

MAINE LAND USE PLANNING COMMISSION  
**INDEX TO THE PUBLIC HEARING RECORD<sup>1</sup>**  
CONCERNING DEVELOPMENT PERMIT DP 3639-F:

Big Lake Development Company, LLC (PO Box 669, Spruce Head, ME, 04462) is proposing Amendment F to Development Permit DP 3639, for the redevelopment of the Big Moose Mountain Ski Resort in Big Moose Twp., Piscataquis County. The proposed redevelopment includes a new hotel, base lodge, tap house, event center pavilion, swimming pool, maintenance garage, new ski and surface lifts, and ziplines. The Applicant also proposes infrastructure improvements, including electric utility lines, replacement snowmaking lines, a mid-mountain pump station, vehicle access and parking, a potable water system, and sanitary district sewer lines.

A list of acronyms is provided at the end of this document.

**LIST OF EXHIBITS**

**(as of August 23, 2022)**

- \* *All items are in chronological order. Items regarding the same event or requirement are entered in chronological order as sub-exhibits, and the group is entered according to the date of the first item.*
- \* *Exhibits that only have an effective date (e.g., official zoning maps, and Commission statutes and rules), are entered as an exhibit according to the date of the appropriate stage.*

Exh. #	Date	Description
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**A. Rules in Effect at the Time<sup>2</sup>**

1. Statutes, Rules, and Plans

- |      |   |   |
|------|---|---|
| 1.a. | <i>12 M.R.S. §§681, et seq. (05/02/2022)</i>  | <a href="#">1a Statute 2022 May.pdf</a>   |
| 1.b. | <i>Land Use Districts and Standards, Chapter 10 of the Commission's Rules and Regulations (03/29/2022)</i>            | <a href="#">1b Ch10 ver2022 March.pdf</a> |
| 1.c. | <i>General Provisions, Chapter 1 of the Commission's Rules and Regulations (11/01/2021)</i>                           | <a href="#">1c Ch01 ver2021.pdf</a>       |
| 1.d. | <i>Rules of Practice, Chapter 4 of the Commission's Rules and Regulations (11/01/2021)</i>                            | <a href="#">1d Ch4 ver2021 Nov1.pdf</a>   |
| 1.e. | <i>Rules for the Conduct of Public Hearings, Chapter 5 of the Commission's Rules and Regulations (11/01/2021)</i>     | <a href="#">1e Ch5 ver2021 Nov1.pdf</a>   |
| 1.f. | <i>Comprehensive Land Use Plan for Areas within the Jurisdiction of the Maine Land Use Planning Commission (2010)</i> | <a href="#">1f 2010 CLUP.pdf</a>          |

2. Guidance Materials

- |      |   |   |
|------|---|---|
| 2.a. | <i>Comprehensive Land Use Plan Guidance Document (10/05/2012)</i> | <a href="#">2a CLUPguidance10052012.pdf</a> |
|------|---|---|

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<sup>1</sup> The hearing record includes all information required by Chapter 5 of the Commission's rules, Section 5.11. Generally, this includes all information relied upon or submitted to the Commission; limited administrative items (e.g., procedural orders, information regarding party status); and information available, offered, or received at the hearing. All other information or documentation regarding process are included in the administrative record.

<sup>2</sup> As of the date the permit application was deemed complete for processing in accordance with Rules of Practice, 01-672 C.M.R. Chapter 4.

- 3. Land Use Guidance Maps
  - 3.a. *Big Moose Township (Large Map)* [3a\\_big-moose-twp.pdf](#)
  - 3.b. *Big Moose Township (Tabloid Map)* [3b\\_big-moose-twp\\_tabloid.pdf](#)
- 4. Pre-application Materials
  - 4.a. 06/19/2020 *Land Title Survey Maps Prepared for Big Lake Development Co., LLC*  
[4a\\_LandTitleSurveyMaps.pdf](#)
  - 4.b. 02/24/2021 *Pre-application Meeting Minutes*  
[4b\\_PreapplicationMeetingMinutes.pdf](#)
  - 4.c. 03/16/2021 *Pre-application MNAP Initial Information Request*  
[4c\\_Preapplication\\_MNAPRequest.pdf](#)

