property is currently cleared and developed. The remaining 62 acres is generally undeveloped and wooded. While the full buildout would impact a portion of the wooded area, over 50 acres of the site is anticipated to remain wooded and undeveloped.

II. Natural and Cultural Resources Goals and Policies

A. Agricultural Resources: Conserve and protect working farms, encourage the development of new farming enterprises and conserve agricultural soil resources

N/A - the property is not a farm and the land is not conducive to farming.

B. Air and Climate Resources: Protect and enhance the quality of air and climate resources throughout the jurisdiction

The future development is not expected to have a major impact on air quality or climate but will meet any regulations pertaining to these resources. The majority of the parcel will remain forested.

C. Coastal Resources: Protect and conserve the special natural and cultural resources of coastal islands and mainland townships and help sustain the traditional resource-based economies of these areas.

N/A

D. Cultural, Archaeological and Historical Resources: Protect and enhance archaeological and historic resources of cultural significance

As an over 100 year old sporting camp, Maynard's in Maine is historic though not part of the National Register of Historic Places. The owners plan to keep the majority of the existing original cabins though they will be rehabilitated to provide safer and more modern accommodations for guests. The owners plan to maintain the historic look and feel of the cabins and lodge on the exterior. As part of the conceptual build out, they also plan to utilize an existing building as a museum dedicated to showcasing the history of Maynard's in Maine and the history of recreation in the region.

E. Energy Resources: Provide for the environmentally sound and socially beneficial utilization of indigenous energy resources where there are not overriding public values that require protection.

N/A

F. Forest Resources: Conserve, protect and enhance the forest resource in a way that preserves its important values including timber and fiber production, ecological diversity, recreational opportunities, as well as the relatively undeveloped remote landscape that it creates.

As previously stated, approximately 50 acres of the parcel will remain wooded and undeveloped. There are no plans for harvesting timber in this northern portion of the property though any forestry operations would follow Maine Best Management Practices Standards for forestry.

G. Geologic Resources: Conserve soil and geologic resources by controlling erosion and by protecting areas of significance

There are no significant geologic resources on site. The property is generally flat to moderately sloped with Basal Glacial Till soils. The majority of potential future development is within already clear areas. All construction work will follow best management practices for erosion and sedimentation control. No mining is proposed.

H. Plant and Animal habitat Resources: Conserve and protect the aesthetic, ecological, recreational, scientific, cultural and economic values of wildlife, plant and fisheries resources

No high value wildlife, fisheries or plant resources were identified on the site. As shown on the conceptual full buildout overview plans, the potential expansion is directly adjacent to the existing development and is also mostly within an already cleared area. This development pattern will help to maintain large undeveloped tracts of land for wildlife. The shoreline along the Moose River is already cleared and developed. The area is intended to stay in the current condition and no new buildings or clearing is proposed.

I. Recreational Resources: Conserve the natural resources that are fundamental to maintaining the recreational environment that enhances diverse, abundant recreational opportunities

As stated above this proposal will not impact any high value natural resources. The zone change will allow expansion of the existing sporting camp to provide additional accommodations for visitors to the region who are here to enjoy

recreational opportunities. Maynard's in Maine is approximately 1 mile from Moosehead Lake via the Moose River and the area directly along Maynard Road and the Moose River is relatively densely developed with residential and a few small commercial uses. This makes Maynard's in Maine a good site to expand as it is already developed and in close proximity to existing services and infrastructure. No new off site infrastructure would be required for the potential future development.

Policy 4 of this section relates to traditional sporting camps stating they are a recreational and cultural resource and should be protected from incompatible development and reasoning petitions in the immediate vicinity and Policy 5 states that conversion or expansion of sporting camps in remote locations is discouraged. Though Maynard's has history as a sporting camp, it is not in a "remote" and inaccessible region. In recent years it has been used for cabin rentals and camping which is certainly a need in the area surrounding Moosehead Lake. With their location on a paved road and only one mile from a state highway, it is an excellent location to consider for a zone change to allow for renovation of existing structures and the expansion of the facility to provide more visitor accommodations.

J. Scenic Resources: Protect the high-value scenic resources of the jurisdiction by fitting proposed land uses harmoniously into the natural environment

Minimal new clearing would be required for potential future development and the new campsites would be adjacent to the existing development.

K. Water Resources: Preserve, protect and enhance the quality and quantity of surface waters and groundwater.

Maynard's in Maine has an existing gravel boat launch area, docks and three small recreational activity related structures along the Moose River. The structures will be renovated and slightly changed, however, the overall waterfront area is not intended to change. The recreation based waterfront is a major draw for the facility as it provides boat slips and boat rentals to access Moosehead Lake only 1 mile away. There are areas of shoreline that require rip-rap stabilization and retaining wall re-construction. Otherwise, there are no noticeable erosion issues present on the property adjacent to the river.

The facility has a drilled well for water supply. A second well will likely be required. The property is not over a significant sand and gravel aquifer and no large fuel storage tanks which could potentially pollute groundwater or surface waters in the event of a leak are proposed.

L. Wetland Resources: Conserve and protect the ecological functions and social and economic values of wetland resources.

There is only one small forested wetland area on the property and no impacts to it are proposed.

Exhibit 10: Surrounding Uses and Anticipated Impacts

Within 1,000 feet of the property line are approximately 70 year round or seasonal homes. Almost directly across the river from the subject parcel are two small cabin rental businesses with waterfront cabins for rent. The property is also approximately one mile from the mouth of the Moose River into Moosehead Lake. In this distance are five other commercial cottage rental businesses and a motel. The Moosehead Marina is also located in this vicinity.

The overall use of the parcel will not change though as part of the conceptual plans, the owners plan to eventually add full service RV campsites along with the amenities such as a pool and recreation area that campers and those renting cabins are looking for. As there is not a campground in the direct vicinity of the parcel it seems likely the addition of a camping area will help fill the need for campsites in the area. Conceptual plans currently show 30 future campsites. These campsites would help draw more people to the area during the summer season and thus provide some seasonal economic benefits as they are likely to utilize services in the surrounding community. The 30 campsites would increase traffic to the property on Maynard Road; however, the road is paved, in good shape and RV campsites are compatible with the existing cabin rental use.

There are currently no known significant wildlife habitats, fisheries, natural areas or sand and gravel aquifers on the property. The parcel does contain frontage on the Moose River, however, this area is already developed with a gravel boat launch area, docks for boat slips and three small buildings. Though some changes are proposed to the structures and new docks/boat slips may be installed no new impacts are anticipated.

Exhibit 11: Rezone to or from Protection Subdistrict

This section does not apply as the property is not being rezoned to or from protection subdistricts.

Exhibit 12: Corporate Good Standing

Please find the Maine Secretary of State Corporate Good Standing certificate for Maynard LLC in this section.



