

From: cory_brassbridge
To: 1919maynardsinmaine@gmail.com; [Gaffney, Heidi](#)
Subject: In support of Maynard's
Date: Monday, May 4, 2026 2:44:10 PM

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Zoning Petition ZP 805 – Maynard’s, LLC
Rockwood Strip Township, Somerset County, Maine

To:
Maine Land Use Planning Commission
Department of Agriculture, Conservation & Forestry

From:
Cory Brassbridge
Owner, The Little Red Camp
Rockwood, Maine

Dear Commissioners and Staff of the Land Use Planning Commission,

My name is Cory Brassbridge, and I am the owner of The Little Red Camp in Rockwood, Maine. I am writing to formally oppose the petition requesting zoning changes that would restrict Maynard’s current and future operations, and to express my full support for Maynard’s Future expansion, which would allow Maynard’s to become a conforming use and responsibly plan for future growth.

As a local camp owner, I depend on the same fundamentals that Maynard’s has supported for generations: visitors coming to this region to experience the outdoors. Lodging, dining, camping, and services are not optional amenities in the Moosehead region—they are essential infrastructure that allows people to access the outdoors in the first place. When we restrict these opportunities, we unintentionally limit who can experience this area, who invests in it, and who ultimately helps sustain it.

Maynard’s has long been a gateway for people to enjoy fishing, hunting, boating, hiking, and the unique natural character of the Moosehead region. As outlined repeatedly in public comments already submitted to the Commission, Maynard’s has served generations of visitors and locals alike, supporting Maine’s outdoor traditions while contributing meaningfully to the local economy through jobs, meals, lodging, fuel

purchases, and other local spending.

Allowing Maynard's to expand responsibly will help Rockwood-area residents by creating jobs and income opportunities, while also drawing visitors who value nature-based recreation. These visitors—many of whom return year after year—are often the same people who become long-term supporters and investors in outdoor-oriented communities. If there are no places to stay, eat, or gather, those visitors simply will not come. Without visitors, there is no economic engine to sustain the region or incentivize conservation-minded investment.

Restricting this rezoning would do the opposite of protecting the outdoors. By limiting lawful, planned growth in appropriate areas, we restrict access, reduce economic stability, and discourage reinvestment in historic outdoor-based businesses. This type of restriction does not preserve Maine's outdoor heritage—it slowly erodes it.

It is also important to note that the current rezoning request is about zoning alignment, not unchecked expansion. As documented by the Commission, any future development associated with Maynard's would still require separate permitting, review, and public notice. Supporting this rezoning does not eliminate oversight; it simply allows existing and future uses to be evaluated within a zoning framework that reflects reality and historic use.

As someone who lives, works, and invests in this community, I believe that growth aligned with outdoor recreation, lodging, and shared access to nature is not a threat—it is the path forward. Maynard's expansion aligns with the character of the Moosehead region and supports the long-term vitality of Rockwood and surrounding communities.

For these reasons, I respectfully urge the Land Use Planning Commission to approve Zoning Petition ZP 805 and to recognize Maynard's as an asset that strengthens both the local economy and Maine's outdoor traditions.

Thank you for your time, consideration, and continued service to Maine's unorganized territories.

Respectfully,

Cory Brassbridge
Owner, The Little Red Camp
Rockwood, Maine

Sent from my U.S.Cellular© Smartphone

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April 30, 2026

Maine LUPC
22 State House Station
Augusta, Maine 04333
C/O Heidi Gaffney

RECEIVED
MAY 05 2026
LUPC - AUGUSTA

Dear Ms. Gaffney,

My name is William Beckim, and I am writing this letter about the proposed zoning changes of Maynards In Maine located at 131 Maynard Road in Rockwood, Maine. I am very familiar with this area, and the prior owners were friends of my parents and our family. By way of history, my parents purchased a camp at 52 Maynard Road in the late 60's. This area holds many precious memories, and this was where my children learned to swim, fish, ride snowmobiles and cross-country ski as well as going hiking in the wooded areas behind the lodge. We gathered mushrooms, blueberries, and had picnics in the great outdoors.

