

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

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Dear Heidi Gaffney,

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

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

Thank you for your time.

Very Best Regards,

Leigh Rovzar

Partner, General Counsel & Chief Compliance Officer

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

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Dear Ms. Gaffney,

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

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

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

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

Thank you,

Rod Rovzar
Stoneham

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

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Hello Heidi,

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

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

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

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

Thanks for taking the time to read this.

Kind regards,
Karen Lacasse

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

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Good afternoon, Miss Gaffney.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Kindly,
Diane Mach

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

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

Dear Ms. Gaffney,

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

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

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

In particular, I would like to highlight the following:

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Daniel Sanders
17 Water Lane
Rockwood, ME 04478

25 Spruce St.
Rockwood, ME 04478

746 Arlington Blvd.
Sheridan, WY 82801

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

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

Dear Ms. Gaffney,

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

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

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

In particular, I am concerned about:

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,
Diane Suchochleb-Sanders

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

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

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Ms. Gaffney~

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

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

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

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

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

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

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

Sincerely,

Sandra Milliken
41 Maynard Road
Rockwood, MEn 04478