

BEFORE THE MAINE LAND USE PLANNING COMMISSION
Petition ZP805 / Maynards in Maine Rezoning

PETITION TO INTERVENE

I, James Richard Walckner, hereby submit this Petition to Intervene in the above-referenced proceeding pursuant to Chapter 5, Section 5.03 of the Commission's Rules.

I. IDENTIFICATION OF PETITIONER

1. My name is James Richard Walckner.
2. The property located at 64 Maynard Road, Rockwood Maine 04478 is owned by The Walckner Family Revocable Living Trust, for which I serve as Co-Trustee and Beneficiary. In this capacity, I share responsibility for and exercise authority over the management and use of the property, and I hold a direct beneficial interest in it.
3. The property is located within 1,000 feet of the subject parcel and is identified by the applicant as being within the notification area for this proceeding.
4. As such, I am a nearby property owner whose property interests, use, and enjoyment are directly and substantially affected by the outcome of this proceeding due to its close proximity to the subject property.

II. BASIS FOR INTERVENTION – DIRECT AND SUBSTANTIAL IMPACT

Pursuant to Chapter 5, Section 5.03(A)(1), I am a person who is substantially and directly affected by this proceeding. My interests are distinct from those of the general public and arise from the following:

A. Proximity and Immediate Impact

My property's close proximity to the subject parcel places it within the area most likely to experience direct effects resulting from any zoning change or subsequent development. The requested rezoning would permit a greater intensity of use and development in immediate proximity to my property, resulting in increased activity, traffic, noise, lighting, and other associated impacts that would be experienced directly at my property and would alter the character and conditions of my immediate surroundings.

B. Impact on Property Use and Enjoyment

As a result of these changes in use and intensity, my ability to use and enjoy my property would be directly affected. Increased development activity and density in close proximity would introduce ongoing disturbances and changes in the surrounding environment that are incompatible with the current character of the area.

C. Impact on Property Value

The introduction of higher-intensity uses and development in close proximity to my property creates a reasonable likelihood of adverse economic impact. Changes of this nature are commonly recognized to affect property values, particularly where they alter the established character and use of the surrounding area.

D. Procedural Impact and Limitation of Future Participation

The requested zoning change represents a critical decision point. Once rezoned, subsequent permitting and development activities may proceed under processes that provide more limited opportunities for participation by

nearly landowners who are not direct abutters, thereby materially reducing my ability to meaningfully influence outcomes that affect my property. Accordingly, this proceeding represents my primary opportunity to protect my property interests.

III. NATURE OF PARTICIPATION

If granted intervenor status, I intend to participate in this proceeding as necessary to protect my interests, including the submission of information, testimony, and other relevant materials, and participation in hearings and related proceedings, including the opportunity to question or respond to information presented by other parties, as appropriate.

I reserve the right to supplement this Petition with additional information, documentation, and expert input as it becomes available.

IV. RELIEF REQUESTED

Accordingly, I respectfully request that the Commission:

- 1. Grant this Petition to Intervene; and
- 2. Afford me full rights of participation as an intervenor in this proceeding.

V. STATEMENT UNDER OATH

I, James Richard Walckner, being duly sworn, hereby affirm under oath that the statements contained in this Petition to Intervene are true and correct to the best of my knowledge, information, and belief.

Dated: April 17, 2026

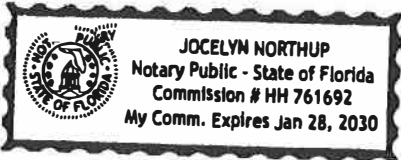
Signature: *James Richard Walckner*
 James Richard Walckner

NOTARY ACKNOWLEDGMENT

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

On this 17 day of April, 2026, before me, the undersigned Notary Public, personally appeared **James Richard Walckner**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary Public Signature: *Jocelyn Northup*
 Printed Name: Jocelyn Northup
 My Commission Expires: Jan. 28 2030