

Facts Regarding the Approval of Fern Crest Acadia LLC Application:

**Please note these are the ONLY facts, any other interpretation or misrepresentation of these facts are not from the Town and/or Planning Board.*

1. The Application was approved 4-1 on 5/13. This vote did not have to be unanimous rather a majority vote.
2. The project is NOT ON Caterpillar Hill- rather it is located at 232 Caterpillar Hill Rd. and most won't be visible from the road
3. The "issue/concerns" from one of the planning board members were addressed more than once and had no bearing on the approval process as the site plan review ordinance is written.
4. Phase one of the project was granted a permit by rule- for the 1 acre that Mr. Scott has been working on. ANY more than 1 acre will trigger a DEP permit, and an extensive engineered stormwater management plan prior to being able to expand (phase 2).
5. DEP did a walk through and found that at present, Mr. Scott is complying with proper standards.
6. Phase 1 is up to 20(ish sites) but Mr. Scott has planned to start with 10-12.
7. The parking lot is as it is and will not be expanded.
8. There WAS a hydrogeological study done, proving that there is adequate water now to sustain the project. Mr. Scott doesn't anticipate water usage to be at the max (people are camping)
9. There will NOT be a maximum of 250 per night. This math is totally hypothetical and unrealistic
10. The Fire Chief signed off that there IS in fact, enough emergency services to sustain the campground.
11. Road Study- There is no requirement to do a traffic study at this time. One of the PB members works for DOT and a study wouldn't change anything and would be a misuse of resources and money.
12. Timeline- This application was not RUSHED. The Town as a whole along with the PB follows a stringent set of rules from Maine Municipal Association. The timelines are laid out by the entity and followed as such.

Facts Regarding Petitions/Moratorium Timelines

This information was provided to us from Maine Municipal Association and again backed by the Town's Attorney- it is the ONLY true and accurate information.

1. Citizens Petitions- Petitions must be signed by individual voters and the circulator MUST watch each voter sign- family members may not sign for one another etc. The circulator must then, in front of a notary, swear under oath, that they witnessed each signature.
2. The Clerk/Registrar may also be the notary witnessing the circulators oath. These jobs are done in different capacities.
3. The Clerk/Registrar must then verify that all of the collected signature are indeed registered voters in the Town.
4. Citizens Petitioners must collect 10% of the last gubernatorial race (which was Nov 2022). For Sedgwick that would be just under 80 signatures.
5. While these petitions did have the number of votes- the lack of notary statements on all but one made them invalid. Only 17 of the signatures could be counted.
6. There is no requirement in state law that the Select Board act on this immediately or to call a special town meeting.
7. The Select Board MAY choose to put the article on the NEXT Town Meeting Warrant (March 2026) *or* call a special Town Meeting within 60 days- The Select Board chose not to do this and dismissed the petitions as invalid per the clerk's recommendation.
8. The Petitioners MAY choose to circulate the petitions again, but may not get their petitions back. Those must be retained at the Town Office in the record.
9. If the Board had decided to call a Special Town Meeting, and IF the Moratorium passed, it would not impact the Campground retroactively.