[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Sat Sep 13 2025 13:27:02. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
MAYNARD LLC	202508379DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/03/2024	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
MAYNARDS IN MAINE	A

Principal Home Office Address

Physical	Mailing
816 RIVERSIDE DRIVE AUGUSTA, ME 04330	816 RIVERSIDE DRIVE AUGUSTA, ME 04330

Clerk/Registered Agent

Physical	Mailing
JASON G. HOWE PRETI FLAHERTY ONE CITY CENTER PORTLAND, ME 04101	JASON G. HOWE PO BOX 9546 PORTLAND, ME 04112-9546

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) ([more info](#))

[Short Form without amendments](#) [Long Form with amendments](#)
(\$30.00) (\$30.00).

Exhibit 13: Notice of Filing

Please find the following in this section:

- Notice of Filing Form
- List of owners/lessors of property within 1,000 feet of the subject property
- List of other persons notified

NOTICE OF FILING OF APPLICATION
WITH THE MAINE LAND USE PLANNING COMMISSION

LUPC Received
12/29/2025

Within seven days prior to filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the proposed project; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board (if applicable); county commissioners if any area proposed for development is within a township; and any persons who have made timely requests to be notified of this application or project.

This is to notify you that Maynard's in Maine, 131 Maynard Road, Rockwood, ME 04478
(name and address of applicant)

has filed an application with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to _____

bring the property into compliance with current zoning standards and allow for updates and
(general description of proposed activity, use, and acreage)

a Recreational Lodging facility.

located in Rockwood Strip Twp.
(name of town, township, or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below (*circle the appropriate office*) on December 31, 2025.
(specify the date that this application will be filed with the LUPC).

<u>AUGUSTA OFFICE</u>	<u>NORTHERN REGION</u>
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	Tel. (207) 287-2631 TTY (888) 577-6690 FAX (207) 287-7439
<u>DOWNEAST REGION</u>	<u>EASTERN REGION</u>
Serving Hancock, Knox, Lincoln, and Sagadahoc Counties, and portions of Washington, Kennebec, Penobscot and Piscataquis counties; and the coastal islands in the LUPC service area 106 Hogan Rd, Suite 8 Bangor, ME 04401	Tel. (207) 435-7970 Tel. (207) 435-7969 FAX (207) 435-7184
<u>MOOSEHEAD REGION</u>	<u>WESTERN REGION</u>
Serving Somerset County and most of Piscataquis County 43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	Tel. (207) 485-8354 Tel. (207) 399-2176 FAX (207) 746-2243

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

**Maynard's in Maine
List of Abutter's within 1,000 feet
2025-12-22**

Plan 01 Lot 20.1

Gail Maynard
PO Box 220
Rockwood, ME 04478

Plan 01 Lot 21 & Plan 08 Lot 4.1

Bryan J. Larson II
6 Upland Dr.
Hingham, MA 02043-3432

Plan 01 Lot 21.1

Patricia A. & Craig R. Cunningham
3 Tidal Brook Rd
Freeport, ME 04032-6237

Plan 01 Lot 18, Lot 17

Christopher Joseph & Doreen Ann Derosa
15 Cowette St
Skowhegan, ME 04976

Plan 01 Lot 16

Weldon T. & Kathryn M. King
755 Mill Brook Rd
Waitsfield, VT 05673

Plan 08 Lot 1

The Walckner Family Revocable Living Trust
21055 Randall Ave
Port Charlotte, FL 33952-2421

Plan 08 Lot 1.1

Ernest & Maren Schmalzer
PO Box 252
Rockwood, ME 04478

Plan 08 Lot 1.2 & Plan 07 Lot 12

Daniel F. & Heidi A. Poisson
26 Gosnold St
Auburn, ME 04210-5512

Plan 07 Lot 1

Plan 07 Lot 1.1

Matthew T., Mark A. & Michael S. Watson
448 Mutton Ln
Clinton, ME 04927-3322

Plan 07 Lot 2 & 3

Greg & Andrea Chandonnet
252 N Hatch Hill Rd
Greene ME 04236-3152

Plan 07 Lot 6

Larry A. & Barbara A. Mcentire
PO Box 305
Tatamy, PA 18085-0305

Plan 07 Lot 4 & 5

Christopher R. & Sharon A. LeConte
PO Box 163
96 Maynard Rd
Rockwood, ME 04478

Plan 07 Lot 7 & 8

James T. Yahn
PO Box 67
Rockwood, ME 04478

Plan 07 Lot 9

James T. & Patricia A. Yahn
PO Box 67
Rockwood, ME 04478

Plan 07 Lot 10

Stanley W. & Ellen Jean Cole
150 Rue Des Chateaux
Tampa Springs, FL 34688

Plan 07 Lot 11

Ernest O. & Maren H. Schmalzer
PO Box 252
Rockwood, ME 04478

Plan 11 Lot 9, 9.1

William E. & Jane A. Conary
15 Silver Hill Farm Rd
Eastbrook, ME 04634

Plan 11 Lot 8, 8.1

Thomas C. & Christine N. Pierce
PO Box 175
Rockwood, ME 04478

Plan 11 Lot 7, 7.1

Todd S. & Amanda Y. Dow
67 Main St.
Albion, ME 04910

Plan 11 Lot 15

David Farley
550 Main St.
Rockport, ME 04856

Plan 11 Lot 16

Daniel M. Plant, Et. Al.
76 Office Dr.
Bath, ME 04530

Plan 11 Lot 17

Michael C. & Donna T. Cisewski
PO Box 3
Raymond, NH 03077

Plan 11 Lot 18

Anren Cisewski & Tanya Vallario
44 Ledge Farm Rd.
Nottingham, NH 03290

Plan 11 Lot 19

Roy, Bruce & Ricky Thompson
PO Box 184
East Corinth, VT 05040

Plan 11 Lot 14

Stephen & Laurie Collins
668 Union Rd
Waldoboro, ME 04572

Plan 11 Lot 13

Arnold & Vicki Clark
PO Box 56
Rockwood, ME 04478

Plan 11 Lot 12

Walter & Darlene Mazalewski
45 Batchelder Rd
Raymond, NH 03077

Plan 11 Lot 11

Daniel & Gail Roberts
1999 Bowen Rd
East Corinth, VT 05040

Plan 11 Lot 10

Jeffery Laliberte
PO Box 54
Rockwood, ME 04478

Plan 11 Lot 4 & 4.1

Herb & Bonnie Luther
18225 SW 31st Street
Dunnellon, FL 34432

Plan 11 Lot 5, 5.1, 6 & 6.1

Kelly Parady, Trustee
PO Box 271
Rockwood, ME 04478

Plan 11 Lot 3 & 3.1

William R. Willard Sr.
PO Box 306
Rockwood, ME 04478

Tomhegan Township

Plan 01 Lot 7

Moosehead Wildlands LLC
PO Box 339
Rockwood, ME 04478

Plan 08 Lot 18, 19 & 20
Timothy & Jill Cogswell
PO Box 151
Rockwood, ME 04478

Plan 08 Lot 21
Dana & Cynthia Robinson
40 Glen Dr.
Hudson, NH 03051

Plan 08 Lot 17
Tiffany Farley
PO Box 85
Exeter, ME 04435

ACROSS MOOSE RIVER

Plan 07 Lot 16
Sevey Rockwood River Camp Trust
PO Box 189
Rockwood, ME 04478

Plan 07 Lot 17
Martin G. Lacasse
PO Box 194
Rockwood, ME 04478

Plan 07 Lot 20, 19
Ricky Jr. & Brittney Turner, Et Al
1133 E. Ridge Rd
Cornville, ME 04976

