



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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

Maynard's has been a legally existing, non-conforming use within the D-RS subdistrict and M-GN subdistrict since the Commission's inception and remains so currently. The Applicant proposes to rezone most of the site to the D-GN subdistrict, thereby making the current facility a conforming use. The application also describes the anticipated future expansion of the facility, development of which will require a permit at that time.

The purpose of the hearing is to allow the applicant and members of the public the opportunity to present testimony and evidence as to whether the applicant's proposal meets the statutory criteria for approval under the provisions of 12 M.R.S. § 685-A(8-A) and Sections 10.08 and 10.21(C) of the Commission's rules, *Land Use Districts and Standards*.

TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

Additional information about the application and the hearing are available on the Commission's website at www.maine.gov/DACF/lupc/projects/maynards-maine.

HOW TO PARTICIPATE: Members of the public may attend the hearing and give oral testimony during the Public Session. 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.

BENJAMIN GODSOE
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HARLOW BUILDING, 4TH FLOOR



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A site visit will be conducted by the Commission on May 13, 2026 at 10:30 AM at 131 Maynard Road, Rockwood, Maine. While members of the public may attend, comments must not be made during the site visit but may be provided as indicated above.

PETITIONS TO INTERVENE: Persons interested in seeking Intervenor status in this matter must file a Petition to Intervene with the Commission pursuant to Chapter 5, Section 5.03 of the Commission's rules by 5:00 P.M. on April 24, 2026. The public is not required to file Petitions to Intervene in order to testify. Any Petitions to Intervene should be sent to the Maine Land Use Planning Commission, 8 Moosehead Lane, Suite 107, Dover-Foxcroft, Maine 04426. Petitions also may be submitted by email to Heidi.Gaffney@maine.gov.



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HARLOW BUILDING, 4TH FLOOR



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AUGUSTA, MAINE 04333-0022

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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The purpose of the hearing is to allow the applicant and members of the public the opportunity to present testimony and evidence as to whether the applicant's proposal meets the statutory criteria for approval under the provisions of 12 M.R.S. § 685-A(8-A) and Sections 10.08 and 10.21(C) of the Commission's rules, *Land Use Districts and Standards*.

TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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HOW TO PARTICIPATE: Members of the public may attend the hearing and give oral testimony during the Public Session. 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.

BENJAMIN GODSOE
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HARLOW BUILDING, 4TH FLOOR



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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
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NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

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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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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HARLOW BUILDING, 4TH FLOOR



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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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HARLOW BUILDING, 4TH FLOOR



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JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

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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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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HARLOW BUILDING, 4TH FLOOR



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JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

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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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

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The purpose of the hearing is to allow the applicant and members of the public the opportunity to present testimony and evidence as to whether the applicant's proposal meets the statutory criteria for approval under the provisions of 12 M.R.S. § 685-A(8-A) and Sections 10.08 and 10.21(C) of the Commission's rules, *Land Use Districts and Standards*.

TIME AND PLACE: The hearing will be held at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events, 241 Pritham Ave, Greenville, Maine, and will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's *Rules for the Conduct of Public Hearings*. 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 on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar/index.shtml>.

Additional information about the application and the hearing are available on the Commission's website at www.maine.gov/DACF/lupc/projects/maynards-maine.

HOW TO PARTICIPATE: Members of the public may attend the hearing and give oral testimony during the Public Session. 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.

BENJAMIN GODSOE
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HARLOW BUILDING, 4TH FLOOR



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A site visit will be conducted by the Commission on May 13, 2026 at 10:30 AM at 131 Maynard Road, Rockwood, Maine. While members of the public may attend, comments must not be made during the site visit but may be provided as indicated above.

PETITIONS TO INTERVENE: Persons interested in seeking Intervenor status in this matter must file a Petition to Intervene with the Commission pursuant to Chapter 5, Section 5.03 of the Commission's rules by 5:00 P.M. on April 24, 2026. The public is not required to file Petitions to Intervene in order to testify. Any Petitions to Intervene should be sent to the Maine Land Use Planning Commission, 8 Moosehead Lane, Suite 107, Dover-Foxcroft, Maine 04426. Petitions also may be submitted by email to Heidi.Gaffney@maine.gov.



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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

NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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NOTICE OF PUBLIC HEARING

APPLICATION FOR ZONE CHANGE FOR MAYNARD'S OF MAINE IN ROCKWOOD STRIP, SOMERSET COUNTY, ZP 805

PURPOSE: The Maine Land Use Planning Commission will be holding a public hearing and seeking public comment on Maynard, LLC proposed rezoning of approximately 83 acres from the Residential Development (D-RS) subdistrict and from the General Management (M-GN) subdistrict to the General Development (D-GN) subdistrict (Zoning Petition ZP 805), for land within Rockwood Strip Twp. T1R1 NBKP, in Somerset County.

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