

Bill Baker  
Harfords Point

8F1

Hello. My name is Bill Baker  
I live in Harfords Point

I have been on the ski patrol at the mountain for the past two years.  
I would like the mountain to be redeveloped in a reasonable, moderate, and sustainable manner by community minded individuals who want the best for Greenville and its future.

I am very interested in this proposal and I have read the application and all the corresponding reports and comments.

I noticed last week that there wasn't a "Wetlands Report" as required by LUPC. I sent an email to LUPC requesting such a report. Apparently they did not have one in the file. Yesterday I asked for it again and within an hour I did receive this report. Again, apparently LUPC did not have that report on file but the developer did have it so it was forwarded along to me.

It is called the "Natural Resources Report." It is dated February 19, 2021. The site visit was done in January of 2021. One year and 4 months ago. It was done by Boyle Associates.

Since the wetlands report was done in the winter the report states that further work needed to be done in the spring when there wasn't a foot of snow on the grounds. That makes sense to me if you think about it.

The studies were done on "wetlands" and "vernal pools". In both cases the report says that the assessments needed to be repeated under appropriate spring conditions. See pages 5 and page 12. To the best of my knowledge neither of these spring assessments have been done. Two spring periods have now gone by.

Also of interest is that this report has not assessed the area at the top of the now defunct ski lift. Apparently they just never went up there to make an assessment, There is no reference made to it. Even the map in the report does not include the top area. As I speak, there is, I believe, a wetland adjacent to the top of the ski lift. It is not in the report.

I hiked up there last week and took pictures of this wetland and forwarded to LUPC. Furthermore this wetland may also be a vernal pool of significance. Since I am not a biologist I can not say if it is a vernal pool. I can say for sure that there is a big pool of water up at the top of the lift that should be assessed.

In my opinion, the assessment of the ski area's wetlands and vernal pools need to be redone at the appropriate time of year which seems to be, at this point, next spring and that the biologists need to assess all the way to the top of the lift.

Furthermore, because of this missing information, it appears to me that this application is incomplete.

Lastly, in my opinion, the applicant needs to be more diligent in fulfilling the requirements of the application and to do it in a more timely manner.

Respectively Submitted.

Bill Baker  
Harfords Point, Maine  
266-7779



## **Moose Mountain Hearing – June 7, 2022**

My name is Donna Moreland, a resident of Greenville, Harford's Point and currently Moosehead Junction, since 1969. My husband and I came here to work for **Scott Paper Company**, who owned the mountain at that time, and he ran the outside **mountain operation** until Scott Paper gave the mountain to the State and we formed a Sub-chapter "S" Corporation to **lease the facility** from the State of Maine for **full-time operation**. *The stats and figures from those successful days have long ago been destroyed.* However, the perspective that I offer is just a glimpse of what the mountain and the town were like during those successful days in the past when the mountain was in full operation.

**Year-round economy:** During those years, the Town of Greenville had an economy that was year-round. Yes, stores closed for lunch back then, but they did not close for an entire season. The local population supported the "mom & pop" operations **that still make up most of our local businesses**, and they were busy. Morrell Lumber Company, Bartley's Marine Operation, the A&P Store and every other local business back then benefitted greatly from the Mountain operation because many of the products need for the operation were purchased locally. I will add that at one point I did an **inventory of the local restaurants** and we had 42 of them around the lake in Rockwood, Greenville, Sandy Bay and Kokadjo.

**Employees:** Many of the people we employed were or became residents of Rockwood, Greenville, Harford's Point, etc. We employed young **couples just starting families, singles and many local residents, including seniors**. Some of our bright young stars began their careers here and when the full operation ceased, moved on to greater and grander positions across the State, New England and the country. We lost about 25% of our population.

(When Roger Brooks came to work with our community in 1995, people were asking for the economy to be like it was back then, once again.)

**Full-time local jobs:** The ski area **employed about 150-200 people** depending upon the season. About 40-50 of those jobs were full-time local residents in a wide variety of capacities. Our employees were like family and some still are. We **worked hard three seasons** of the year, took a month-long break in the spring (mud-season: Mar-April) and went right back to work to prepare for summer. We helped many people in **ski specific jobs** gain summer employment with the **whitewater rafting** businesses which we fully supported; thus we **retained** some of our **best trained people year-round**.