## B. Petition Filing through Complete for Processing

- 5. Application and supporting materials for Development Permit DP 3639-F
  - 5.a. 03/21/2021 *Original Application* [5a\\_OriginalApplication.pdf](#)
  - 5.b. 03/21/2021 *Original Site Plans* [5b\\_SitePlans.pdf](#)
  - 5.c. 03/24/2021 *Application Addendum #1, Greenville Transfer Station*  
[5c\\_Addendum1\\_GreenvilleTransferStation.pdf](#)
  - 5.d. 03/25/2021 *Application Addendum #2, Moosehead Sanitary District*  
[5d\\_Addendum2\\_MooseheadSanitaryDistrict.pdf](#)
  - 5.e. 03/26/2021 *Town of Greenville Information Request* [5n\\_LUPC\\_InformationRequest3.pdf](#)
  - 5.f. 04/05/2021 *Applicant's Response to MNAP* [5f\\_Applicant'sResponseToMNAP.pdf](#)
  - 5.g. 04/08/2021 *LUPC Information Request #1* [5g\\_LUPC\\_InformationRequest1.pdf](#)
  - 5.h. 04/21/2021 *MNAP Initial Comments* [5h\\_MNAP\\_Comments.pdf](#)
  - 5.i. 04/28/2021 *LUPC Information Request #2* [5i\\_LUPC\\_InformationRequest2.pdf](#)
  - 5.j. 04/29/2021 *Applicant's Response to MDEP* [5j\\_Applicant'sResponse\\_MDEP.pdf](#)
  - 5.k. 04/29/2021 *Applicant's Response to MDEP: Stormwater Calculations*  
[5k\\_Applicant'sResponse\\_StormwaterCalculations\\_MDEP.pdf](#)
  - 5.l. 04/29/2021 *Stormwater Memo & Test Pit Map*  
[5l\\_StormwaterMemo\\_TestPitMap.pdf](#)
  - 5.m. 04/29/2021 *Application Addendum#3, Revised Exhibit 30 & Permit Set R1*  
[5m\\_ApplicationAddendum3\\_RevisedExhibit30\\_PermitSetR1.pdf](#)
  - 5.n. 05/05/2021 *LUPC Information Request #3* [5n\\_LUPC\\_InformationRequest3.pdf](#)
  - 5.o. 05/19/2021 *LUPC Information Request #4* [5o\\_LUPC\\_InformationRequest4.pdf](#)
  - 5.p. 05/21/2021 *Applicant's Response to 4/8/2021 LUPC Request #1*  
[5p\\_Applicant'sResponse\\_to\\_4.8.2021\\_LUPCRequest1.pdf](#)
  - 5.q. 05/24/2021 *Application Addendum #4, CMP Ability to Serve*  
[5q\\_ApplicationAddendum4\\_CMP\\_AbilityToServe.pdf](#)
  - 5.r. 05/25/2021 *Applicant's Request to Remove Proposed Constructed Pond*  
[5r\\_Applicant'sRequest\\_RemoveProposedConstructedPond.pdf](#)
  - 5.s. 05/25/2021 *Applicant's Response to 5/19/2021 LUPC Request #4*  
[5s\\_Applicant'sResponse\\_to\\_5.19.2021\\_LUPCRequest4.pdf](#)
  - 5.t. 05/27/2021 *Applicant's Response to 4/28/2021 LUPC Request #2*  
[5t\\_Applicant'sResponse\\_to\\_4.28.2021\\_LUPCRequest2.pdf](#)
  - 5.u. 06/08/2021 *MDIFW Comments* [5u\\_MDIFW\\_Comments.pdf](#)
  - 5.v. 06/10/2021 *LUPC Information Request #5* [5v\\_LUPC\\_6.10.2021\\_InformationRequest5.pdf](#)
  - 5.w. 06/23/2021 *Applicant's Response to 5/5/2021 LUPC Request #3*  
[5w\\_Applicant'sResponse\\_to\\_5.5.2021\\_LUPCRequest3.pdf](#)
  - 5.x. 12/13/2021 *Applicant's Partial Response to MDIFW*  
[5x\\_Applicant'sPartialResponse\\_to\\_MDIFW.pdf](#)

