



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
18 ELKINS LANE, 22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

**First Procedural Order**  
**In the Matter of**  
**Zoning Petition ZP 805**

**Maynard, LLC's,**  
**Rockwood Strip Twp. T1R1 NBKP, Somerset County**

April 28, 2026

Commissioner Millard Billings, Chair and Presiding Officer

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**I GENERAL MATTERS**

**A. Purpose**

This First Procedural Order (Order) provides a project description and administrative background, addresses petitions to intervene, and sets forth the Presiding Officer's decisions with respect to the public site visit and public hearing on this matter.

**B. General expectations of the parties**

All parties (the Applicant, interested parties, Commissioners, and staff) are expected to comply with deadlines and filing requirements established by the Presiding Officer. Failure to comply may result in appropriate sanctions, including the rejection of argument, evidence or testimony the party seeks to offer. All participants in the hearings are expected to conduct themselves professionally, both in their dealings with the Commission and with each other, throughout the proceedings.

**C. Schedule and Logistics**

1. Public Site Visit

Date and Time: Wednesday, May 13, 2026; 10:30 AM

Location: 131 Maynard Road, Rockwood, Maine  
(Please follow any on-site signage regarding parking)

The purpose of the site visit is to provide the Commission and its staff, and members of the community an opportunity to observe the site, existing operation, and its placement within the landscape.

BENJAMIN GODSOE  
ACTING EXECUTIVE DIRECTOR  
HARLOW BUILDING, 4<sup>TH</sup> FLOOR



PHONE: (207) 287-2631  
FAX: (207) 287-7439  
WWW.MAINE.GOV/DACF/LUPC

As a matter of fairness and due process for the Applicant, neighbors, and the public at large, this site visit is not the time or place to offer comments, concerns, or support. Attendees are expected to please refrain from making any verbal or written comments or remarks about the site or project during this site visit. The Commission welcomes all comments to be offered during the public hearing or in writing during the comment period and rebuttal period.

As the location of the site visit is private property, members of the public are encouraged to respect the applicant's privacy and, therefore, limit visitation to the site regarding this zoning process to the scheduled site visit.

## 2. Public Hearing

Date and Time: Wednesday, May 13, 2026; 6:00 PM

Location: Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine

Pursuant to Public Law 2021 Chapter 290 and the Commission's Remote Participation Policy, the hearing will also be accessible through virtual means. Information on how to connect to the meeting via Microsoft Teams will be posted in advance of the hearing on the Commission's website: [www.maine.gov/dacf/lupc/about/calendar/index.shtml](http://www.maine.gov/dacf/lupc/about/calendar/index.shtml).

Members of the public attending in person will be called to testify in the order in which they sign in on the sheets provided at the public hearing, or as allowed by the Presiding Officer. Members of the public attending virtually who wish to provide comment will be called to testify utilizing the "raise hand" feature on the Microsoft Teams platform. The amount of time a member of the public may speak at the Public Session will be limited by the Presiding Officer based on the number of people who sign up to offer testimony. It is anticipated that each member of the public will be allotted 3 to 5 minutes to offer testimony. The public is not required to submit written testimony before the hearing, nor file Petitions to Intervene, in order to testify. Members of the public may simply attend the hearing and give oral testimony. However, a written copy of an individual's testimony will help ensure the breadth and detail of the comments are thoroughly and accurately included in the record.

While the Commission prioritizes and aims to provide effective means of remote participation, the Commission recognizes that use of these technologies are accompanied by inherent risks of technical issues, including failure of equipment, that may result in the interruption or failure of remote participation. Those wishing to participate at the hearing virtually are encouraged to do so, but are advised that the hearing will not be postponed or rescheduled in the event of technical difficulties related to the virtual participation features of the hearing.

### **D. Ex parte Communications and site visit.**

The parties are directed to 5 M.R.S. § 9055 and [Chapter 5, section 5.02\(E\) of the Commission's rules](#) for a statement of legal restrictions on contact with Commission members during pending proceedings, including any site visit. Individuals are cautioned to avoid any conduct that could give rise even to the appearance of improper contact with Commission members.