My children were always fascinated by the wildlife including deer, moose, geese, loons and eagles. One could never take walk on road without passing Maynards. I've observed that in the spring, frogs consistently gather in small pools of water near the road and within the wooded area behind the lodge. They create a sustained symphony of sound over multiple days. I want to point out that this recurring seasonal activity is likely indicative of amphibian breeding behavior, and I believe there is a vernal pool habitat near or adjacent to the project area. Given the ecological significance of such habitats and their sensitivity to disturbance, I think my recollection of these events warrants further evaluation to determine whether regulated vernal pool conditions exist within the boundaries of the proposed changes. Obviously, you don't want to disturb protected wildlife.

When I learned of the sale of Maynards I welcomed this news believing this meant the cabins and lodge would be updated. I heard many people voicing their approval believing this would preserve the property and continue for another 100 years. The lodge and property were a source of pride to the camp owners on the road and many of us would provide our camp location in proximity to Maynards. My enthusiasm for the renovations changed when I learned that the proposed zoning changes would radically alter the serenity of the area with the addition of an RV park and camping area (300 occupants?), a pavilion offering alcoholic drinks/ music, gas, and what I assume would lead to a substantial increase in boat traffic and an unmeasurable number of vehicles traveling on the road. I fail to see how this level of development will benefit neighboring properties.

The subject of this letter is the proposed zoning change application. The new owners are suggesting this expansion will be a harmonious fit with the natural character of the community. This concept of harmonious fit implies that the zoning changes and anticipated usage of the property will blend into its surrounding environment rather than clash with it. It is supposed to be in alignment with the community creating a sense of unity, balance and visual appeal. This also includes a contextual integration that preserves or enhances structures in a natural extension of its environment. In plain language, this means that the proposed changes won't clash with the surrounding neighbors, and that the expected use will blend in with the community.

The proposed zoning application along with the proposed change of use will do just the opposite. There is only one road leading to the property, and this equates to a substantial increase of road traffic and presumably boat traffic on Moose River. The changes to the numerous wildlife in this area will be impacted. The Federal Migratory Bird Treaty Act provides a protection scope for Loons including disturbances to their nests. The river access from Maynards has a small peninsula where Loon nests are commonly seen. I can't even imagine what the effects will be on these beautiful birds when boating traffic in this small land area increases substantially. For the 50 + years our family spent in this area, the boating footprint from Maynards was hardly noticeable and the Loons were safe. I urge you to consider this aspect as your agency reviews this zoning change.

Rockwood has a population of about 316 people (google search suggested this number). Many of the properties on Maynard Road are seasonal with primary use from May-November. For those whose properties are located between the bridge and Maynards, they will be the ones experiencing additional traffic and noise. If these changes do occur, this very small area of Rockwood will experience a population density nearly double the current population. Are there any size limits being proposed in the application on the size of recreational vehicles that will be permitted to camp on site? As an RV owner I can verify that many campgrounds across the US including National and State Campgrounds limit the size of allowable equipment. Some 5th wheels approach 36 feet and a Class A vehicle towing a vehicle or boat can span 60 to 80 feet. I don't know how such vehicles could safely make the turn onto Maynard Road as this requires making a sharp left turn crossing a traffic lane that is coming from the opposite direction on a blind curve. Common sense tells me that this anticipated concentration of additional people and vehicle traffic in such a small geographic area will substantially change the landscape for people and wildlife. Likewise, Rockwood does not have any type of law enforcement outside of an occasional drive-by of a sheriff or game warden. What kind of protection will be provided to the people who live nearby?

I understand that the new owners have filed addendums to their application to try and appease abutters and nearby properties. No doubt this occurred because of neighboring questions and

complaints over the proposed changes. It's one thing to modernize a lodge and cabins but these zoning changes will change the landscape forever. I trust you and the State of Maine will do due diligence in considering the zoning application. I urge you to carefully review my concerns and investigate the issues I am raising including traffic concerns, boat traffic, protection of wildlife, ecological changes for protected wildlife-Loons, and what would appear to be a reduction of property values when nearby residents try to escape this congestion. To this end I am submitting a signed notarized affidavit attesting to my recollection of the wildlife and vernal pool habitat in order that there will not be any violations of State or Federal regulations. At a minimum I think this issue needs to be studied and reviewed before the zoning changes are approved.

