



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
P.O. BOX 1107
GREENVILLE, MAINE 04441

AMANDA E. BEAL
COMMISSIONER

STACIE R. BEYER
ACTING EXECUTIVE DIRECTOR

March 24, 2022

Via E-mail Only

Big Lake Development, LLC
Attn: Perry Williams
PO Box 390
Spruce Head, ME 04859

James W. Sewall Company
Attn: Matt Dieterich
PO Box 433
Old Town, ME 04468

RE: Development Permit DP 3639-F Application Materials

Dear Mr. Williams & Mr. Dieterich:

On February 9, 2022, the Commission approved a public hearing request for the pending Amendment F to Development Permit DP 3639 application submitted by Big Lake Development, LLC. The Commission directed staff to schedule a public hearing once all information needed to complete the review is submitted. As of this date, the development permit application is missing the following critical information necessary for the Commission to complete its review:

TRI

- A current purchase and sale agreement (the document on record has expired)

Wildlife

- The missing survey method for Northern Bog Lemming, see the attached e-mail from IF&W
- A plan to address Bicknell's Thrush nest abandonment for work not meeting the IF&W's construction window
- A qualified holder and the terms for a conservation easement or draft deed restriction language for permanent preservation of the proposed Bicknell's Thrush mitigation area

Wastewater

- The location of pump stations- existing and proposed
- Evidence the existing pump stations have sufficient capacity
- A cost estimate and financial capacity for any required upgrades

HARLOW BUILDING, 4TH FLOOR
WWW.MAINE.GOV/DACF/LUPC



PHONE: (207) 287-2631
FAX: (207) 287-7439

Financial Capacity

- An updated cost estimate
- Updated financial capacity information

Please review the above list of information that is still required and submit them by April 12th so that staff may proceed with the anticipated June public hearing in the Greenville area.

As requested, we have also attached a procedural history for DP 3639-F. Thank you for your cooperation and patience in providing the information needed to properly proceed with the public hearing. If you have any questions, please call me at (207) 731-4398.

Sincerely,

A handwritten signature in blue ink that reads "Debra A. Kaczowski". The signature is written in a cursive style and is positioned above the typed name.

Debra A. Kaczowski
Permitting and Compliance Regional Supervisor

Enclosures: IF&W e-mail dated 03/17/2022
LUPC Procedural History to Date

From: [Perry, John](#)
To: [Kaczowski, Debra](#)
Cc: [Stearns, Cony R](#); [Settele, Rebecca](#); [Kane, Douglas](#); [McLellan, Scott](#)
Subject: RE: Review Request: Additional Information on Big Lake Development, LLC, Development Permit DP 3639-F (Big Moose Ski Resort)
Date: Thursday, March 17, 2022 6:20:48 AM
Attachments: [lmaoe003.png](#)
[image007.png](#)

Hi Debbie,

Regarding the northern bog lemming study: in the response document, they mentioned that there is an attachment with the survey methodology and results for the bog lemming surveys, but we're not seeing that it is actually included. Can we request that attachment from the applicant/consultant? We'll need it before we can comment—thank you!

John

John Perry
Environmental Review Coordinator
Maine Department of Inland Fisheries and Wildlife
353 Water Street, 41 SHS
Augusta, Maine 04333-0041
Cell (207) 446-5145
www.mefishwildlife.com



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From: Kaczowski, Debra <Debra.Kaczowski@maine.gov>
Sent: Tuesday, March 15, 2022 7:51 AM
To: Perry, John <John.Perry@maine.gov>; Kane, Douglas <Douglas.Kane@maine.gov>; Obrey, Tim <Tim.Obrey@maine.gov>; St.Hilaire, Lisa <Lisa.St.Hilaire@maine.gov>; info@piscataquisswcd.org; Davis, Paul <paul.davis@legislature.maine.gov>; Stearns, Paul <paul.stearns@legislature.maine.gov>; townmanager@greenvilleme.com; LoriAdkins@piscataquis.us
Subject: FW: Review Request: Additional Information on Big Lake Development, LLC, Development Permit DP 3639-F (Big Moose Ski Resort)

REQUEST FOR COMMENT

I am forwarding additional information that was submitted by Big Lake Development, LLC's agent in regard to the proposed redevelopment of Big Moose Mountain Ski Resort in Big Moose Twp. Piscataquis County.