5.y.	12/13/2021	Applicant's Replacement Lift: Site Plan – Chairlift Sheet WE-2 <a href="#">5y_Applicant's ReplacementLift_Site Plan Chairlift Sheet WE2.pdf</a>
5.z.	12/13/2021	Application Addendum #5, Applicant's Revised Base Site Plan Sheet C-1.01 <a href="#">5z_ApplicationAddendum5_Revised Base Base Site Plan Sheet C-1.01.pdf</a>
5.aa.	12/13/2021	Application Addendum #6, Applicant's Revised Base Utility Sheet C-6.01 <a href="#">5.aa_Addendum6_Revised Base Utility Sheet C-6.01.pdf</a>
5.bb.	01/07/2022	MDIFW Information Request #1 <a href="#">5.bb_MDIFW_InformationRequest1_01.07.2022.pdf</a>
5.cc.	01/12/2022	LUPC Information Request #6 <a href="#">5.cc_LUPC_01.12.2022_InformationRequest6.pdf</a>
5.dd.	02/17/2022	LUPC Information Request #7 <a href="#">5.dd.LUPC_02.17.2022_InformationRequest7.pdf</a>
5.ee.	02/24/2022	Applicant's Response to 2/17/2022 LUPC Request #7 <a href="#">5.ee.Applicant'sResponse_to_2.17.2022_LUPCRequest7.pdf</a>
5.ff.	03/10/2022	Applicant's Response to 01/07/2022 MDIFW Request <a href="#">5.ff.Applicant'sResponse_to_01.07.2022_MDIFW_Request.pdf</a>
5.gg.	03/10/2022	Applicant's Wildlife Survey Report <a href="#">5.gg_Applicant's WildlifeSurveyReport.pdf</a>
5.hh.	03/10/2022	Application Addendum #7, Epeorus Survey <a href="#">5.hh_Addendum7_EpeorusSurvey.pdf</a>
5.ii.	03/16/2022	Applicant's Response to 1/12/2022 LUPC Request #6 <a href="#">5.ii_Applicant'sResponse_to_01.12.2022_LUPCRequest6.pdf</a>
5.jj.	03/16/2022	MDOT Utility Accommodation Rules Letter <a href="#">5.jj_MDOT_UtilityAccomodationRules_Letter.pdf</a>
5.kk.	03/16/2022	Application Addendum #8, Wastewater Calculations <a href="#">5.kk_ApplicationAddendum8_WastewaterCalculations.pdf</a>
5.ll.	03/17/2022	MDIFW Information Request #2 <a href="#">5.ll_MDIFW_InformationRequest2_03.17.2022.pdf</a>
5.mm.	03/24/2022	LUPC Information Request #8 <a href="#">5.mm_LUPC_InformationRequest8_03.24.2022.pdf</a>
5.nn.	03/28/2022	Applicant's Partial Response to 3/24/2022 LUPC Request #8 <a href="#">5.nn_Applicant'sPartialResponse_to_03.24.2022_LUPCRequest8.pdf</a>
5.oo.	04/01/2022	Application Addendum #9, Cost Update <a href="#">5.oo_ApplicationAddendum9_CostUpdate.pdf</a>
5.pp.	04/01/2022	Application Addendum #10, Wildlife Report-Final <a href="#">5.pp_WildlifeReport_FINAL.pdf</a>
5.qq.	04/04/2022	Application Addendum #11, Lift Station Plan Sheet C-1 <a href="#">5.qq_Application Addendum11_LiftStation_PlanSheet C-1.pdf</a>
5.rr.	04/12/2022	Applicant's Partial Response to 3/24/2022 LUPC Request #8 <a href="#">5.rr_Applicant'sPartialResponse_to_3.24.2022_LUPCRequest8.pdf</a>
5.ss.	04/13/2022	Applicant's Partial Response to 3/24/2022 LUPC Request #8 <a href="#">5.ss_Applicant'sResponse_to_3.24.2022_LUPCRequest8.pdf</a>
5.tt.	04/29/2022	Applicant's Partial Response to 3/24/2022 LUPC Request #8 <a href="#">5.tt_Applicant'sPartialResponse_to_3.24.2022_LUPCRequest8.pdf</a>
5.uu.	05/27/2022	Application Addendum #12, Purchase & Sale Agreement Extension <a href="#">5.uu_ApplicationAddendum12_Purchase&amp;SaleAgreement_Extension.pdf</a>
5.vv.	06/06/2022	Application Addendum #13, Natural Resources Report <a href="#">5.vv_Application Addendum – Natural Resources Report</a>
5.ww.	06/06/2022	Application Addendum #14, Moosehead Sanitary District Cost Estimate <a href="#">5.ww_Application Addendum, Moosehead Sanitary District Cost Estimate</a>
5.xx.	06/06/2022	Application Addendum #15, Financial Capacity – Sanitary District Connection <a href="#">5.xx_Application Addendum #15, Financial Capacity – Sanitary District Connection</a>
5.yy.	06/24/2022	Supplemental Filing, Letters of Support <a href="#">5.yy_Supplemental Filing, Letters of Support</a>
5.zz.	07/08/2022	Supplemental Filing, Financial Capacity and Purchase & Sale Agreement <a href="#">5.zz_Supplemental Filing, Financial Capacity and Purchase &amp; Sale Agreement</a>