**In Winter:** We offered **ski week specials** that filled not only the on-mountain hotel with 62 room and 3 large suites, but also filled the **Greenwood Motel, Chalet Moosehead, and Indian Hill Motel** on most winter vacation weeks and sometimes more. Our on-mountain ski package had different activities every day and night of the week to keep the guests – adults and children- busy and entertained. **Weekends**, we hosted **bands from Portland & Boston** and were the entertainment center for our **guests**, but also for all of **Piscataquis & Somerset** Counties, and our **large ski club** (who were mostly from greater Bangor, Downeast and Mt Desert Island).

**In Spring, Summer & Fall:** We hosted **Northwoods Adventure packages** where our guests learned to fly-fish, play tennis (or improve their game), learn to sail and more. We employed **instructors** for the sports we offered and taught people how to enjoy our mountain paradise. If they chose to do nothing, that was

just fine too. We employed **qualified educators** to work with our **nursery operation** to teach the children a wide variety of important skills and to take them on outings that were both educational and fun.

The **chairlift** allowed the visiting public to enjoy the spectacular view nearly year-round. We had **dinner theatre** with a local theatre group in our dining room one very successful summer that entertained many local residents as well as visitors. The Ellsworth Players brought the play "Man of La Mancha" to the barn at **Mountain View Farm**. The farm operation had horseback riding, hiking trails, and an **arts and crafts program** where many local families brought their children to learn to tie-dye, throw pots, to weave or paint. Local children participated in the **Children's Theatre** program and performed for their parents and the town at the end of the summer. The **Old-Fashioned Country Fair** was a very popular event that the town enjoyed every August.

**Groups:** We hosted many **motor coaches** passing through on their way to Quebec as Greenville was a critical stop-over point. We hosted **groups, meetings, corporate retreats, and seminars** from all over New England, and some large conventions like the **Maine State Teacher's Association; New England State Police; Blue Knights Motorcycle group** and so many more. Several whitewater rafting businesses used our lodging so they could host large groups.

**Family:** That mountain will always be a part of our family story. It is the first thing my children want to reminisce and discuss. I raised three children on the mountain – two ski meisters, who also formed a lawn-mowing company, one expert at ballet skiing, waitressing, and cooking and who now caters to people on the Katahdin! All have become very successful due their fine education in the Greenville School system and to their keen understanding of the logistics of detailed operations, real hard work, and great customer service. We never became rich in the monetary sense, but we did become rich in the things that really matter in life.

**Overwhelm the Town:** The Mountain operation did not overwhelm the town as some people fear. The **distance from population areas** and the **economic highs and lows** that this region always experiences, made certain that we were the first to feel the change and the last to recover **IF we failed to think creatively**. That creativity kept us busy through gas crises of the past and will always be necessary in any operation of that size.

The mountain operation in the past **helped to support local businesses** to keep them open year-round; helped to retain population in **Greenville and Rockwood**; and was a **place where visitors and locals together enjoyed each other's company, had fun, made new and lasting friendships**. The Mountain enhanced **quality of life** in Greenville, Rockwood and around the lake.

**From:** [Sally Farrand](#)  
**To:** [Beyer, Stacie R](#); [Godsoe, Benjamin](#); [Kaczowski, Debra](#); [Benjamin, Stacy](#)  
**Subject:** Written Comments on Big Lake DP2629F  
**Date:** Thursday, June 9, 2022 3:07:30 PM  
**Attachments:** [SFarrand Written Comments on DP3639F Application06092022.pdf](#)

---

**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 all,

Please accepted the attached pdf letter as my comments on the application covered in the public hearing on Tuesday evening.

I was interested that during the regular LUPC meeting the following day, the commissioners, especially Mr. Gilmore, noted that managing the septic on the mountain in the way that is done at Carrabasset Valley might be worth considering in the present application.

Let me know if you need more from me.

