

**From:** [Matthew Dieterich](#)  
**To:** [Kaczowski, Debra](#)  
**Subject:** RE: LUPC Development Permit DP 3639-F, Big Moose Resort  
**Date:** Friday, May 21, 2021 12:23:08 PM  
**Attachments:** [RESPONSE TO LUPC 05152021 FINAL R.pdf](#)

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Debbie,

Please find our response to the comments associated with visual impact and hillside development in the attached document. We hope that it provides the requested additional information in a manner that is easy to understand and addresses the concerns that were identified.

Please also find below our response to the comments from the Greenville Town Manager.

- It appears the water supply will be a well at the entrance to the access road and rte. 15- Will this be the only source of water to the resort? **The water supply location is currently being evaluated. We anticipate that a series of gravel wells will be installed near the entrance to the access road or rock wells will be installed an alternate location on the north side of the access road. These wells will be the only source of water for the resort. We do anticipate that redundant wells will be installed, along with redundant pumps, to ensure that the water supply will not be interrupted by an intermittent outage due to mechanical failure.**
- What is the size of the water main supplying the resort and what will the gallons per minute be o the supply line? **Supply line is 6” and the demand for the development is calculated at 89 gpm**
- Will Hydrants be installed on the access road for any future housing development? If so; the Hydrants should be no more than 1000 ft apart. **We have not designed any residential neighborhoods at this point. As plans evolve, any additional needs would be met via an extension that would service future plans. Hydrants would be installed to service residential areas if/when they are designed and subsequently permitted. We do not plan to install hydrants along the access road at this point as the needs are not currently known.**
- The plan shows 1 proposed Hydrant near and after (east) of the Base Lodge. Placing an additional Hydrant before or west of the Hotel is recommended. Having the Hydrant “after” the buildings places the emergency vehicles in jeopardy of being “trapped” if there were to be a fire. **Agreed. An additional hydrant will be added to the north of hotel/base lodge to prevent vehicles from being trapped as noted.**
- The height of each building is a huge concern for the Greenville Fire Dept. The access to the top floors for evacuation is a high priority. If possible could the height of each structure be sent to me? **The hotel is approximately 65’ high from the back side of the building that faces south/ski slopes and approximately 75’ high on the side that faces north. The base lodge is a single story with a vaulted ceiling on the south side that faces the ski trails. An additional story is accessed from the north side. Both levels are accessed directly at grade. The Taphouse building is two story building on the south side, with an accessible roof deck as the second story located 21’ above grade. The two other levels are grade accessible. All buildings will be equipped with sprinklers to provide a measure of**

life safety to add in the ability to evacuate the building in the case of a fire.

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**From:** Kaczowski, Debra <Debra.Kaczowski@maine.gov>  
**Sent:** Thursday, April 8, 2021 11:32 AM  
**To:** Matthew Dieterich <Matthew.Dieterich@sewall.com>  
**Subject:** LUPC Development Permit DP 3639-F, Big Moose Resort

Matt,

Please find attached comments from the LUPC Planning staff regarding the visual impact assessment for the Big Moose Resort project and their request for additional information, in particular the italicized comments.

I have also attached the Greenville Town Manager's comments. Please address his concerns, as well.

If you have any questions, please feel free to contact me. Thanks!

Debbie

*Debra A. Kaczowski*

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