Thank you for allowing me this opportunity to comment.

Sincerely,


William Beckim

AFFIDAVIT OF WILLIAM BECKIM

Regarding Observations Relevant to Potential Vernal Pool and Environmental Conditions at Maynards Property, Rockwood, Maine

State of New Mexico

County of Luna

I, **William Beckim**, being duly sworn, hereby depose and state as follows:

1. Background and Familiarity with the Area

- a) I am over the age of 18 and competent to provide this affidavit.
- b) My family has owned property at 52 Maynard Road, Rockwood, Maine, since the late 1960s, until 2023 and other properties in the Rockwood area.
- c) I have been regularly present in this area for over 50 years and although I currently reside in New Mexico, my observations described herein are based on decades of personal, direct experience at the Maynards property in Rockwood, Maine.

2. Observations of Seasonal Water and Amphibian Activity

- a) During the spring season, I have repeatedly observed a wet area and small shallow pools of standing water located within the wooded area above the field North of the lodge on the Maynards property.
- b) This wet area and these pools of water appear seasonally, forming in the spring and not persisting year-round to my knowledge.
- c) During these spring periods, I have consistently observed and heard large numbers of frogs congregating in and around this area, producing what I would describe as a significant and sustained chorus of frog calls.
- d) These observations have occurred over many years indicating a recurring and consistent pattern.

3. Environmental Context of Observations

- a) The area where this seasonal wet area forms is:
 - i. Undeveloped, and
 - ii. Located in close proximity to the planned RV pad locations shown in the application for a zoning change for this property.
- b) Based on my long-term familiarity with the property, this area has historically remained in a natural condition.

4. Relevance of Observations

- a) My observations, stated above, are based solely on my personal, direct experience over multiple decades.
- b) I understand that such conditions may be relevant in evaluating whether vernal pool characteristics exist on or near the property.

I make this affidavit based on my personal knowledge and observations. I understand that this document may be submitted as evidence in connection with proceedings relating to the Maynards property.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

DATED: 4-30-26

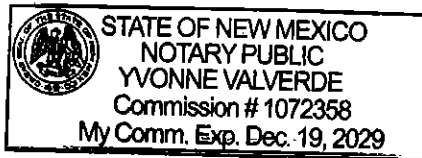
SIGNED: William Beckim
William Beckim

Notary Acknowledgment

State of New Mexico
County of Luna

On this 30 day of April, 2026, before me, the undersigned Notary Public, personally appeared William Beckim, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

Notary Public: Yvonne Valverde
My Commission Expires: 12-19-2029



From: [Andrew McDonnell](#)
To: [Gaffney, Heidi](#)
Subject: Maynards in Maine
Date: Wednesday, May 6, 2026 10:34:44 AM

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To Whom It May Concern,

My name is Andrew McDonnell, and I am writing in strong support of the Maynard's-In-Maine rezoning application.

I am a property owner in Rockwood, with my camp located at 72 Jackman Road, directly across the river from the Maynard's property. As both a property owner and someone who deeply values the history and future of the Moosehead Lake region, I fully support this application and the continued preservation and revitalization of Maynard's.

Maynard's is far more than just a business. It is a historic sporting lodge that has been part of the identity of Rockwood and the Moosehead region for generations. Places like this are becoming increasingly rare in Maine, and we should be doing everything we can to preserve them rather than allowing them to disappear. The sporting camp tradition is part of what makes northern Maine special, and Maynard's has been an important piece of that history for over a century.

The property has historically operated as lodging, dining, recreation, and a destination for visitors to the region. The current application simply allows the property to continue operating legally and responsibly while giving the owners the ability to invest in and preserve the site for future generations.