Thanks for your assistance.

Sally



Sally Farrand  
795 Lily Bay Road, #413  
Beaver Cove, Maine 04441

June 9, 2022

Land Use Planning Commission  
Department of Agriculture, Conservation & Forestry  
22 State House Station  
18 Elkins Lane  
Augusta, Maine 04333

ATTN: Stacie R. Beyer  
Benjamin Godsoe  
Debra Kaczowski

Re: DP 3639 F-BIG Lake Development LLC

To whom it may concern,

I am writing to express my serious concern about the adequacy of the current application by Big Lake Development LLC.

Having attended the June 7<sup>th</sup> public hearing and in reviewing the documents available on the LUPC website, several issues **merit much more** consideration before this proposal is ready for the Commission to consider approval or denial.

Specifically, I am hopeful that the Commission will adhere to its own standards for approval as set forth in your statute, Sec. 19. 12 MRSA §685-B, sub-§4, on criteria for approval:

*The commission may not approve an application, unless:*

- A. ***Adequate technical and financial provision has been made for complying with the requirements of the State's air and water pollution control and other environmental laws, and those standards and regulations adopted with respect thereto, including without limitation the minimum lot size laws, sections 4807 to 4807-G, the site location of development laws, Title 38, sections 481 to 490, and the natural resource protection laws, Title 38, sections 480-A to 480-Z, and adequate provision has been made for solid waste and sewage disposal, for controlling of offensive odors and for the securing and maintenance of sufficient healthful water supplies;***

It is clear to me that the Limited Intervenor, as well as subsequent speakers, identified several significant deficiencies:

- Financial capacity to complete Phase I [not linked to Phase II],
- Septic waste disposal,
- Environmental impact
  - The idea that a wetland and vernal pool assessment done in February with snow on the ground (as depicted on photographs in a report that was uploaded on June 6<sup>th</sup>) has merit is preposterous and laughable and should be an embarrassment to the applicant.

Sally Farrand  
Page 2  
June 9, 2022

Before the Commission can consider a serious review of the application, these deficiencies must be remedied, either by the provision of current and accurate information, and/or documentation regarding the sustainability of this enterprise during the initial phase.

The current state of affairs in the United States and Maine regarding the economy and inflation demand a detailed analysis of the applicant's information. For example, the cost estimates offered by the Moosehead Sanitary District are only guaranteed until August 31, 2022! While such short-term reliability is understandable, it means that completion of the application and approval by the end June would necessitate conclusion of the development in two months! This is utter fantasy! An approval based on wishful thinking rather than actual data will have extremely serious, negative consequences to the community as well as to the applicant.

Adherence to the stated standards in the Statute is not only paramount for the benefit/fairness to this applicant, the community and future applicants, but also it is imperative for the maintenance of credibility of the Commission itself. Short-cuts or exceptions not based on adherence to the regulations here with respect to these fundamental omissions and deficiencies will significantly damage the respect for this agency and its regulations. Without credibility, no one will bother to follow the decisions of the Commission and the mission of the Commission will be dramatically undermined.

You heard many people state their enthusiasm for redevelopment of the ski area—in fact, no one spoke in opposition to the notion that the ski area might resume full operation at some future point. But importantly, none of those individuals who spoke in favor of the current application did so with reference to any standard or regulation. Rather, the statements all pertained to personal reminiscences of childhood skiing adventures and the current needs of the community to benefit economically from an increase in visitors to the area. Neither of these broad categories should be the basis for approval (or denial) of this project.

Approval must be based on satisfying the criteria the LUPC is charged with upholding. This application has not yet met these standards!!

Having served as a LURC commissioner, I appreciate the diligence required to ensure conformance with guidelines, and I certainly appreciate the time and diligence of Commissioners and staff in assembling the record and convening public hearings. I am hopeful the Commission will carry out its obligations.

Sincerely,



Sally Farrand

RECEIVED

JUN 14 2022

LUPC - GREENVILLE

Land Use Planning Commission  
Moosehead Lake Development/Big Lake Development LLC Approval  
18 Elkins Lane  
22 State House Station  
Augusta, Maine 04443

My name is Richard H. Mailey III. I am a resident of Harford's Point, Moosehead Lake Maine. I would like to submit this document in opposition to the approval of the development proposed for the Ski Resort on Big Moose Mt.