Plan 07 Lot 21
Stewart L. & Carol L. Sevey
126 Solon Rd
Brighton Plt., ME 04912

Plan 07 Lot 22.11
Weyerhaeuser Company
220 Occidental Ave. S
Seattle, WA 97104-3120

Plan 07 Lot 22.13

Maine Stays LLC
109 Silver St
Waterville, ME 04901

Plan 07 Lot 26

Trevor & Jordyn Hooper
3 Ozzys Way
Gouldsboro, ME 04607

Plan 07 Lot 35, 36

Amy Lane
PO Box 35
161 Jackman Rd
Rockwood, ME 04478

Plan 07 Lot 37, 38

Steven & Amy Lane
PO Box 35
161 Jackman Rd
Rockwood, ME 04478

Plan 07 Lot 39

Steven Lane
PO Box 35
Rockwood, ME 04478

Plan 07 Lot 43

Todd & Robin Merkle
PO Box 32
Rockwood, ME 04478

Plan 07 Lot 44

Robert & Judith Oates, Et. Al.
PO Box 324
Rockwood, ME 04478

Plan 07 Lot 44.1, 45

Michael & Diane Robarge
340 Meadow Hill Rd
Greene, ME 04236

Plan 07 Lot 47

The Point Group LLC
60 May St
Bangor, ME 04401

Plan 07 Lot 46

Katherine Urquhart
375 Goshen Rd
Winterport, ME 04496

Plan 07 Lot 42

Holly & Robert Bailey
PO Box 144
Rockwood, ME 04478

Plan 07 Lot 42.1

William & Karen Folsom
PO Box 274
Rockwood, ME 04478

Plan 07 Lot 40

Gary Hamilton
726 Maine Ave
Farmingdale, ME 04344

Plan 07 Lot 41.3, 41.1

Matthew Munster, E. Al
1206 Cross Hill Rd
Vassalboro, ME 04989

Plan 07 Lot 41

Robert & Deborah Grossi
PO Box 367
Rockwood, ME 04478

Plan 07 Lot 31

April Blodgett & Robert Cook
81 Davis Rd
Jay, ME 04239

Plan 07 Lot 32

Douglas, Wendy & Trevor Hooper
98 Old Route 1
Gouldsboro, ME 04607

Plan 07 Lot 33

Gary Swinton
191 Rabbit Rd
Durham, ME 04222

Plan 07 Lot 34

Richard & Karen Whalen
228 Shaw Hill Rd
Minot, ME 04258

Plan 07 Lot 27.2

James & Crystal Caron
63 Wesley Rd
Unity, ME 04988

Plan 07 Lot 29

Robert & Barbara Payne
9 Christmas Tree Ln
Raymond, ME 04071

Plan 07 Lot 27.3, 28

Tammy Evans and John Almeter
1316 Ludlow Dr
Virginia Beach, VA 23456-5400

Plan 07 Lot 27

Rosamond & David Harmon
PO Box 115
136 Jackman Rd
Rockwood, ME 04478

Plan 07 Lot 56

David Joy
456A Watertown St
Newton, MA 02460-1450

Plan 07 Lot 55

Sorell Mains & Adam Kimball
41 Raymond Cape Rd
Casco, ME 04015

Plan 07 Lot 25

Stephen & Patti Jo Averill
1250 Alna Rd
Alna, ME 04535

Plan 07 Lot 24

Wayne & Kacie Perron
76 Charlie Loop
Wells, ME 04090

Plan 07 Lot 22.11, 22.12

Weyerhaeuser Company
220 Occidental Ave S
Seattle, WA 98104-3120

Plan 07 Lot 23

St. Joseph Cemetery
PO Box 457
Greenville, ME 04441

Plan 07 Lot 18, 22.2

Del Omdal
PO Box 219
Rockwood, ME 04478

Others Notified

Rockwood Strip Twp.
Attn.: Sherrie Harmon
15 Ridge Road,
Rockwood, ME 04478

Somerset County, Maine
Attn.: County Commissioners
41 Court Street,
Skowhegan, ME 04976

Exhibit 14: Financial Practicability

The overall projected cost of the project is under review.

The need for financing is being reviewed as part of the projected cost.

A letter or statement from a financial institution will be provided as soon as it is available.

Exhibit 15: Locations Requirements

As discussed briefly in the project description and discussed at the pre-application meeting, this proposal is to rezone the parcel from the Residential and General Management Zones to the General Development zoning district. This would allow for recreational lodging use which would bring the existing use of Maynard's in Maine facilities into compliance and would also allow them the opportunity to expand the use (see concept plan).

In order to rezone to a General Development subdistrict, the parcel must meet the requirements of Chapter 10, 10.08.

Chapter 10, 10.08 B Location of Development.

- A. Emergency Services: Maynard's in Maine is located in Rockwood Strip T1R1NBKP. Rockwood has a Fire Department and EMS services which would serve the development.
- B. Compatibility: The historic use of the property as a sporting camp or what would now be considered a recreational lodging facility is consistent with other uses in the vicinity of the property. Within 1 mile of Maynard's in Maine there are 7 other commercial cabin rental lodging facilities. This use is therefore compatible with uses in the surrounding area.
- C. Character: Rezoning would allow the applicant to eventually add RV campsites to Maynard's in Maine. This would not significantly change the character of the area as there are many cabin rental opportunities in the property vicinity and outdoor recreation opportunities/tourism is a main attraction to this region.
- D. Area for Development: The property is considered a primary location because it is located in Rockwood Strip which is designated as a Rural Hub
- E. Access to Development: The property has frontage along Maynard Road which is a public road.

Exhibit 16: Harmonious Fit & Natural Character

The main lodge buildings and the twelve cabins in the southernmost part of the property are visible from Maynard Road, the Moose River, from Route 6/15 and the properties directly across the river. This is because the area between the main lodge and the river is mostly cleared lawn with a few full-size trees. The cabins on the west side of the property are visible, but somewhat screened and more shaded by denser vegetation. The developed area north of the main lodge and cabins is not visible from off site as it is hidden by the development and vegetation in front and screened by vegetation along the side property lines. The property also slopes moderately to gently toward Maynard Road. This helps to keep development north of the lodge hidden.