I also believe Maynard's has historically brought jobs, tourism, and economic opportunity to Rockwood and the surrounding area. Businesses like this support local contractors, guides, restaurants, fuel stations, shops, and outdoor recreation throughout the region. Continued investment in historic destinations like Maynard's helps keep our small communities alive.

I respectfully ask the Commission to approve the requested zoning change and support the continued operation and preservation of this historic Maine destination.

Thank you for your time and consideration.

Sincerely,

Andrew McDonnell
72 Jackman Road
Rockwood, ME

From: [Jessefa Murphy](#)
To: [Gaffney, Heidi](#)
Subject: Maynard's Zone Change
Date: Wednesday, May 6, 2026 5:48:25 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.

To whom it may concern,

My name is Jessefa Murphy, and I own property located at 3960 Rockwood Road in Rockwood, Maine. I am also a State of Maine Certified Code Enforcement Officer (INS#2320) and currently serve three municipalities in Penobscot County, including one municipality where zoning administration and land use review are regularly conducted as part of my duties.

I have spent a considerable amount of time reviewing the rezoning application materials submitted for the Maynard's in Maine property, along with supporting documentation and historical information related to the site. Based upon my professional experience in zoning and code administration, I believe the applicant has met the standards associated with this requested zone change.

I was surprised to learn that the property was not already commercially zoned. Based upon the application materials and historical documents I have reviewed, Maynard's was established well before the original LURC zoning framework was implemented in the early 1970s. The property has continued to operate thereafter as what is legally recognized as a lawful non-conforming use, commonly referred to as a grandfathered use.

In my opinion, the longstanding commercial and recreational use of this property is an important factor in evaluating this request. This does not appear to be a case where an entirely new commercial use is being introduced into an otherwise incompatible area. Rather, the requested rezoning appears to align the zoning designation with the historical and existing use of the property.

I have also reviewed the Petition to Intervene submitted by the petitioner. I understand that neighboring property owners may have concerns regarding future development and potential changes within the area. However, many of the concerns raised appear speculative in nature and are not supported by appraisals, paired sales analysis, market studies, expert testimony, or other empirical evidence demonstrating adverse impacts to surrounding property values.

Additionally, concerns regarding traffic, lighting, density, and other site-specific impacts are typically addressed during zone change request, but at the site plan review processes and are not, in themselves, the sole determining factors associated with a zone change request. Approval of a zone change does not eliminate the applicant's obligation to comply with all applicable review standards and permitting requirements associated with future development. Those issues will remain subject to further review and regulatory oversight as any future development proposals move through the permitting process.

It is also reasonable to consider that reinvestment into a long-established property such as Maynard's may have positive impacts on the surrounding area. The property has needed significant revitalization for some time, and this proposal presents an opportunity for improvement and reinvestment into the Rockwood area and Somerset County as a whole.

Based upon my review of the application materials and the history of the property, I respectfully support the requested zone change and encourage the Commission to approve the zone change application.

Respectfully submitted,

Jessefa Murphy
3960 Rockwood Road
Rockwood, Maine 04478
INS #2320

From: [Keith Wood](#)
To: [Gaffney, Heidi](#)
Subject: Maynard's
Date: Wednesday, May 6, 2026 10:02:40 AM

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My husband myself are opposed to the Maynard's project. We have a camp at 28 Maynard road. It at the beginning of the road. It has been in my family since the 1950's. Now that we have retired we spend more time there.

If this goes through it will start with construction vehicles going by. Then a large about of guests and rv's going by. There will be added atv traffic and added boat traffic.

Our taxes have gone way up in the past 2 years so we would like to enjoy it. It would not benefit us in anyway.

Linda Wood

From: [Eileen Jones](#)
To: [Gaffney, Heidi](#)
Subject: Maynards rezoning hearing
Date: Friday, May 8, 2026 7:53:23 PM

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To Whom It May Concern:

We are currently out of state, but are writing to express our opposition to the proposed rezoning of the Maynards property from residential to commercial use and would appreciate our opinion on this to be considered on the May 13th public hearing

We purchased our property at 18 Maynard Road in 2002. At the time, we were living in the city south of Boston and were seeking a peaceful, natural environment where our toddler daughter could grow up enjoying nature and the outdoors. As avid campers, hikers, and fishermen, Maine represented the lifestyle we valued, and over the years we have invested significant time, effort, and resources into transforming our camp into our dream home.