My two reasons of concern are as follows:

1} The welfare of the public at risk from Tramway Operations non-compliant with Maine Tramway Safety Laws and ANSI Regulations

2} No individual involved with the theft of timber on Big Squaw Mt. Resort can be involved in any capacity with the development or operations of the planned resort.

My concern is that Big Lake Development LLC plans to use members of the Friends Of the Mountain Resort Staff and Agent for Mt. Inc. /Aerial Supervisor Rodney Folsom to continue in their capacities in future resort operations. Based on my knowledge of past tramway operations open to the public with all safeties bypassed I cannot remain silent. There are 2 open complaints {ELT-2020-16408 and ELT-2020-16412} that are now in Commissioner Anne Heads office that have been investigated by Maine AG Investigator Patrick Gagnon. To allow the same individuals to be in charge of resort operations as a part of this plan would not only risk the safety of the public, it would also risk another loss of the resort itself. A tramway accident would risk losing the public's trust again. Before any plan is accepted by the LUPC the welfare of the people of Maine riding the tramways must be taken into consideration.

My second concern is that the Attorney General is ignoring the fact that Agent and Aerial Supervisor Rodney Folsom was directly involved with the theft of timber on the resort property. Mr. Folsom made public statements at the June 6, 2022 meeting in Greenville that we should give Big Lake Development LLC a chance even though all of the credit needed for the development had yet to be had. The LUPC commissioners, Governor Janet Mills, Maine Attorney General Aaron Frey and the people of Maine cannot back any plan that continues to include any individuals in their operations that have taken part in the harm that caused the resort to fail. Big Lake Development LLC and who they choose to operate the resort in the future must do so in the interest of the Moosehead Lake community, Piscataquis County residents and all Mainers. The honesty and credibility of the operators proposed to run the resort for Big Lake Development LLC is suspect.

Richard H. Mailey III  
em: gorbiedog.doggie@gmail.com





**FOREST  
SOCIETY  
of MAINE**

115 Franklin Street 3<sup>rd</sup> Floor  
Bangor, ME 04401

207-945-9200 tel  
www.fsmaine.org  
info@fsmaine.org

June 2022

Land Use Planning Commission Public Hearing  
Re: Amendment to Development Permit DP 3639  
Big Lake Development Company  
Proposed Redevelopment of Big Moose Ski Resort

To Maine Land Use Planning Commissioners,

The Forest Society of Maine (FSM) is a statewide land trust with responsibility for more than one million acres of conservation easement in Maine's North Woods with hundreds of thousands of them in the greater Moosehead Lake Region. As easement owners since 2003 and more recently as a landowner of Nickerson Tree Farm, a founding member of Moosehead Trails, and as an active member of the Moosehead Lake Region Economic Development Corporation (MLREDC), we have built strong connections to the local communities.

I have served on the MLREDC Board for years and participated in the Roger Brooks "Branding, Development & Marketing Action Plan" (July 2015) and the futureIQ Strategic Action Plan (September 2017). Participants in these efforts consistently and passionately noted the importance of a safe, up-to-date ski mountain to benefit the people and businesses in the surrounding communities. The revitalization of the ski area has been on the minds and hearts of people from Greenville to Jackman to Monson to Beaver Cove and well beyond for a long time. Potential buyers have come and gone. Hopes have risen and then fallen as hoped for investment in a renowned family ski area withered.

Perry Williams and the Big Lake Development Company have shown unusual fortitude and steadfastness in their efforts to bring the Big Moose Ski Resort forward. This determination has brought them to the current LUPC Permit request in their efforts to bring investment and modern equipment to the mountain. FSM does not take a position on development projects but has agreed to accept conservation easements arising from regulatory review of projects. In this matter, FSM has agreed to explore a conservation easement mitigation proposal to address impacts to higher elevation Bicknell thrush habitat that would result from a zip line platform. As a holder of conservation easements nearby, we are able to do so if the Commission accepts the Big Moose Ski Resort plan and FSM's board also approves.