As shown on the conceptual Site Layout Overview Plan, no major changes are proposed at the front of the site so the lodge and cabins will remain visible. The future recreation building, multi-use structure, maintenance garage and 30-site RV campground are located behind these existing structures which will continue to screen the new development from the road and river. A vegetative buffer will remain along the side property lines to screen the new campground area. As such, the future development will not be visible or will be minimally visible from off-site areas.

Exhibit 17: Fire, Police, and Ambulance Protection

Fire Department: Rockwood Fire & Rescue - 3 miles (rockwoodmefirerescue@yahoo.com)

Police: Somerset County Sheriff

Jackman Outpost - 30 miles

Main office in Madison - 86 miles

Ambulance: Rockwood Fire & Rescue and CA Dean Ambulance from Northern Light CA Dean Hospital in Greenville - 20 miles

Correspondence with these service providers are included in this section. Formal department letters will be forwarded to the LUPC to be included with this application as available.



Outlook

LUPC Received
12/29/2025

RE: Maynard's in Maine LUPC Application for Zone Change - Public Roads and Site Access

From: David Spencer <David.Spencer@somersetcounty-me.org>
Date: Tue 12/23/2025 10:16 PM
To: Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>

Bob,

Yes,

We have a contract with Waste management to use the Norridgewock landfill.

Dave

From: Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>
Sent: Tuesday, December 23, 2025 11:48 AM
To: David Spencer <David.Spencer@somersetcounty-me.org>
Cc: Tim Curtis <Tim.Curtis@somersetcounty-me.org>
Subject: Re: Maynard's in Maine LUPC Application for Zone Change - Public Roads and Site Access

Good morning,

Thank you for getting back to me. You have brought up several good points. As part of the application process, I have already reached out to Rockwood Fire and Rescue, Somerset County Sheriff's Department, and inquired about trash disposal. So far, after only a few days and it being Christmas week, I have not heard back from any of the departments mentioned. Does the trash from the Transfer Station go to Norridgewock?

Perhaps with all of the considerations you mentioned, it will probably be best to have it in a formal letter as you see fit. Especially, if you can respond to all of those services in one letter approved by the Commissioner's. When might I expect a letter? For now, however, this email response gives confidence that this particular item(s) should not be a roadblock moving forward.

Thanks again, have a great day.

Maine Highlands Development, LLC
Robert D. Lightbody, P.E., L.S.E.
53 East Shore Road,
Embden, ME 04958
207 431 0694
robert.lightbody@mainehighlandsdevelopment.com

From: David Spencer <David.Spencer@somersetcounty-me.org>
Sent: Tuesday, December 23, 2025 10:16 AM
To: Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>
Cc: Tim Curtis <Tim.Curtis@somersetcounty-me.org>
Subject: RE: Maynard's in Maine LUPC Application for Zone Change - Public Roads and Site Access

Bob,

Which specific services are you asking about? Rockwood has a Fire & Rescue department and a Transfer Station, all owned by the County. We have Deputy Sheriffs assigned to the Unorganized Territory. Maynard Road is a County road and is plowed and maintained by the County. The road itself is not built for heavy traffic so heavy equipment involved in this construction should not use it in the spring when the ground is soft. This development should not cause a strain on existing services. I can put this in a letter and run it by the Commissioners at the next meeting.

David A. Spencer
Somerset County
Unorganized Territory
Coordinator
207-858-1813
207-399-6341 (Cell)

From: Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>
Sent: Monday, December 22, 2025 10:44 AM
To: David Spencer <David.Spencer@somersetcounty-me.org>
Cc: Esther Bizer <ebizier@gmail.com>
Subject: Maynard's in Maine LUPC Application for Zone Change - Public Roads and Site Access

CAUTION: This email originated outside of the Somerset County network. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good morning Mr. Spencer,

I hope you are well. Maynard's in Maine, located at 131 Maynard Road, Rockwood is pursuing a Land Use Planning Commission (LUPC) Application for Zone Change. With the property under new ownership, the purpose of the Zone Change is to bring the property into compliance with current regulations and allow for continuation and expansion of existing services. Please see the attached Proposed Site Layout Plan for reference.

Exhibit 21 of the LUPC Application for Zone Change requires the Applicant to submit letters from the Public Entity and/or service providers confirming availability and capacity to meet additional maintenance needs. Can you please provide a letter indicating that your department has the capacity to provide the necessary maintenance services?

Please let me know if you have any questions and I look forward to hearing from you. Thank you and have a great day.

Maine Highlands Development, LLC
Robert D. Lightbody, P.E., L.S.E.
53 East Shore Road,
Embden, ME 04958
207 431 0694
robert.lightbody@mainehighlandsdevelopment.com



Maynard's in Maine LUPC Zoning Application

From Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>
Date Mon 12/22/2025 10:33 AM
To rockwoodmefirerescue@yahoo.com <rockwoodmefirerescue@yahoo.com>
Cc Esther Bizer <ebizier@gmail.com>

1 attachment (4 MB)

C2.1 Proposed Site Layout Plan.pdf;

Good morning,

I hope you are well. Maynard's in Maine, located at 131 Maynard Road, Rockwood is pursuing a Land Use Planning Commission (LUPC) Application for Zone Change. With the property under new ownership, the purpose of the Zone Change is to bring the property into compliance with current regulations and allow for continuation and expansion of existing services. Please see attached Proposed Site Layout Plan for reference.

Exhibit 17 of the LUPC Application for Zone Change requires the Applicant to submit letters from local officials and/or service providers confirming availability and capacity to provide the necessary services. Can you please provide a letter indicating that your department has the capacity to provide the necessary Fire Rescue Services?

Please let me know if you have any questions and I look forward to hearing from you. Thank you and have a great day.

Maine Highlands Development, LLC

Robert D. Lightbody, P.E., L.S.E.

53 East Shore Road,
Embden, ME 04958
207 431 0694
robert.lightbody@mainehighlandsdevelopment.com



Maynard's in Maine LUPC Application for Zone Change - Public Roads and Site Access

From Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>

Date Mon 12/22/2025 10:52 AM

To kristen.washburn@somersetcounty-me.org <kristen.washburn@somersetcounty-me.org>

Cc Esther Bizier <ebizier@gmail.com>

1 attachment (4 MB)

C2.1 Proposed Site Layout Plan.pdf;

Good morning,

I hope you are well. Maynard's in Maine, located at 131 Maynard Road, Rockwood is pursuing a Land Use Planning Commission (LUPC) Application for Zone Change. With the property under new ownership, the purpose of the Zone Change is to bring the property into compliance with current regulations and allow for continuation and expansion of existing services. Please see the attached Proposed Site Layout Plan for reference.

Exhibit 17 of the LUPC Application for Zone Change requires the Applicant to submit letters from local officials and/or service providers confirming availability and capacity to provide the necessary services. Can the Sheriff' Office please provide a letter indicating that your department has the capacity to provide the necessary services?