6. Governmental agency review comments

- 6.a. 03/25/2021 *LUPC Review Request; sent to MBP&L, MDEP, MDOT, MHPC, MDIFW, MNAP, Piscataquis County Commissioner, PCSWCD, Senator Paul Davis, Rep. Paul Stearn, Town of Greenville* [6a LUPC Review Request.pdf](#)
- 6.b. 03/26/2021 *Town of Greenville Comments* [6b TownOfGreenville Comments.pdf](#)
- 6.c. 04/12/2021 *MHPC Comments* [6c MHPC Comments.pdf](#)
- 6.d. 04/21/2021 *MNAP Comments* [6d MNAP Comments.pdf](#)
- 6.e. 04/21/2021 *MDOT Traffic Movement* [6e MDOT Traffic Movement.pdf](#)
- 6.f. 05/11/2021 *MDEP Final Comments* [6f MDEP Final Comments.pdf](#)
- 6.g. 06/08/2021 *MDIFW Initial Comments* [6g MDIFW Initial Comments.pdf](#)
- 6.h. 12/20/2021 *LUPC 2<sup>nd</sup> Review Request* [6h LUPC 2nd Review Request.pdf](#)
- 6.i. 12/21/2021 *PISCATAQUIS CNTY* [6i PiscCntyComm Comments.pdf](#)
- 6.j. 12/28/2021 *PCSWCD Comments* [6j PCSWCD Comments.pdf](#)
- 6.k. 03/15/2022 *LUPC 3<sup>rd</sup> Review Request* [6k LUPC 3rd Review Request.pdf](#)
- 6.l. 03/17/2022 *MNAP Final Comments* [6l MNAP FinalComments.pdf](#)
- 6.m. 05/26/2022 *MDIFW Comments* [6m MDIFW Comments.pdf](#)

7. Request for Public Hearing

- 7.a. 01/31/2022 *Memorandum; proposal background and request for hearing* [7a Memorandum; proposal background and request for hearing.pdf](#)
- 7.b. 02/09/2022 *February Commission meeting agenda* [7b February Commission meeting agenda.pdf](#)
- 7.c. 02/09/2022 *Presentation, request for hearing* [7c Presentation, request for hearing.pdf](#)
- 7.d. 02/09/2022 *Audio Excerpt of request for hearing (Electronic only)* [Big-Moose-Ski-Resort.mp3](#)
- 7.e. 02/09/2022 *Approved Meeting Minutes for Feb. 9, 2022* [7e Approved Meeting Minutes for Feb.9, 2022.pdf](#)
- 7.f. 02/09/2022 *Notice of Public Hearing; published in Bangor Daily News, GovDelivery, and via USPS mail to abutters* [7f Notice of Public Hearing.pdf](#)
- 7.g. 05/12/2022 *Responses to Opportunity to Intervene* [7g Responses to Opportunity to Intervene](#)
- 7.h. 5/27/2022 *2nd Notice of Public Hearing; published in Bangor Daily News, GovDelivery, and via USPS mail to abutters* [7h Responses to Opportunity to Intervene](#)

8. 06/07/2022 Public Hearing

- 8.a. 05/31/2022 *Memorandum; proposal summary, preliminary hearing schedule, and relevant review criteria* [8a. Memorandum First Procedural Order and Site Visit Itinerary](#)
- 8.b. 06/02/2022 *June 7, 2022 Hearing Schedule* [8b Public Hearing Agenda](#)
- 8.c. 06/03/2022 *Prefiled Direct Testimony – Applicant* [8c Prefiled Direct Testimony – Applicant](#)
- 8.d. 06/06/2022 *Prefiled Direct Testimony – Limited Intervenor* [8d Prefiled Direct Testimony - Intervenor](#)
- 8.e. 06/06/2022 *Limited Intervenor’s Anticipated Exhibit* [8e Limited Intervenor’s Anticipated Exhibit](#)
- 8.f. 06/07/2022 *Public Hearing Sign-Up Sheets & Written Testimony* [8f Public Hearing Sign-Up Sheets and Written Testimony](#)
- 8.g. 06/06/2022 *Staff Opening Statement and Presentation* [8g Staff Opening Statement and Presentation](#)