A Request for Comment form is attached, if you have any additional comments. Please comment by email if possible.

Debbie

Debra A. Kaczowski
Department of Agriculture, Conservation, and Forestry
Land Use Planning Commission
43 Lakeview Street
PO Box 1107
Greenville, ME 04441
(207) 731-4398

From: Matthew Dieterich <Matthew.Dieterich@sewall.com>
Sent: Thursday, March 10, 2022 5:06 PM
To: Kaczowski, Debra <Debra.Kaczowski@maine.gov>
Subject: RE: Review Request: Additional Information on Big Lake Development, LLC, Development Permit DP 3639-F (Big Moose Ski Resort)

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.
Debbie,

Please find attached our response to the questions raised by MDIFW. I believe this will answer all of their concerns, particularly with the attached reports.

Have you heard back from MNAP as referenced below?

Regards,

Matt

From: Kaczowski, Debra <Debra.Kaczowski@maine.gov>
Sent: Tuesday, January 11, 2022 1:33 PM
To: Matthew Dieterich <Matthew.Dieterich@sewall.com>
Subject: FW: Review Request: Additional Information on Big Lake Development, LLC, Development Permit DP 3639-F (Big Moose Ski Resort)

Matt,

I am forwarding MIFW's comments regarding the habitat studies and their additional concerns (see email below). I am still waiting for MNAP comments on the additional information that was submitted regarding the habitat studies.

I also wanted to let you know that we have received 2 requests for a public hearing (which I have attached). This will need to be brought before the Commission for a decision on whether to hold a public hearing. I am in a meeting all day today, but I will be sending some additional questions I have regarding the proposed sewer connection. If you have any questions, please feel free to contact me. Thanks!

Debbie

Big Moose Ski Resort

Procedural History

3/21/2021- Application received

3/21/2021- Application accepted for processing

3/25/2021- Application sent out to State agency review

3/26/2021- Town of Greenville comments

4/05/2021- Applicant response to MNAP request for more information

4/08/2021- LUPC's first request for additional information on visual impact, hillside development, Town of Greenville's comments

4/08/2021- Application on-hold

4/21/2021- MNAP's initial comments

4/28/2021- LUPC's request for more information on structures, roads, snowmaking lines, and crossings

4/29/2021- Applicant's response to phone call from MDEP

5/05/2021- LUPC's request for more information on zipline, signage, proposed constructed pond

5/11/2021- Final MDEP comments

5/19/2021- LUPC's request for more financial capacity information

5/21/2021- Applicant's response to LUPC questions on visual impact, hillside development, and Town of Greenville's comments

5/25/2021- Applicant's response on financial capacity

5/27/2021- Applicant's response on structures, roads, snowmaking line, and crossing questions

6/10/2021- LUPC requests additional information in response to IF&W comments

6/23/2021- Applicant's response to questions on zipline, signage, proposed constructed pond

12/13/2021- Applicant's partial response to IF&W's comments

1/7/2022- IF&W's request for additional information

1/12/2022- LUPC's request for information on TRI and pump stations for sewer line

2/17/2022- LUPC's request for information on Moosehead Sanitary District (MSD) service area

2/24/2022- Applicant's response to question on MSD service area

3/10/2022- Applicant's second response regarding IF&W's concerns

3/10/2022- MNAP's final comments

3/15/2022- Additional information sent to IF&W for review

3/16/2021- Applicant's response to LUPC questions on wastewater line TRI, pump stations

3/17/2021- Email from IF&W indicating Sewall response missing an attachment