Please let me know if you have any questions and I look forward to hearing from you. Thank you and have a great day.

Maine Highlands Development, LLC

Robert D. Lightbody, P.E., L.S.E.

53 East Shore Road,

Embden, ME 04958

207 431 0694

robert.lightbody@mainehighlandsdevelopment.com

Exhibit 18: Educational Services

This section does not apply as the property is not being rezoned to a Development Subdistrict for residential Development.

Exhibit 19: Solid Waste Disposal

Moosehead Rubbish removes trash on a weekly basis and takes it to the Greenville Transfer Station approximately 22 miles away in Greenville, ME. From the Greenville, ME Transfer Station, waste and other debris is hauled to the Norridgewock, ME Landfill approximately 72 miles away.

AIM Recycling has provided metal recycling services for materials removed from site since 2025.

Refer to Exhibit 17 for email correspondence with David Spencer, UT Coordinator regarding the ability of Greenville Transfer Station to accept additional waste from Maynard's in Maine.

Exhibit 20: Electricity & Telephone Service

Maynard's in Maine is served by overhead electric utility lines along Maynard Road owned by Central Maine Power. Electric service enters the site via an overhead line across Maynard Road onto the site. Electric then runs underground to service buildings within the facility. The addition of a 30-site full hookup RV campground plus recreation building and other amenities will increase electricity demand and require an upgrade to the electrical service.

Upon availability, a letter from Central Maine Power confirming capacity to provide electricity for the increased demand will be provided.

Currently, telephone service is provided by U.S. Cellular. Maynard's in Maine does have access to a landline with the service coming to the site from an overhead utility line on Maynard Road.

Exhibit 21: Public Roads and Site Access

Maynard's in Maine is accessed via Maynard Road, a paved public road maintained by Somerset County, ME. The addition of year-round cabin rental and 30 seasonal RV campsites would increase daily traffic to and from the project site.

Refer to Exhibit 17 for email correspondence with David Spencer, UT Coordinator.

Exhibit 22: Site Access and Legal Right of Access

This section does not apply as the property is not being rezoned to a Development Subdistrict and it is fully accessible by Maynard Road, a public road maintained by Somerset County, ME.

Exhibit 23: Soil Suitability

Please see a Soil Suitability report prepared by Robert D. Lightbody, P.E., L.S.E. regarding the suitability of the site for the proposed expanded development.



Results of Soil Test Pit Analysis Maynard's in Maine, Maynard Road, Rockwood

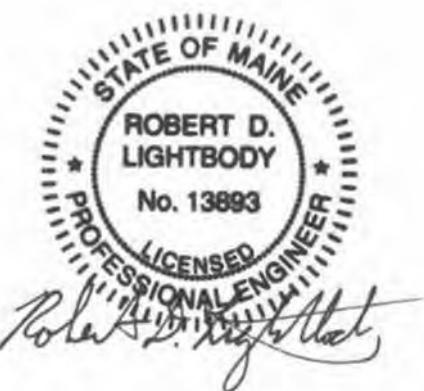
Purpose of Investigation: The purpose of this site investigation was to verify that areas of soil suitable for on-site subsurface wastewater disposal systems (septic systems) and for buildings, do exist within the proposed, re-zoned parcel.

Method of Investigation: Soil conditions were examined by excavated test pits to prove suitability of the property for development. Once a Concept Site Layout plan was developed, the initial soils work was completed to ensure that suitable soils exist within each of the overall development. In all cases, the soil was examined in accordance with the **Maine Subsurface Wastewater Disposal Rules** (hereinafter the Rules) and was examined to a depth sufficient to determine its classification according to those Rules. Steepness of slope was considered, as was the presence of other features such as streams and/or wetlands which could influence septic system setbacks. Finally, the selected test sites were identified in the field with labeled, flagged markers, and test site locations were located by survey.

Results of Investigation: All of the soil test sites are shown on the site plan for the development. The attached soil descriptions and classifications show the details of those soil investigations. In addition, the land is flat to moderately sloping, and well within the limits allowed by the Rules for septic systems. Wetlands were delineated as part of a separate investigation and are shown on the site plan. For each Test Pit location, the area of suitable soil is large enough to accommodate a septic system(s) and standard foundation design(s). Additional Test pits will be excavated as part of Subsurface Wastewater Disposal Final Design.

In summary, the proposed development contains areas of soil suitable for on-site septic system installation and for building construction. The site plan shows soil test locations and the attached logs provide details of the soil conditions.

Field work and report completed by:



Robert D. Lightbody,
P.E. 13,893
Professional Engineer

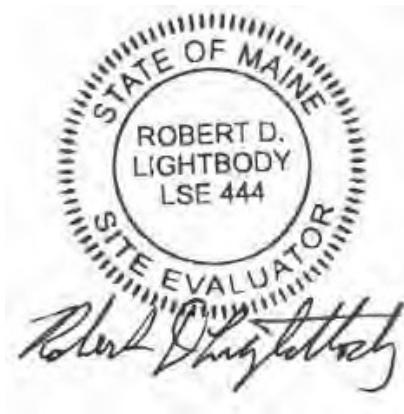


Robert D. Lightbody,
LSE 444
Site Evaluator

Exhibit 24: Wastewater Disposal

Please find the Test Pit Analysis including Soil Description and Classification. Test Pit Analysis performed by Robert D. Lightbody, P.E., L.S.E.

Prior to Subsurface Wastewater Disposal System final design, additional Test Pits will be excavated, analyzed, and soil suitability confirmed in areas of proposed subsurface wastewater disposal fields. Preliminary disposal field sizing is based on 20,000 gallons per day.