- 8.h. 06/06/2022 *Audio of Public Hearing (Electronic Only)*  
[8h Audio of Public Hearing](#)
- 8.i. 06/15/2022 *Second Procedural Order*  
[8i Second Procedural Order](#)
- 8.j. 06/21/2022 *LUPC Information Request*  
[8j LUPC Information Request](#)
- 8.k. 07/06/2022 *Memorandum; summary, background information, and request for second hearing*  
[8k Memorandum, request for second public hearing](#)
- 8.l. 07/12/2022 *Financial Capacity Evidence*  
[8l Financial Capacity Evidence](#)
- 8.m. 07/13/2022 *Audio of Commission Meeting July 13, 2022 (Electronic Only)*  
[8m Audio of Commission Meeting 07.13.2022](#)
- 8.n. 07/20/2022 *Third Procedural Order*  
[8n Third Procedural Order](#)
- 8.o. 07/22/2022 *Notice of Reopening of Public Hearing*  
[8o Notice of Reopening of Public Hearing](#)
- 8.p. 07/29/2022 *Prefiled Testimony, Applicant*  
[8p Applicant Prefiled Testimony](#)
- 8.q. 08/05/2022 *Prefiled Testimony, Limited Intervenor*  
[8q Limited Intervenor Prefiled Testimony](#)
- 8.r. 08/05/2022 *Memorandum, Reopened public hearing, purpose, timeline*  
[8r Memorandum Reopened hearing](#)
- 8.s. 08/10/2022 *Audio of Reopened Public Hearing August 10, 2022*  
[8s Audio of Reopened Public Hearing 08.10.2022](#)
- 8.t. 08/20/2022 *Applicant's Response to Wetland Concerns*  
[8t Applicant's Response to Wetland Concerns 08.20.2022](#)
- 9. Public Comments
  - 9.a. 05/27/2022 *Appalachian Mountain Club, Maine Conservation Policy Director*  
[9a Appalachian Mountain Club Comments.pdf](#)
  - 9.b. 06/02/2022 *Public Comments*  
[9b Public Comments](#)
  - 9.c. 6/15/2022 *Public Comments (6/7/2022-06/15/2022)*  
[9c Public Comments \(06.07.22 thru 06.15.2022\)](#)
  - 9.d. 6/16/2022 *Public Comments (06/16/2022)*  
[9d Public Comments 06.16.2022](#)
  - 9.e. 06/17/2022 *Public Comments (06/17/2022)*  
[9e Public Comments 06.17.2022](#)
  - 9.f. 07/19/2022 *Public Comments*  
[9f PublicComments 07.19.2022](#)
  - 9.g. 07/21/2022 *Public Comments*  
[9g Public Comments](#)
  - 9.h. 07/22/2022 *Public Comments*  
[9h Public Comments](#)
  - 9.i. 08/20/2022 *Public Comments*  
[9i Public Comments 08.20.2022](#)

\* \* \* This exhibits list represents the hearing record between the date the permit application was filed with the Commission (03/21/2021) and 08/23/2022

## ACRONYMS

This document includes the following acronyms:

- . BLDC Big Lake Development Company, LLC (Applicant)
- . CMP Central Maine Power
- . LUPC Land Use Planning Commission, Maine Department of Agriculture, Conservation, and Forestry<sup>3</sup>
- . MDEP Maine Department of Environmental Protection
- . MDIFW Maine Department of Inland Fisheries & Wildlife
- . MDOT Maine Department of Transportation
- . MHPC Maine Historic Preservation Commission
- . MNAP Maine Natural Areas Program
- . M.R.S. Maine Revised Statutes
- . PCSWCD Piscataquis County Soil & Water Conservation District
- . PSA Purchase & Sale Agreement

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<sup>3</sup> “LUPC staff” herein refers to the administrative staff to the Land Use Planning Commission; “Commission” herein refers to the nine-member voluntary citizen board of Commissioners of the Land Use Planning Commission; “the LUPC” herein refers to the agency as a whole.