



December 29, 2025

LUPC
Heidi Gaffney
43 Lakeview St.
Greenville, Maine 04441

RE: Maynard's of Maine

Dear Heidi,

This letter is to confirm that Maynard LLC has a banking relationship with Machias Savings Bank and has handled its financial obligations in accordance with agreed terms.

Upon completion of full due diligence (including full credit underwriting, approvals, updated appraisals, etc.) related to the planned expansion project of Maynard's in Maine, we look forward to the opportunity to explore financing options with the company.

If I can be of further assistance, please do not hesitate to contact me at (207)-990-3150.

Regards,

A handwritten signature in cursive script, appearing to read 'Tara Perruzzi', is written over the printed name.

Tara Perruzzi
SVP, Commercial Banking Officer



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

January 12, 2026

Robert D. Lightbody
Maine Highlands Development, LLC
53 East Shore Road
Embden, ME 04958

Project: MHPC# 2111-25 Maynard's in Maine; Maynard Road
Repairs to existing facilities; campground development
Town: Rockwood Strip, ME

Dear Mr. Lightbody:

In response to your recent request, I have reviewed the information received December 18, 2026 to initiate consultation on the above referenced project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

The proposed new campground facilities, located north of (inland from) Maynard Road and north of the existing camps, do not have any Native American archaeological sites. Development of the new campground facilities will not affect Native American archaeological sites.

However, the river shoreline of Maynard's Camps is the location of three prehistoric (pre-European) Native American archaeological sites that have been subject to professional archaeological work as part of hydroelectric relicensing of the Moosehead Lake dams. The three sites (numbers 117.170, 117.171, and 117.35) are located on the land south of Maynard Road (between the road and the river). Sites 117.170 and 117.171 are located on the land with the docks and water access and the small island(s) extending south attached to that land. Site 117.35 (the Moose River site, so called) is located on another small island about 75 yards downriver. The Moose River site has been extensively excavated, yielding stone tools and pottery between 500 and 3000 years old. There are stone tool fragments at the other two sites (117.170 and 117.171), with less professional archaeological testing done.

Any ground disturbance associated with the docks and river access (between the road and the river) should be preceded by consultation with this office and may need archaeological testing.

In order to determine whether Maynard's Camps is a historic property as defined in the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended, the Commission requests the following additional information:

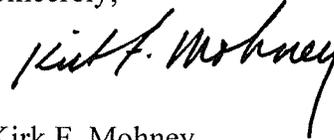
- High quality digital photographs of each of the buildings on the property keyed to a site plan. Overall views of the camp should also be provided.
- Information about the history of each building, including the original date of construction (if known) and dates of alteration.
- A site plan of the proposed new development that shows it in relation to the existing buildings.

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- Indication on a site plan of any existing buildings that are proposed to be removed or altered for the new development, if any.

Once this information is received, our office will forward a response regarding the results of our evaluation. Please contact me at (207)287-3811 or kirk.mohney@maine.gov, if you have any questions regarding this matter.

Sincerely,

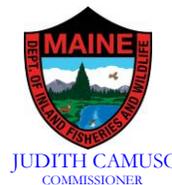


Kirk F. Mohney
State Historic Preservation Officer



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



JUDITH CAMUSO
COMMISSIONER

January 6, 2026

Robert Lightbody
Maine Highlands Development, LLC
53 East Shore Road
Embden, ME 04958

**RE: Information Request - 131 Maynard Road, Campground Renovations, Rockwood
Project ID 9750-11329**

Dear Robert:

Per your request received on **December 17, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the **131 Maynard Road, Campground Renovations, Rockwood** project, pursuant to MDIFW's authority. It is understood that general camp improvements are proposed, including building renovations and relocations, new structures and infrastructure, and new docking systems. It is assumed that some tree clearing may be necessary and no stream crossings are required. Given this scope, we have tailored our review accordingly. Please note that as project details are lacking, our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of

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Letter to Robert Lightbody, Maine Highlands Development, LLC

Comments RE: 131 Maynard Road, Campground Renovations, Rockwood

LUPC Received

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Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground.

Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be **conducted in areas not previously developed (i.e. areas of new clearing)** within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

In lieu of surveys, our Department recommends that any potential vernal pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat.

AQUATIC RESOURCES

Fish Habitat

The Moose River has a strong established fishery for salmon and trout. To prevent congestion from boat traffic, we recommend that the applicant consider a dock structure and configuration that does not protrude into the river, such as what is seen at Ghost Camps immediately across from the project area. These systems also likely function better during high flows of the Moose River. Additionally, we recommend that dock installation activities occur after the spring fishery season, after July 15. This recommendation aligns with our in-stream work window recommendation below.