One of the primary reasons we chose this location was the quiet residential character of Maynard Road. We walk approximately three miles daily along the road, often with our small dog, and regularly host visiting family members with small children, who appreciate the area's natural beauty. Wildlife sightings, including deer and even a moose last year, are part of what makes this community so special.

For these reasons, we are deeply concerned about the impact the proposed development would have on our neighborhood. Plans that include RV sites, a pavilion for bands and events, and other commercial activities would significantly increase traffic on our small residential road, which has no sidewalks and was never designed to accommodate this type of volume or activity.

We're also also concerned about public safety and emergency response. Local law enforcement coverage is so limited, with assistance coming from Skowhegan, approximately 90 minutes away. While there are RV parks and entertainment venues in areas such as Greenville, those locations are situated on larger commercial roads and benefit from nearby police presence and infrastructure better suited for such operations.

Two years ago ATVs were allowed to travel on Maynard Road. It was with reduced speeds and up to dusk. With no one to monitor this, ATVS are frequently speeding and after dark!

We sincerely wish the new owners success with their investment and future plans. However, it is unfortunate that the residents of Maynard Road may lose the peace, quiet, and residential atmosphere that originally drew us to purchase property here, including the additional lots we have maintained for privacy and preservation of the natural surroundings.

Finally, we would note the contrast between the extensive permitting and restrictions that homeowners in this area have faced for relatively minor projects — including steps to our cabin and requests related to neighboring lots — and the scale of the commercial expansion now being considered, despite its potential impact on the entire community.

Thank you for your time and consideration and please know how upset we are over this proposal

Respectfully,

Eileen and Bill Jones

561-246-1722

18 Maynard Road

Rockwood, ME

From: [Angela Harrington](#)
To: [Gaffney, Heidi](#)
Subject: Written Statement in Favor of Rezoning Maynard's-In-Maine
Date: Monday, May 11, 2026 10:20:30 AM
Attachments: [Rezoning of Maynard's-In-Maine.pdf](#)

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Good Morning Heidi,

Please see my attached, written statement, in favor for the rezoning Maynard's-In-Maine.

Should you be in need of anything else, please let me know.

Thanks,

Angela Harrington, Financial Coordinator | Wireless Construction, Inc.
40 Blake Road | Standish, ME 04084 | Tel: (207) 642-5751 | Fax: (207) 642-5754

Angela Harrington
820 West River Road
Augusta, ME 04330
May 11, 2026

I am writing this letter as a character reference for the current owners of the property located at 131 Maynard Road, Rockwood, in support of their request for the rezoning application into conforming use.

I have known Matt and Alisha Gallant since childhood and have found them to be responsible, respectful, and highly committed to maintaining and improving their property in a thoughtful manner. They have consistently demonstrated integrity in both their personal and professional interactions and have shown genuine consideration for the surrounding community and neighboring properties.

Throughout their ownership, they have taken pride in maintaining the property responsibly and have approached decisions involving the land with careful planning and respect for local concerns. In my experience, they are not individuals who act recklessly or without regards for others. Rather, they are community-minded people who value open communication, cooperation, and long-term positive impact.

I believe the requested rezoning is being pursued with sincere intentions and with consideration for the future use and benefit of the property. Based on my knowledge of their character and judgement, I am confident they will continue to act responsibly and professionally throughout the process and beyond.

I respectfully ask that you take this letter into consideration when reviewing their rezoning request.

Sincerely,

Angela Harrington
207-215-8245

From: [Andrew Sickenberger](#)
To: [Gaffney, Heidi](#)
Subject: Maynards-in-Maine
Date: Monday, May 11, 2026 4:08:30 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.

