



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

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

# Memorandum

**To:** LUPC Commissioners  
**CC:** Benjamin Godsoe, Acting Executive Director  
**From:** Tim Beaucage, Senior Planner  
**Date:** May 7, 2026  
**Re:** Public hearing and site visit in the matter of Zoning Petition ZP 805, Maynard's LLC., Rockwood Strip Twp., Somerset County

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This memorandum provides logistical information about the public hearing and Commission site visit on the pending Zoning Petition ZP 805 application submitted by Maynard's, LLC (the Applicant) for an existing recreational lodging facility in Rockwood Strip Township, Somerset County, Maine.

- 1. COMMISSION SITE VISIT:** The Commission Site Visit will start at 10:30 A.M. on Wednesday, May 13, 2026, at the project site (131 Maynard Road, Rockwood, Maine 04478). Directions: Take Routes 15/6 to Rockwood. In Rockwood, turn North onto Northern Road. After crossing the bridge, take the first immediate left onto Maynard Road. The project site is approximately one mile down Maynard Road on the right. On-site indications of parking areas are anticipated.

***Important:*** As a matter of fairness and due process for the Applicant, neighbors, and the public at large, the 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. Save all public comments for the public hearing, or submit them in writing during the comment period and rebuttal period. Commissioners may ask clarifying questions during the site visit about what they are viewing, but should not discuss the merits of the proposal.

- 2. PUBLIC HEARING:** The public hearing will be at 6:00 P.M. on Wednesday, May 13, 2026, at Bartley's Center Cove Events (241 Pritham Ave, Greenville, Maine 04441). The public hearing will include options for participants to testify in person or virtually via Microsoft Teams. The agenda for the public hearing and the Microsoft Teams virtual meeting link for those participating virtually are located on the Commission's website

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



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WWW.MAINE.GOV/DACF/LUPC

([www.maine.gov/DACF/lupc/projects/maynards-maine/index.html](http://www.maine.gov/DACF/lupc/projects/maynards-maine/index.html)). During the hearing, the Commission will first receive testimony from the Applicant and an interested person, then there will be ten minutes of questioning by both parties, and finally the Commission will receive comments from members of the public.

3. **PROCESS NOTE:** Pursuant to the hearing notice, one petition to intervene was received from James Walckner. On April 28, 2026, the Presiding Officer issued the first procedural order, which, among other matters, denied intervenor status but granted Mr. Walckner interested person status. Accordingly, the hearing will include initial statements from the applicant and the interested person. The first procedural order is included as part of the hearing record and is available on the website. Please refer to the procedural order for further details regarding the hearing process and requirements for participation. ([www.maine.gov/DACF/lupc/projects/maynards-maine/index.html](http://www.maine.gov/DACF/lupc/projects/maynards-maine/index.html)).
4. **OVERVIEW:** On February 3, 2026, the application of the Applicant was deemed complete for processing. The subject parcels comprise 88.22 acres and are described as Maine Revenue Service Map SO033, Plan 01, Lots 20 and 19.1. The existing facility has been operated as a sporting camp since around 1919. In accordance with the Commission's rules, the current facility constitutes a legally existing Level D-Expanded Access Recreational Lodging Facility. While the majority of the property is designated as General Management (M-GN) subdistrict, the facility is, and has always been, located within the Residential Development (D-RS) subdistrict, which does not allow recreational lodging facilities of any level. This makes the facility's components located in the D-RS Subdistrict legally existing nonconforming.
5. **PURPOSE OF THE HEARING:** The purpose of the hearing is to receive testimony and evidence from the Applicant, interested person, and the public regarding the relevant approval criteria for the adoption or amendment of land use district boundaries (Chapter 10, Sections 10.08 and 10.08-A).

The proposed rezoning is requested for two purposes. The first is to bring the existing use into conformance with the Commission's zoning in Rockwood, and the second is to anticipate the future expansion of the facility, likely up to a Level E Recreational Lodging Facility. While the application includes conceptual information characterizing possible future expansion and improvements to the facility, that information was included only to aid the Commission in considering whether the proposed D-GN subdistrict designation would be appropriate. Any future construction, reconstruction, or expansion would require a development permit applied for through a separate review process.

## 6. TIMELINE

- a. Comments following the hearing: The hearing record will remain open until 5:00 P.M. on May 25, 2026, to allow individuals to file written statements with the Commission, and until 5:00 PM on June 1, 2026, to file statements in rebuttal of those filed by the May 25<sup>th</sup> deadline. Comments may be directed to Heidi Gaffney in the Dover-Foxcroft office.

- b. Decision. A decision on the application for zone change will not be made at the hearing. The staff will return to the Commission at a later date with a draft decision document for the Commission's deliberation and decision.

Attachments:

Attachment – page 38 of the application and a supplemental map submitted on April 6<sup>th</sup>



LUPC Received  
4/6/2026

NORTHERN ROAD

52' FROM CORNER PIN TO  
WESTERN BOUNDARY OF  
GRAVEL PIT

150' CONTINUOUS  
PROPERTY LINE SETBACK

150' PROPERTY LINE SETBACK

4.98 AC GRAVEL PIT  
BOUNDARY

PROPERTY LINE

150' CONTINUOUS  
PROPERTY LINE SETBACK

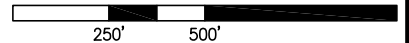
1,157' FROM  
CORNER PIN TO  
SOUTHERN BOUNDARY

DISTANCE (IN FEET) OF STRUCTURE  
TO NEAREST:

ROAD: 1,912'  
PROPERTY LINE: 150'  
RIVER OR STREAM: 2,054'  
WETLAND: 1,464'

MOOSE RIVER

SCALE: 1" = 500'



**NOT FOR CONSTRUCTION**

PROJECT:

**REZONING: MAYNARD'S IN MAINE**  
MAYNARD ROAD, ROCKWOOD STRIP, ME

DRAWING:

**GRAVEL PIT LOCATION PLAN**

SCALE: 1" = 500'

PROJ. NO.

25.04

DRAWN BY:

RDL

CHECKED BY:

EKD

REVISION NO.

0

ISSUE DATE:

2026-04-06

ISSUED FOR:

PERMITTING



**Maine Highlands  
Development**

53 East Shore Road, Embden, Maine 04958 Ph: (207) 431-0694