Thank you for your consideration of FSM's comments and we stand ready to answer questions that you may have.

Regards,

Karin Tilberg, President/CEO  
Forest Society of Maine



*A statewide land trust working to conserve and maintain the many values of forestlands in Maine*



PUBLIC COMMENT BY MOOSE BAY RESIDENT FRANK ALTIMORE  
MOOSE MOUNTAIN PERMIT

**WHO AM I**

I am a local resident of Hartford's Point and I have lived at the foot of Moose Mountain in Moose Bay since 2002. I have a skiing and paddling background and would support sensible balanced development in my backyard.

**I WANT TO BE ON THE RECORD AS OPPOSED TO HAVING A PERMIT ISSUED FOR MULTIPLE REASONS**

**PERMIT SHOULD NOT BE IN PHASES**

Has this ever been done before? Why is LUPC doing it like this? If this is such a good model and has great results we should do it with every applicant. But we don't. Why are we giving them preferential treatment?

In my opinion this is a failure of LUPC to do its job and require the applicant to submit a full application prior to review. This did not happen. It is a disservice to anyone concerned with sensible balanced development.

Based on the current application, we don't even really know the total extent, location, or financing of parts of development. I am very concerned that I have an incomplete basis from which to form an opinion.

**EXTENT OF DEVELOPMENT UNKNOWN**

I just do not have answers to very basic questions (such as how is the financing and success for phase 1 partially dependent on property sales and a marina in Moose Bay in phase 2?) I was just told by Debbie today that LUPC does not have an answer from the applicant and that this would be addressed sometime in the future. I want LUPC to know on the record from an affected resident that the people and habitat that use Moose Bay count and that this phase 1 and phase 2 process is totally unacceptable (and unfair) to us. For the second time, LUPC did not do its job.

**MOOSE BAY IS ENVIRONMENTALLY SENSITIVE AND ALREADY OVER USED AND AT CAPACITY**

Moose Bay is one of the cleanest parts of Moosehead Lake (and I want to keep it that way). Its clean water and quiet surroundings are very popular with local and guided fishing and boating trips, family paddling and swimming, kayaks, jetskis, motorboats, sailboats, canoes and a large barge servicing an island. It is one of the last sparsely developed areas on the southern part of Moosehead Lake and provides very important habitat for numerous wildlife species that

inhabit Moose Bay. This very popular Bay is already exceeding comfortable capacity on weekends and any significant development will surely significantly decrease the quality of our experience and habitat.

**I am very concerned that the approval of phase 1 will pressure the approval of phase 2 and result in a large development in Moose Bay to help fund the ski resort build out and would needless and unacceptably forever permanently alter the quality of the experiences and habitats for all of the current Moose Bay users.**

### **SET UP TO FILE MORE LITIGATION**

It is unfortunate that I am in a situation where I am unable to fully understand or form an informed opinion on this development. Few if any of my concerns are being addressed by the process or discussed by the applicant. In my opinion, failure by the applicant to answer basic questions and failure by LUPC to require a full application, would be an easy basis for an appeal in the event a permit is issued. Again, a needless disservice to all involved.

Please deny the permit and start the process over.

Frank Altimore  
Moose Bay  
207.279.1711  
[frankaltimore@gmail.com](mailto:frankaltimore@gmail.com)

**From:** [Karyn](#)  
**To:** [Kaczowski, Debra](#); [Beyer, Stacie R](#)  
**Subject:** Request for (Second) Public Hearing - Development Permit DP 3639-F  
**Date:** Thursday, June 16, 2022 10:40:44 AM

---

**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.**

Karyn Ellwood  
PO Box 342  
Greenville Jct, ME 04442  
January 6, 2022

Ms. Stacie R. Beyer, Acting Executive Director, Maine Land Use Planning Commission

Ms. Debra Kaczowski, Maine Land Use Planning Commission

Re: DP 3639-F

Dear Ms. Beyer and Ms. Kaczowski:

Please consider this letter as my formal request for a public hearing on the LUPC application, Development Permit DP 3639-F, filed by Big Lake Development Corporation, LLC in March of 2021. Specifically, this is a formal request for a second public hearing set after LUPC has received ALL relevant documents from said developers on this project, not provided to either LUPC nor the public, prior to the public hearing held on June 7, 2022 in Greenville.