### **E. Project Website and Additional Information**

The Commission has established a website for this project at [www.maine.gov/DACF/lupc/projects/maynards-maine/index.html](http://www.maine.gov/DACF/lupc/projects/maynards-maine/index.html). The application and supporting materials, as well as public comments, will be posted on this website.

## **II DESIGNATION OF INTERVENORS AND INTERESTED PERSONS**

Notice of public hearing was provided in accordance with the Maine Administrative Procedures Act (5 M.R.S. Chapter 375); Chapter 4 of the Commission's rules, Rules of Practice; and Chapter 5 of the Commission's rules, Rules for the Conduct of Public Hearings. Specifically, notice was completed on April 10, 2026, and included publication in the Piscataquis Observer and via GovDelivery email to the Commission's Public Hearing and Somerset County lists, and posted on the Commission's website. Additional notice of the public hearing was published on April 16, 2026, in the Moosehead Lakeshore Journal. The public notice set a deadline of 5:00 PM on April 24, 2026, for all petitions to intervene. In accordance with Chapter 5, Section 5.03(A)(1) of the Commission's rules, Rules for the Conduct of Public Hearings, a petition to intervene must:

- be filed by the date specified by the Commission or Presiding Officer;
- be under oath or affirmation; and
- demonstrate that the petitioner is or may be substantially and directly affected by the proceeding.

Chapter 5, Section 5.03(A)(1) states: "A petition to intervene which is not timely filed will be denied unless the petitioner shows good cause for failure to timely file."

The following entities have submitted petitions to intervene:

- James Walckner

### **A. Intervenor Status Considered**

Having reviewed the petition, the following entity submitted timely petitions under oath or affirmation:

- James Walckner.

The petitioner stated that his property is located within the area most likely to experience direct effects resulting from any zoning change or subsequent development. Mr. Walckner's property does not directly abut the parcel proposed for rezoning, but is within 1,000 feet of the site and is located in a village setting near other existing residential development in Rockwood Strip. The impacts identified by the petitioner to the petitioner's property that may occur as a result of subsequent development would also apply to other landowners in the village area. Mr. Walckner is not an abutter to the property proposed for rezoning and does not identify interests that are distinct from those of members of the public who live in the general area of the proposal. Therefore, the Presiding Officer denies the petition for intervenor status, but grants status to Mr. Walckner as an Interested Person pursuant to Chapter 5, Section 5.03(B). As an Interested Person, Mr. Walckner may provide a presentation to the Commission, in accordance with the schedule designated in Section D of this procedural order, introduce documentary and real evidence, and may ask questions of the Applicant or witnesses called by the Applicant during the hearing, at the discretion of the Presiding Officer.

### **B. Application materials**

Pursuant to Chapter 5, Section 5.03(A)(5) of the Commission's rules, the Applicant must provide the Interested Person with a complete electronic copy of the petition (as deemed complete for processing by the Commission), and any intervening or future amendments. The Applicant must ensure that the Interested Person has received the electronic copy of the petition by 5:00 P.M. on May 1, 2026.

### **C. Prefiled testimony, evidence, and witnesses**

The hearing will include two stages: presentation and questioning by the Applicant and Interested Person, to be followed by general public comment. The Applicant may identify witnesses to speak and present evidence on its behalf. To assist the Commission and hearing participants and enable them to come to the

hearing prepared to participate in an efficient and focused manner, the Interested Person, and the Applicant, including all witnesses testifying for the Applicant, must submit pre-filed testimony, including any applicable exhibits, and a list of witnesses (applicable only to the Applicant), by 5:00 PM on May 6, 2026.

Any credentials or expertise held by witnesses must be set forth in the pre-filed testimony. All direct testimony delivered at the hearing by the Applicant or Interested Person must be consistent with and limited to the topics identified in the individual's pre-filed testimony. Any documentary evidence intended to be admitted at the hearing by the Applicant or Interested Person must be included with their pre-filed testimony.

Witnesses who pre-file testimony relating to any topic on behalf of the Applicant in this matter will not be permitted to testify at the public comment portion of the hearing. Individuals who are affiliated with a party in this matter may testify during the public comment portion of the hearing only in their personal capacities, and not on behalf of a party.