Robert D. Lightbody, LSE 444
Site Evaluator

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

SUBSURFACE WATEWATER DISPOSAL SYSTEM APPLICATION

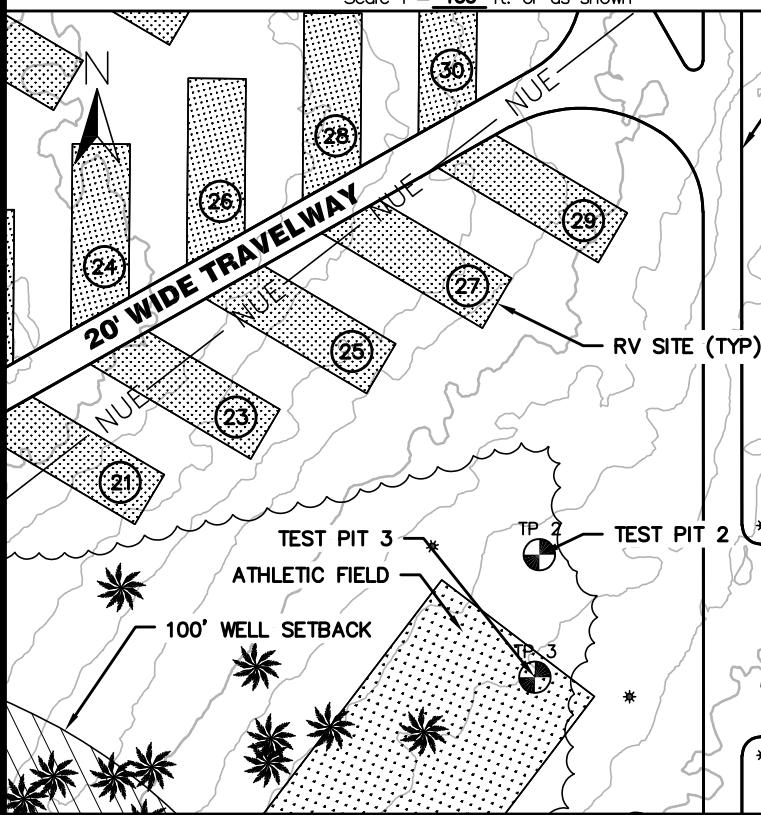
Town, City, Plantation
Rockwood

Street, Road, Subdivision
Maynard Road

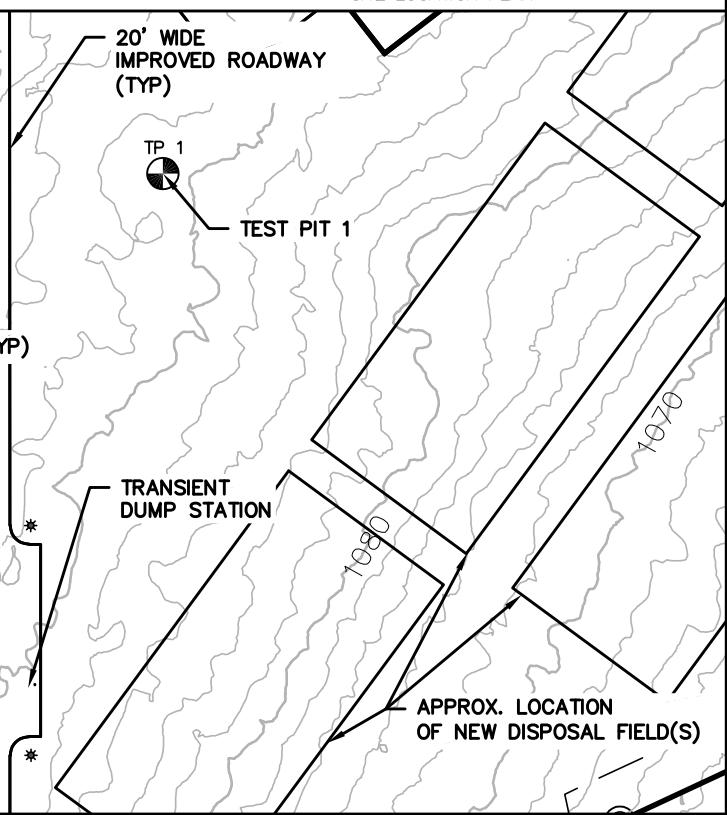
Owner's Name
Maynard's in Maine

SITE PLAN

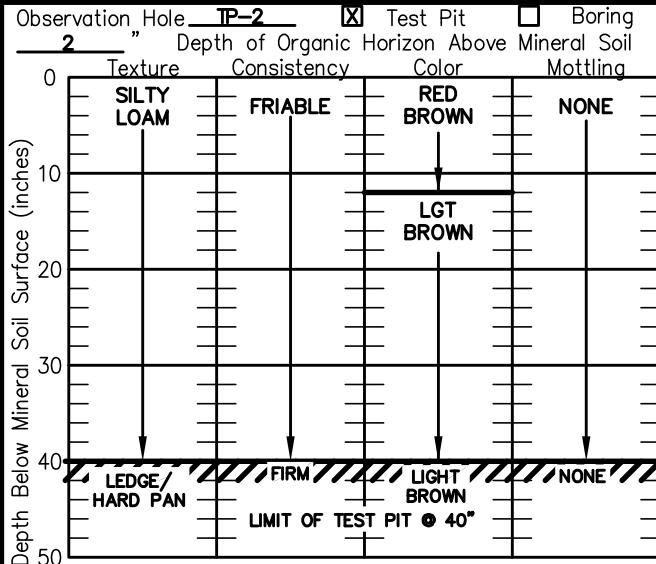
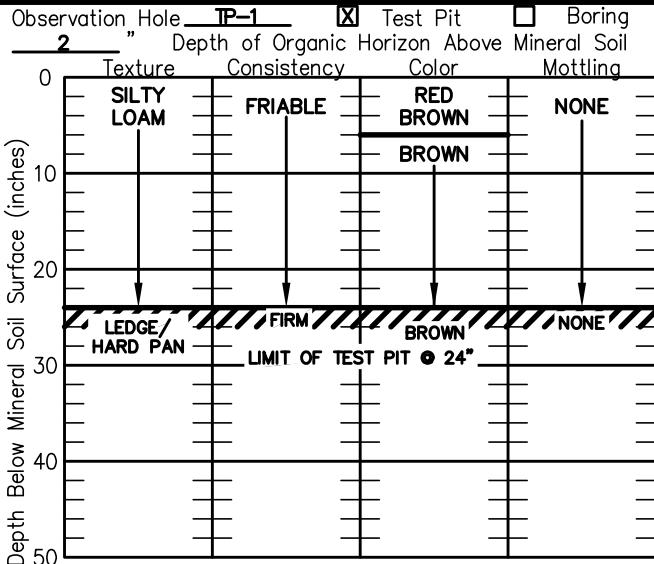
Scale 1" = 100 ft. or as shown



SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)



Soil Classification 1	Slope 1-3 %	Limiting Factor 24 "	() Groundwater () Restrictive Layer <input checked="" type="checkbox"/> Bedrock () Pit Depth
Profile	Condition		

Soil Classification 1	Slope 3-5 %	Limiting Factor 40 "	() Groundwater () Restrictive Layer <input checked="" type="checkbox"/> Bedrock () Pit Depth
Profile	Condition		

Robert D. Lightbody

Site Evaluator Signature

SUBSURFACE WATEWATER DISPOSAL SYSTEM APPLICATION		Department of Health & Human Services Division of Environmental Health (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation Rockwood	Street, Road, Subdivision Maynard Road	Owner's Name Maynard's in Maine
SITE PLAN 		SITE LOCATION PLAN
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)		
Observation Hole <u>TP-3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring <u>2</u> " Depth of Organic Horizon Above Mineral Soil		Observation Hole <u>TP-4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring <u>2</u> " Depth of Organic Horizon Above Mineral Soil
Texture	Consistency	Color
SILTY LOAM	FRIABLE	RED BROWN
		NONE
Depth Below Mineral Soil Surface (inches)		
0		
10		LGT BROWN
20		
30		
40	LEDEGE/HARD PAN	LIGHT BROWN
40	FIRM	NONE
40	LIGHT BROWN	
40	NONE	
40		
50		
LIMIT OF TEST PIT @ 33"		
Soil Classification 1 C Profile Condition		Slope 1-3 % Limiting Factor <u>33</u> " () Groundwater () Restrictive Layer <input checked="" type="checkbox"/> Bedrock () Pit Depth
Soil Classification 1 C Profile Condition		Slope <u>3-5</u> % Limiting Factor <u>36</u> " () Groundwater () Restrictive Layer <input checked="" type="checkbox"/> Bedrock () Pit Depth
		444 2025/12/22 Date Page 2 of 3 HHE-200
Site Evaluator Signature SE#		