I believe that a public hearing on this application is crucial in ensuring the success of the project and in addition is necessary for disseminating ALL details surrounding the proposed development in order to protect the future interests of the residents of the Moosehead Lake Region. As I voiced during the first public hearing, held last week, transparency is crucial in a project of this magnitude. Furthermore, the people of the Moosehead Lake Region have a right to publicly voice their questions and concerns to the Commission in an open forum which allows for a verbal exchange of information both between members of the public as well as between the public and the Commission. This type of exchange allows for one member of the public to add to, counter, or question information presented by



another. In addition, it provides a timely opportunity for the Members of the Commission to ask for details or clarification on any information presented by anyone else. The benefits of this process were obvious at the hearing held last week.

Furthermore, unless LUPC has the necessary contact information for ALL “the public” and can disseminate ALL new information provided by the developers and ALL future written testimony from “the public” to ALL others, in a timely, organized manner, a second public hearing is imperative. Given that ALL information necessary to make an informed decision was not presented at said hearing, a second hearing will be needed to allow both the Commission and the public to further evaluate and discuss this proposed project and application.

As evidenced by the attendance at last Tuesday’s hearing, there is a high degree of public interest regarding the redevelopment of this ski area and this project will affect the future of the Moosehead Lake area immensely. This application is in no way routine in nature. And as was discussed with Ms Kaczowski on Wednesday, June 15th, 2022, many details surrounding this proposed development have been overlooked or left incomplete. The long-term success of this endeavor is entirely dependent on ensuring that ALL the information surrounding this ski area project is provided to the general public as well as to LUPC for review, AHEAD of the hearing.

This documentation includes but is not limited to:

A valid Natural Resources Report on Vernal Pools. “As the visit to the Site fell outside of the vernal pool season, only identification of potentially significant vernal pools (NRPA Regulated) was included in the wetland delineation. When a resource appeared to meet the definition of a significant vernal pool (i.e., those pools that are of natural origin and may support significance criteria) during the delineation, scientists recorded GPS position center of the pool. These pools would be considered significant for permitting purposes under the NRPA until formal vernal pool assessments are conducted under appropriate spring conditions”.

A valid Natural Resources Report on Wetlands. “Wetlands were delineated during the winter months, a follow-up verification of wetlands should be

completed during the growing season to confirm wetlands lines”.

A “stand-alone plan showing only Phase I, along with area calculations to ensure Phase I is below SLODA 3-acre threshold” submitted to DEP as instructed at the Pre-Application conference, on Feb 24, 2021. In addition, the actual measurements used for these calculations will need to be verified by an expert to ensure that the proposed project is indeed under the 3-acre threshold.

Valid documentation, evidencing that the “stand-alone” financial capacity of Phase I of this proposed ski project, per Land Use Districts and Standards 01-672 Chapter 10 10.25 C, has been met.

Given that ALL the necessary information was not provided to the public prior to the scheduling of the first public hearing, nor was ALL the pertinent information provided prior to the actual hearing itself, and in addition, that the most important questions surrounding this application were not allowed to be asked at said hearing, the Commission has an obligation to the people of the Moosehead Lake Region to hold a second public hearing on DP 3639-F.