#### **D. Hearing schedule**

- Introductions, opening statement by Presiding Officer, and swearing in of those testifying
- LUPC staff statement, administrative history, overview of the hearing process, and submitting the file to the record
- Opening statement and project summary by Applicant [up to 15 minutes]
- Cross-examination of Applicant witnesses by Interested Person [up to 10 minutes]
- Opening statement by Interested Person [up to 15 minutes]
- Cross-examination of Interested Person by Applicant [up to 10 minutes]
- Public comment

Commissioners, counsel, and agency staff members may be permitted, by the Presiding Officer, to ask questions at any time. Both parties will have up to 10 minutes available for cross-examination of witnesses, but are encouraged to defer to the written rebuttal period where appropriate. The Presiding Officer may reduce this amount of time, at his discretion and depending on the total number of witnesses.

### **III. SERVICE LIST AND DESIGNATED CONTACT PERSONS**

#### **A. Service list**

1. Service list:

- a. Land Use Planning Commission (LUPC or Commission):  
Heidi Gaffney: (207) 349-0941, [Heidi.Gaffney@maine.gov](mailto:Heidi.Gaffney@maine.gov)  
Tim Beaucage: [Timothy.Beaucage@maine.gov](mailto:Timothy.Beaucage@maine.gov)  
Maine Land Use Planning Commission, 8 Moosehead Lane, Suite 107, Dover-Foxcroft, Maine 04426
- b. Applicant:  
Robert Lightbody (agent): (207) 431-0694;  
[robert.lightbody@mainehighlandsdevelopment.com](mailto:robert.lightbody@mainehighlandsdevelopment.com)  
Maine Highlands Development, LLC, 53 East Shore Road, Embden, Maine 04958
- c. Interested Person:  
James Walckner: (508) 259-3321, [jrwalckner@gmail.com](mailto:jrwalckner@gmail.com)

64 Maynard Road, Rockwood, Maine 04478

2. *Electronic copy for the record.* All materials, including exhibits, must be provided to the LUPC electronically. For submittals 20 MB in size or less, the electronic submittal may be sent by email to [Heidi.Gaffney@maine.gov](mailto:Heidi.Gaffney@maine.gov). For larger submittals, materials may be provided via multiple emails. In all cases, electronic documents must be in either Word (.doc or .docx) or Adobe (.pdf) format. Photo files must be in JPEG (.jpg) unless another format is approved by the LUPC staff.
3. *Copying the other Parties.* All substantive submittals, including emails, must be copied by the submitting party to the service list electronically upon submittal to the LUPC.
4. *Form.* Documents filed must, at a minimum, conform to Chapter 5, Section 5.04(C) of the Commission's rules.
5. *Electronic file naming convention.* The titles of all electronic files must be as short as possible and must use the following naming convention:  
[yyyy]-[mm]-[dd]\_[party acronym]-[document title or brief description].[extension] (e.g., "2026-04-27\_LUPC-FirstProceduralOrder.pdf")
6. Electronic file names must not include characters such as "<, >, /, ?, &, !, +". Underscores and dashes should be used in place of blank spaces. Electronic files must contain no document security restrictions. *Format of submittals and deadlines.* All materials submitted must be provided electronically by the date and time due. If an electronic submittal is being provided as a CD or on a USB drive, the CD/USB drive must be **received** at the LUPC Dover-Foxcroft office by the deadline.
7. *Meeting deadlines for submittals.* The close of business at the LUPC Dover-Foxcroft office is 5:00 pm. All materials received after that time will be considered to be submitted the following day. An appointment is recommended for the delivery of materials late in the day.

Questions regarding this Order of the Presiding Officer should be directed to Heidi Gaffney at [Heidi.Gaffney@maine.gov](mailto:Heidi.Gaffney@maine.gov) or 207-349-0941.

### III AUTHORITY AND RESERVATIONS

This Procedural Order is issued by the Presiding Officer pursuant to Chapter 5. All objections to matters contained herein should be timely filed in writing with the Commission staff but are not to be further argued except by leave of the Presiding Officer. All rulings and objections will be noted in the record.

The Presiding Officer may amend this Order at any time.

DONE AND DATED AT AUGUSTA, MAINE, THIS 28<sup>th</sup> DAY OF APRIL 2026.



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Millard Billings, Chair and Presiding Officer