SUBSURFACE WATEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

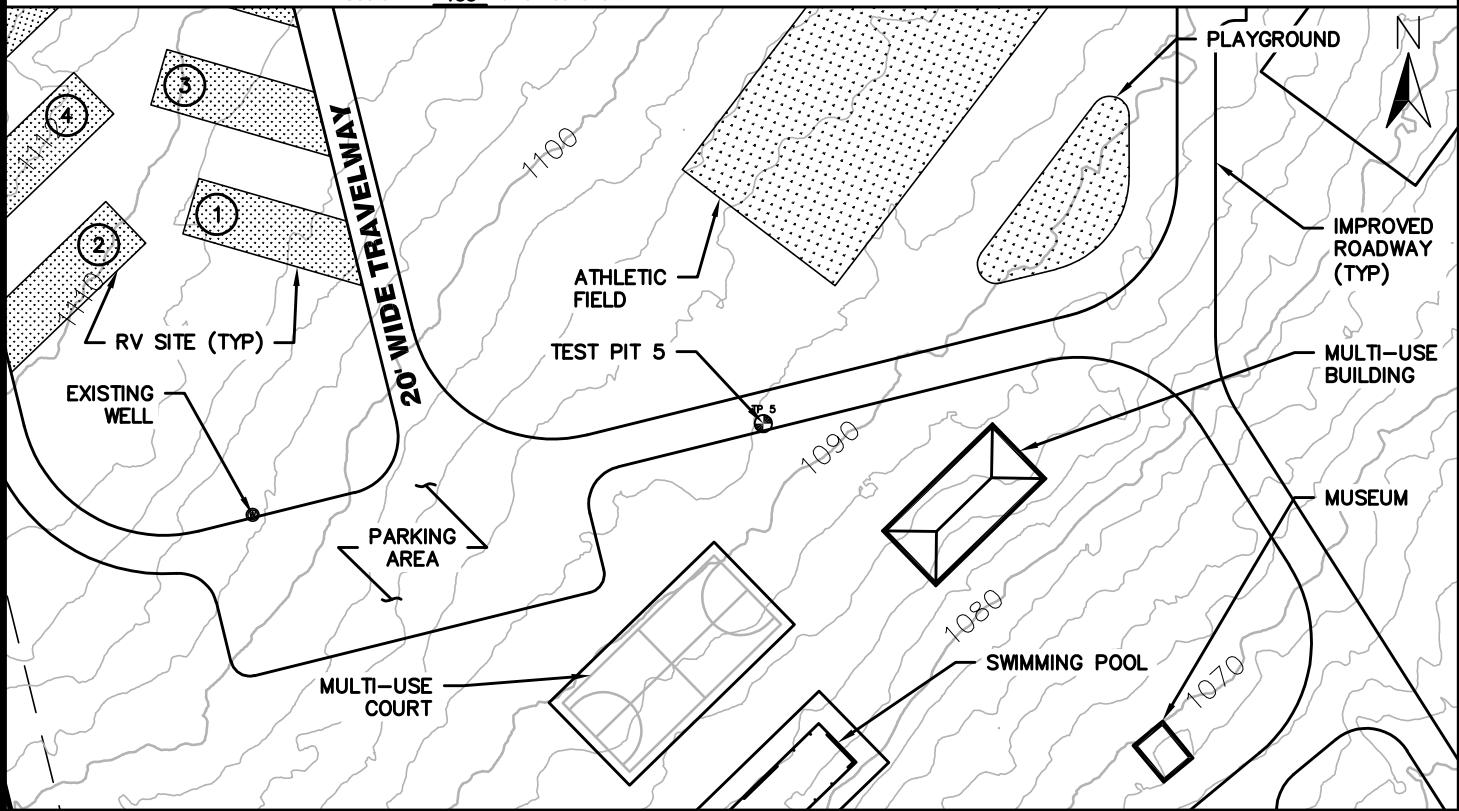
Street, Road, Subdivision
Maynard Road

Owner's Name
Maynard's in Maine

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN



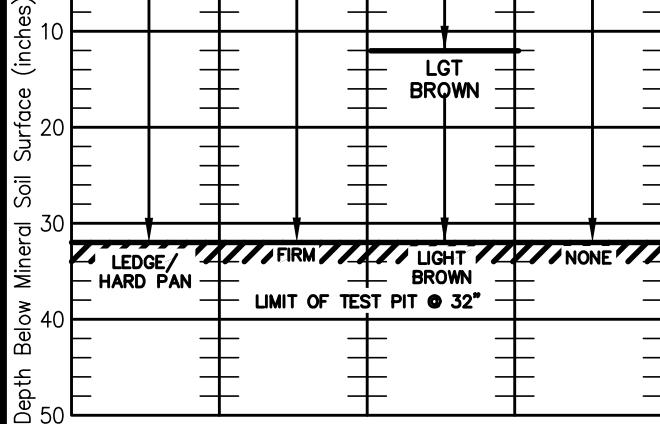
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-5 Test Pit Boring
2 " Depth of Organic Horizon Above Mineral Soil

A horizontal scale with numerical markers at 0, 1, 2, 3, 4, and 5. Below the scale, four labels are positioned: 'Texture' at the first tick mark, 'Consistency' at the second tick mark, 'Color' at the third tick mark, and 'Mottling' at the fourth tick mark. The labels are aligned with the center of each tick mark.

SILTY LOAM FRIABLE RED BROWN NONE

LOAM BROWN WINE

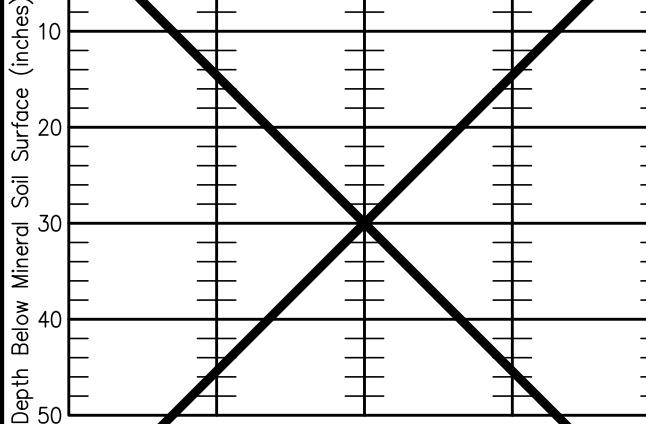


Soil Classification <u>1</u> Profile	Classification <u>C</u> Condition	Slope <u>3-5 %</u>	Limiting Factor <u>32 "</u>	() Groundwater () Restrictive Layer <input checked="" type="checkbox"/> Bedrock () Pit Depth
--	---	-----------------------	--------------------------------	--

Observation Hole _____ Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

A horizontal scale from 0 to 100 with four categories: Texture, Consistency, Color, and Mottling.