Regards,  
Karyn Ellwood  
Misery Gore, Maine  
207 249 3341  
mooseheadmama@yahoo.com

Sent from my iPad

**From:** [secretary@mooseheadregionfutures.com](mailto:secretary@mooseheadregionfutures.com)  
**To:** [Beyer, Stacie R](#)  
**Cc:** [jmwld@aol.com](mailto:jmwld@aol.com); [jchasse10@gmail.com](mailto:jchasse10@gmail.com); [joe@lakeparlinlodge.com](mailto:joe@lakeparlinlodge.com); [captbill1948@gmail.com](mailto:captbill1948@gmail.com);  
[bakajza.george@gmail.com](mailto:bakajza.george@gmail.com); [marcialeephillips@gmail.com](mailto:marcialeephillips@gmail.com); [Kay York Johnson](#); [bigindianrwe@gmail.com](mailto:bigindianrwe@gmail.com);  
[Kaczowski, Debra](#)  
**Subject:** Development Permit DP-3639-F (Big Lake Development Co., LLC)  
**Date:** Friday, June 17, 2022 1:53:47 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.**

Hello Ms. Beyer:

As a follow-up to our telephone conversation earlier this week, I am informing you that, especially in the light of the Second Procedural Order issued in this proceeding, Moosehead Region Futures Committee (MRFC) will **not** be filing any motions arising from the public hearing in Greenville on June 7, 2022, at this time.

Should MRFC's position on this question change, I will notify you promptly.

Thank you.

--Chris King, Secretary  
Moosehead Region Futures Committee  
207-695-4474



## DP 3639-F

Karyn Ellwood

Misery Gore Township

Written Testimony June 17, 2022 (taken partially from Oral Testimony presented at the Public Hearing on June 7, 2022)

The Maine Land Use Planning Commission 12 MRS 685B - Development rule and approval does not specify that public opinion is one of the criteria on which the Commission approves or denies an application.

01-672 C.M.R. ch. 10, § 10.25 (C)(2) however, does specify the Technical and Financial Capacity standards criteria that must be met for all subdivisions and commercial, industrial and other non-residential development.

When comparing the Uses of Project Funding originally submitted by the developers on March 21, 2021 to the Cost Update submitted by the developers on April 1, 2022, the increases appear to be inconsistent and raise some possible questions.

The hotel cost appears to have increased by 41% while the village buildings, the tap house, and the maintenance garage, as well as several other areas of the project appear to show no projected cost increases.

The T-bar cost shows an increase of 62% yet the new chair lift shows an increase of only 4%. In addition, a public article detailing the **quad** chairlift purchased at Saddleback Mountain in 2020, indicates that that lift price was \$7.2m and that chair was approximately **3/4** the length of the 6-person chairlift proposed to be part of this project with a projected (updated) cost of approximately \$7m. (Type in **red** has been updated from the public hearing.)

**I am retracting my comment on the Bond Issuance cost increase. While the numbers that I quoted for Original and Amended projected costs were correct, the equation in my spreadsheet used to calculate the proposed increase was incorrectly copied and the increase was greater than the 14% I stated at the public hearing.**

A business plan, by year, detailing projected revenues and costs surrounding this project should be provided in order that the long-term viability of this proposed project be determined. The public and the Commission should be aware of:

Projected Uphill Capacity (delineated by lift)

Skiable Acres

Projected Downhill Capacity (including skiers/acre)

Projected Hotel Revenues (paid to the Developers), detailed by season

Projected Restaurant Revenues (paid to the Developers), detailed by season

Lift Ticket Pricing (Tiers)

Projected skier days (total number of skiers in a season)

Other Projected Income (ex: zip line, ski rentals, etc)

Number of Parking spaces (broken down by vehicle type)

Projected Snowmaking Capacity (% of slopes with snowmaking)

Projected Ski Days per year

In order that project financing be approved, one would assume that a business plan that includes most, if not all of these details has been or will shortly be need to be presented to the proposed lenders and that this information should be easily obtainable.

No documentation nor details have been included in the application for a surety bond which might mitigate some of the concerns in regards to the financial capacity for project completion.

No financial expert was present at the public hearing to explain to the Commission nor the public the complicated financial structure of the proposed project.

Given that this application is not complete, as evidenced by

The developers continuing to submit documents surrounding the sewer portion of the project as late as 18 hours prior to the public hearing,

the missing information discussed with Debra Kaczowski in a meeting on June 15, 2022, some of which is documented in my email sent on June 16, 2022 requesting a second public hearing, and

that the 2nd Procedural Order, issued on June 16th, 2022, almost 9 days after the public hearing, allows that the, "Applicant may submit additional information until 5:00 P.M. on July 8, 2022",

it is highly questionable that the Commission or the public was able to have an informed discussion on this proposal on June 7, 2022 and as such another public hearing should be held in order that there be transparency on all pertinent information surrounding this proposed project.