TO: Maine Land Use Planning Commission (LUPC)

RE: Zone Change Application – Maynard’s in Maine

FROM: Andrew Sickenberger

DATE: May 10, 2026

To the Members of the Commission,

I am writing to formally express my opposition to the proposed zone change and expansion for **Maynard’s in Maine** at 131 Maynard Road in Rockwood Strip. Having stayed on Maynard Road multiple times for the better part of two decades, I have a deep understanding of this community’s character. I do not believe a large-scale recreational facility of the magnitude outlined in this application fits the nature of this area.

My opposition is based on the following critical concerns regarding safety and infrastructure:

1. Infrastructure Strain and Population Imbalance The applicant indicates a maximum overnight occupancy of **300 guests and staff**. There is also the potential for surge occupancy of over 500 guests in total with activities in the pavilion. For a town with only 300 year-round residents, this is an extreme increase. This proposal essentially seeks to double the local population on a single property, a load that our current infrastructure is simply not designed to support.

2. Absence of Essential Emergency Services The application does not adequately address the severe lack of local emergency resources:

- **Medical Response:** Our local ambulance services are not insured to transport patients. In the event of an injury or medical emergency at a 300-person facility, victims must wait for an ambulance to travel from 22 miles away.
- **Law Enforcement:** There is no local police presence. The nearest enforcement is based in Skowhegan, an hour and a half away. Introducing a high-capacity facility with a bar and large-scale evening events into an area with a 90-minute response time is a significant safety risk.

3. Impact on Maynard Road Safety Maynard Road is one of only three paved roads in town and serves as a vital space for residents to walk and bicycle safely. The influx of traffic from 300 overnight occupants, combined with additional visitors for the bar and restaurant, will fundamentally change the safety and utility of the street, turning a quiet residential road into a commercial thoroughfare.

4. Noise and Enforcement in Unorganized Territory The plan for a pavilion and a bar suggests a level of noise and activity—potentially including concerts and late-night crowds—that is entirely inconsistent with the quiet, natural character of the Moose River region. In an unorganized territory, we lack the immediate local governance and code enforcement required to manage the disruptions and "nuisance" issues that a facility of this size inevitably creates.

Conclusion Based on my 20-year history with Maynard Road, I believe this expansion is an over-development that threatens the safety and peace of Rockwood Strip. The community lacks the policing, medical transport, and road capacity to handle this load. I urge the Commission to deny this rezoning request.

Sincerely,
Andrew Sickenberger

From: [Foreman](#)
To: [Gaffney, Heidi](#)
Cc: 1919maynardsinmaine@gmail.com
Subject: Maynards rezoning public hearing May 13th 2026
Date: Monday, May 11, 2026 4:48:31 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.

My Name is Randall Blake. I have been coming up to Rockwood Maine for 35 plus years. My friends and family have made tons of great memories and look forward to doing so for many more.

When we first started coming up to Maine it was mainly to snowmobile but grew into much more. Originally we would stay on Kineo at the old Kineo house we were very disappointed when the owners closed the hotel and we had to find another place to stay for our winters. Lucky for us we were able to stay a few more years at the Moosehead inn that was located down near the landing. We were even more saddened when that location also closed. Kinda felt Rockwood was starting to close itself off from outsiders and we may have to move on to another location. Over the last several years My friends and I were fortunate to secure housing at Maynards and we have loved it

We were so sad when Gail Maynard had informed us that the place was being sold, we really enjoyed knowing Bill and Gail and looked forward to seeing them both every winter. She explained to us that the new owner was going to keep the name and continue to make housing available to us.

Matt Gallant reached out to us and let us know that we were still a priority to them as new owners and went out of his way to keep us updated on any changes that may occur. We appreciated his openness to making the place still as warm as Gail was always to us.

As an outsider who Loves the Rockwood area, I am concerned that there seems to be less places available than we had. Too many places have disappeared over the years and now you have an owner who wants to make the area only better than it was. I support Matt Gallants proposal and look forward to seeing Maynards become a place that My family and friends will continue to make more great memories. I can only see him Making Rockwood greater moving forward.

Please help The Gallants in making this project move forward.

Thanks,

Randy Blake