We recommend that 100-foot undisturbed vegetated buffers be maintained along any streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

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*January 6, 2026**Letter to Robert Lightbody, Maine Highlands Development, LLC**Comments RE: 131 Maynard Road, Campground Renovations, Rockwood*

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Laura Hatmaker
Natural Resource Biologist

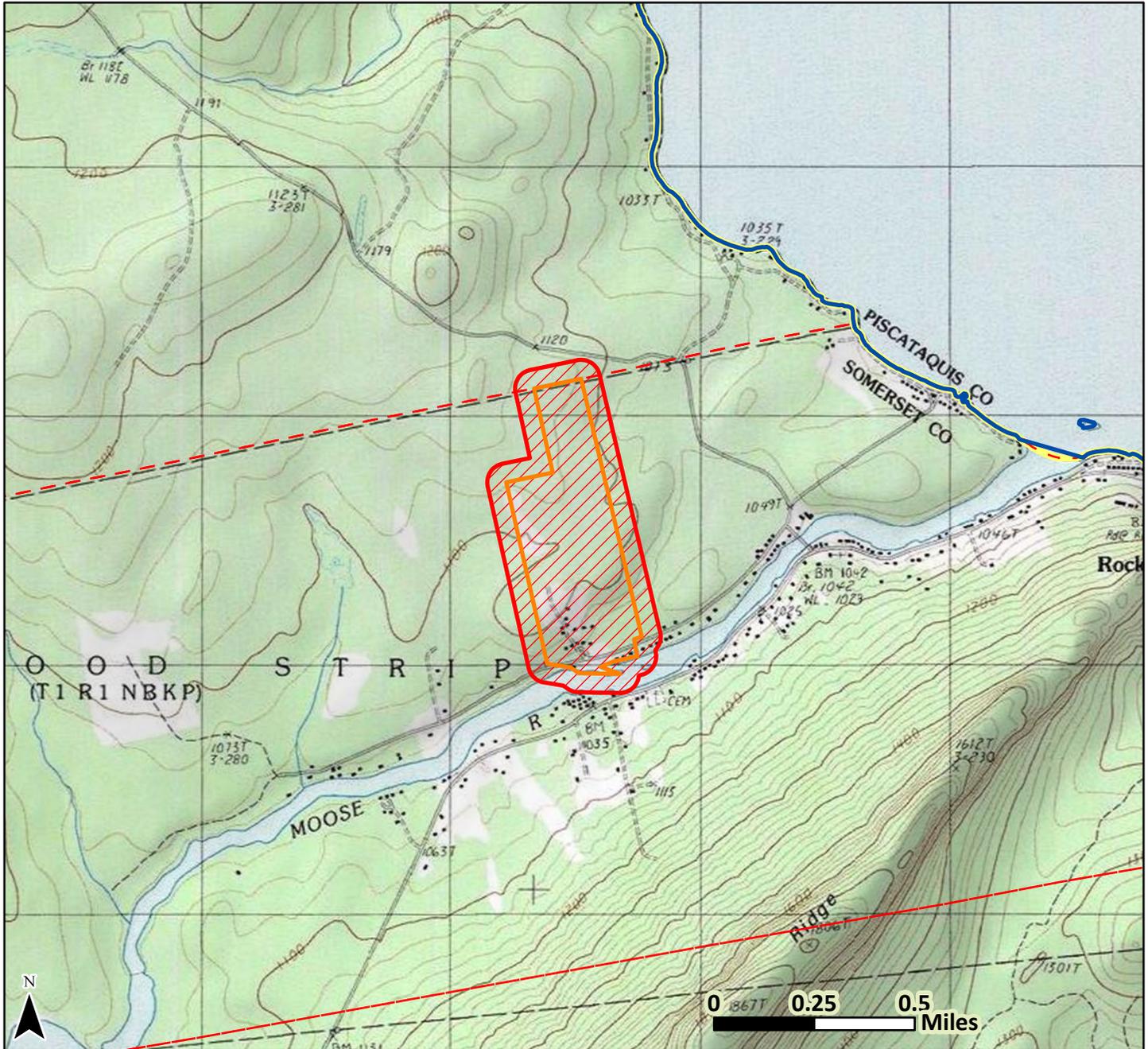


Maine Department of Inland Fisheries and Wildlife

Project Area Review of Fish and Wildlife Observations and Priority Habitats

131 Maynard Road, Campground Renovations, Rockwood

Project ID 9750, Version ID 11329



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
Township Boundary
Project Footprint
Search Area
Wild Lake Trout Habitats

Date: 12/29/2025
UTM Zone 19N, NAD83