William Baker  
Hartford's Point, Maine 04442

Honorable Governor Janet Mills  
[janet.mills@maine.gov](mailto:janet.mills@maine.gov)

Attorney General Office State of Maine  
[lauren.parker@maine.gov](mailto:lauren.parker@maine.gov)

Commissioner Department of Agriculture, Conservation, and Forestry  
[amanda.beal@maine.gov](mailto:amanda.beal@maine.gov)

LUPC Acting Executive Director  
[stacie.r.beyer@maine.gov](mailto:stacie.r.beyer@maine.gov)

Regarding: LUPC and the Permit Application for the Big Moose  
Redevelopment 3639-F

June 17, 2022

Dear Folks Listed above,

I have read the application and all of the corresponding letters, submissions, and reports on file with the LUPC website. I have been to the LUPC Greenville office and have met with staff on more than one occasion and I have been to the recent hearing as well and I testified at that hearing. In short, I have been deeply involved with that process.

The purpose of this letter is to raise concerns about the process.

First, without watch dog groups like the Moosehead Region Futures Committee, The Appalachian Mountain Club, and other individuals I believe that the permit would have been glossed over and permitted without proper review and vetting.

This is a huge development and it requires an enormous amount of study, research, verification, and field work. Way more than one person in a tiny field office could ever handle.

It has become very obvious that, on the day of the public hearing, June 7, 2022, that the application was far from complete. At the hearing many deficiencies were mentioned. Research by a number of people have made this clear. Letters were submitted by Eliza Townsend from AMC, Moosehead Region Futures, Sally Ferrand, former LURC commissioner, and Karyn Ellwood concerned citizen. There is testimony on the hearing tape recording from others suggesting incomplete information and other problematic issues with the application including the financing of the project. There is no adequate information on exactly how the financing works. To some of us lay people it looks like a scam.

Another concern is that the wetlands survey was done in the winter and further the survey did not include the summit area of the chairlift. There was a wetland up there that was never even mentioned. The report from over a year ago says that a study needed to be redone in the spring. It has not been redone.

Last week just before the public hearing new information was rushed in and submitted to the LUPC from the developer. This was before the public could get proper access to it.

Because of this, a second public hearing is needed so that there is complete transparency to the public. The public has a right to know everything about the permit application and the developer. There is much still in question.

Please also read Eliza Townsend's, Karyn Ellwood's, and Sally Ferrand's letters to the LUPC. Each is concerned about how LUPC has been handling the application.

The most appalling thing about the process is that at the hearing the Intervenor Mr. Chris King from Moosehead Region Futures Committee was denied the right to ask questions of the developer regarding the financing of the development because the developer had not spoken about the financing of the project. The presiding officer of the hearing and the

commission chairman Mr. Everett Worcester made the ruling, without first consulting his legal counsel sitting right next to him. You can listen to what he said on the tape of the hearing. After the hearing outside we asked the LUPC counsel Mr. Caleb Elwell about the legality of that action. He said that it was a legal action and that we could find the rules regarding that in Chapter 5 of the LUPC rules. We have researched that and could find no such rule. Further research in the state statutes lacks evidence of any rules or laws that this was a legal action. For this reason, *I would ask that Mr. Worcester recuse himself from all future involvement in this application process.*

In my eyes and I know other eyes LUPC has now damaged its standing and reputation in the eyes of the public. When Mr. Worcester cut Mr. King off from further questioning there was a gasp in the room by the 100 or more attendees. It was just appalling and inexcusable.

In summation I believe that the above-mentioned authorities need to take action on two accounts:

First, remove Mr. Worcester from future involvement from the application and second, grant a new public hearing so that all relevant information on the application can be presented and questioned in a transparent manner.

Both these actions are crucial to restore any semblance of credibility to LUPC.

Respectfully submitted,

Bill Baker