°



Soil Classification	Slope	Limiting Factor	() Groundwater
Profile Condition	_____ %	”	() Restrictive Layer
		—	() Bedrock
			() Pit Depth

Robert D. Lightbody

Exhibit 25: Archaeological & Historic Resources

Please see the following letter from the Maine Historic Preservation Commission stating no Archaeological or Historic Resources are located on the project site.



Maine Highlands Development

LUPC Received
12/29/2025

53 East Shore Road
Embden, ME 04958
207 431 0694
robert.lightbody@mainehighlandsdevelopment.com

December 18, 2025

Kirk F. Mohney
Maine Historic Preservation Commission
65 State House Station
Augusta, ME 04333-00065
MHPProjectreview@maine.gov

Subject: Project Review for Maynard's in Maine - Rockwood Strip, Maine

Dear Mr. Mohney,

Maine Highlands Development is representing Maynard's Maine with their Maine Land Use Planning Commission (LUPC) Zone Change Application. Maynard's in Maine is identified as Plan 01, Lots 20 and 19 on LUPC maps in Rockwood Strip, Maine. Maynard's in Maine offers cabin rentals and a boat launch/slips for recreational opportunities. The property contains thirteen rental cabins, a lodge, other outbuildings and the water, sewer and electric infrastructure to serve the facility. Maynard's in Maine was founded in 1919 as a sporting camp and has been in operation since. It was sold in 2025 and the new owners plan to continue operations as a "sporting camp".

The new owners are working on repair of the existing facilities and plan to develop a campground in a portion of the field north of the developed cabin rental area. This area has unofficially been used for RV camping in recent years. The LUPC Zone Change Application is required to bring the existing facility into compliance with zoning and to allow for a campground development.

For the LUPC review process, it is required the Applicant provide a letter from your office discussing what, if any, potential impacts this proposed development may present to any known Significant Archaeological or Historic Resources. Our hope is that there would be minimal impact generated by the project, especially as the site is currently already developed.

Please review the attached material and respond with a letter to me that I will present to the appropriate review agencies. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,
Maine Highlands Development, LLC

Robert D. Lightbody, P.E., L.S.E.
Owner/President



Outlook

Automatic reply: Site Review - Maynard's in Maine - Rockwood

From MHPC Project Review <MHPCProjectReview@maine.gov>

Date Thu 12/18/2025 10:59 AM

To Robert Lightbody <robert.lightbody@mainehighlandsdevelopment.com>

Thank you for your submission to the Maine Historic Preservation Commission Project Review process. Your email has been received. Responses are sent digitally to the email address initiating the request within 30 days of date of submission. Please ensure a cover letter is included as an attachment. The cover letter must include return mailing address, details of the project and any funding granted or permits needed. We look forward to working with you!

Project Review resources can be found here:

<https://www.maine.gov/mhpc/programs/project-review>

<https://www.maine.gov/mhpc/programs/project-review/required-materials>

Exhibit 26: Rare or Special Plant Communities & Wildlife Habitat

No essential or significant wildlife habitat is identified on site on the Maine Department of Inland Fisheries and Wildlife Beginning With Habitat Map Database. It does identify that the undeveloped northern portion of the property which is forested is identified as a portion of a 3848 acre undeveloped habitat block. MHD has reached out to MDIFW about this project and has included a letter stating that there are no rare botanical features that will be disturbed within the project site.

Please see letters included in this section.



Maine Highlands Development

LUPC Received

12/29/2025

53 East Shore Road

Embden, ME 04958

207 431 0694

robert.lightbody@mainehighlandsdevelopment.com

December 18, 2025

Maine Natural Areas Program
177 State House Station
Augusta, ME 04333-0177
maine.nap@maine.gov

Subject: Project Review for Maynard's in Maine - Rockwood Strip, Maine

To Whom it May Concern,

Maine Highlands Development is representing Maynard's Maine with their Maine Land Use Planning Commission (LUPC) Zone Change Application. Maynard's in Maine is identified as Plan 01, Lots 20 and 19 on LUPC maps in Rockwood Strip, Maine. Maynard's in Maine offers cabin rentals and a boat launch/slips for recreational opportunities. The property contains thirteen rental cabins, a lodge, other outbuildings and the water, sewer and electric infrastructure to serve the facility. Maynard's in Maine was founded in 1919 as a sporting camp and has been in operation since. It was sold in 2025 and the new owners plan to continue operations as a "sporting camp".

The new owners are working on repair of the existing facilities and plan to develop a campground in a portion of the field north of the developed cabin rental area. This area has unofficially been used for RV camping in recent years. The LUPC Zone Change Application is required to bring the existing facility into compliance with zoning and to allow for a campground development.

For the LUPC review process, it is required the Applicant provide a letter from your office discussing what, if any, potential impacts this proposed development may present to any known natural areas. Our hope is that there would be minimal impact generated by the project, especially as the site is currently already developed.

Please review the attached material and respond with a letter to me that I will present to the appropriate review agencies. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,
Maine Highlands Development, LLC

Robert D. Lightbody, P.E., L.S.E.
Owner/President

MEMORANDUM

Maine Natural Areas Program

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

Date: December 18, 2025

To: Robert D. Lightbody, Maine Highlands Development, LLC

From: Abby Stepanauskas, MNAP Ecologist

Re: Rare and exemplary botanical features, LUPC Zone Change Application, Maynard's in Maine, Rockwood Strip, Maine

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received December 18, 2025 for our agency's comments on the project.

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

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

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

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

Beginning With Habitat

LUPC Received
12/29/2025



December 9, 2025

- Parcels- Unorganized Townships
- Parcels- Organized Towns/Cities
- City/Township
- Aquifers
- National Wetlands Inventory Wetlands
- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat

- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species
- Natural Communities
- Rare Plants and Natural Communities
- Focus Areas- Overlapping Organized Towns

- Conserved Lands
- Highway Bridge Connectors
- Riparian Connectors
- Less than 2000 Vehicles/Day
- More than 2000 Vehicles/Day
- Undeveloped Block Connectors
- Less than 2000 Vehicles/Day
- More than 2000 Vehicles/Day
- Undeveloped Habitat Blocks

1:18,056

0 0.13 0.25 0.5 mi
0 0.23 0.45 0.9 km