



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

Memorandum

To: LUPC Commissioners
CC: Benjamin Godsoe, Acting Executive Director
From: Tim Carr, Acting Chief Planner
David Hediger, Senior Planner
Date: June 3, 2026
Re: Requests for a Public Hearing and Commission Site Visit on the Application for Subdivision Permit SP4103

This memorandum provides background information and summarizes the requests for a public hearing and Commission site visit regarding the application for Subdivision Permit SP4103 submitted by Loaf Land Development, LLC.

The application proposes a high-density, 13-lot, upland subdivision on 24.5 acres in Coplin Plantation, Franklin County (the Loaf Land Subdivision).

Background

On November 4, 2025, the Commission received a Subdivision Permit application from Loaf Land Development, LLC. Loaf Land Development has hired Main-Land Development Consultants to develop the site plans, complete the permit application, and act as its Agent in the permitting process. In February of 2026, staff provided comments to the Applicant regarding additional information needed to consider the application complete for processing. In April of 2026, staff received additional application materials and determined that the application was complete for processing. In May of 2026, staff conducted a site visit, continued review of the application, and requested a preliminary third-party review of the proposed phosphorus and stormwater management plan by Sebago Technics, the LUPC's contracted engineering reviewer.

The subject parcel comprises approximately 24.5 acres and is described as Coplin Plantation Map 7, Lots 2 and 12. The lots were zoned as the Residential Development (D-RS) subdistrict when the Commission originally adopted zoning for Coplin Plantation, and they are in a Primary Location. The surrounding development is single-family residential, with the lots generally

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



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platted during different phases of the Hedge Hog Mountain Village subdivision development during the late 1960's and mid 1970's. The parcels are approximately 0.4 miles from Route 16/27 and are accessed from Route 16/27 via Porcupine Trail and Mountain Road, both maintained by Coplin Plantation (see Attachment A: Location and Zoning Maps). The proposed Loaf Land Subdivision is a high-density, basic layout subdivision in an upland area. Thirteen single-family residential lots and one common lot are planned. Eleven lots would be accessed by two proposed interior roads, an approximately 1,100-foot main road named Mountain Village Road and an approximately 160-foot spur off Mountain Village Road. Mountain Village Road would be accessed from Mountain Road. The other two lots would be accessed via an existing right-of-way through an abutting lot that also connects to Mountain Road (see Attachment B: Site Plan).

The site is undeveloped and wooded (see Attachment C: Site Photos). A portion of the site was logged about 10 years ago. Main-Land Development Consultants has completed a natural resource delineation and identified areas of forested wetlands and some stream segments. The site includes slopes greater than 20%, LUPC hillsides¹, and soil types ranging from poorly drained to well-drained, with varying depths to bedrock. Seven existing residential lots (in six ownerships) along Mountain Road abut the parcel proposed for development. Six of these lots (in five ownerships) are generally downslope of the proposed project area. Five of these downslope lots are developed with dwellings (see Attachment D: Boundary Survey).

Public Comments and Requests for a Public Hearing and Commission Site Visit

On November 3, 2025, and April 13, 2026, the Applicant provided a Notice of Filing to property owners within 1,000 feet of the subject property, Coplin Plantation, and the Franklin County Commissioners. To date, the Commission has received requests for a public hearing from six individuals and the Coplin Plantation Board of Assessors and requests for a site visit from three individuals and the Coplin Plantation Board of Assessors. All requests and other public comments received are available in Attachment E. Due to public interest and requests for application materials, staff created a webpage (www.maine.gov/dacf/lupc/projects/coplin-subdivision) for the proposal in January of 2026 to support access to materials related to the application review and to keep all parties updated on the review process.

The requests for a hearing and site visit generally mention the following:

- A group of related concerns about slopes, soils, drainage, and potential downslope impacts to neighboring properties, including increases to both surface runoff and subsurface drainage affecting water supplies, septic systems, and driveways; and
- Concerns regarding access to the site by potential residents and EMS via Mountain Road, especially in the winter.

Other concerns raised include potential impacts on wildlife, potential visual impacts, and the adequacy of the proposed internal subdivision roads.

¹ A hillside is “an area of two or more contiguous acres having a sustained slope of 15 percent or greater” (Chapter 2, 106). When the area of a proposal includes a hillside, the standards in 10.25,E,2 apply, including standards for stormwater management.

Review Criteria for Deciding to Hold a Public Hearing

Section 4.06(A)(5) of the Commission's rules states that hearings on permit applications are at the discretion of the Commission unless otherwise required by the Constitution of Maine, statute, or the Commission's rules. This rule section also states that: "In determining whether a hearing is advisable, the Commission considers: i) the degree of public interest; ii) the likelihood of credible conflicting technical information regarding applicable regulatory criteria; iii) whether certain information material to the Commission's review cannot be effectively presented as written comments on the pending application; or iv) any other considerations the Commission deems appropriate or compelling."

Staff Recommendation

Staff recommends that the Commission hold a public hearing regarding the application for Subdivision Permit SP4103. Staff note the degree of public interest and anticipate the possibility of interested parties submitting independent technical analyses.

Procedures and Rules for the Conduct of Public Hearings

Chapter 5 of the Commission's rules (Rules for the Conduct of Public Hearings) governs all public hearings conducted by the Commission and requires that each hearing have a Presiding Officer with certain authorities, including the authority to make procedural decisions during the hearing process.

Additional Steps

If the Commission decides to hold a public hearing, the following items should also be addressed:

- Deciding on a site visit
 - Staff found visiting the site to be very helpful for understanding the site-specific topography, the applicant's plans for stormwater management, and the concerns raised by interested parties. However, the Commission should be aware that the site poses accessibility challenges due to its topography, dense woods, wetlands, and potentially limited parking (see Attachment C: Site Photos).
- Designating a Presiding Officer for the hearing
 - Per Chapter 5, the Presiding Officer at any hearing must be either: a) the Chair, if present and willing to preside; b) a Commissioner selected by those members present at the hearing; or c) a qualified employee or representative of the Land Use Planning Commission, as designated by the Chair. Unless otherwise determined by the Commission on a case-by-case basis, the Presiding Officer is presumed to be the Chair.

- Directing the Presiding Officer, Acting Executive Director, and staff to coordinate the hearing schedule and other procedural details
- Determining the Commission's preference for the time of day and general location of the hearing
- Determining the Commission's preference for the time of day of a site visit, if approved

It is important to note that a hearing date would not be set until review of the application is complete and all parties are sufficiently informed of the evidence in the record.

Attachments

Attachment A: Location & Zoning Maps

Attachment B: Site Plan

Attachment C: Site Photos

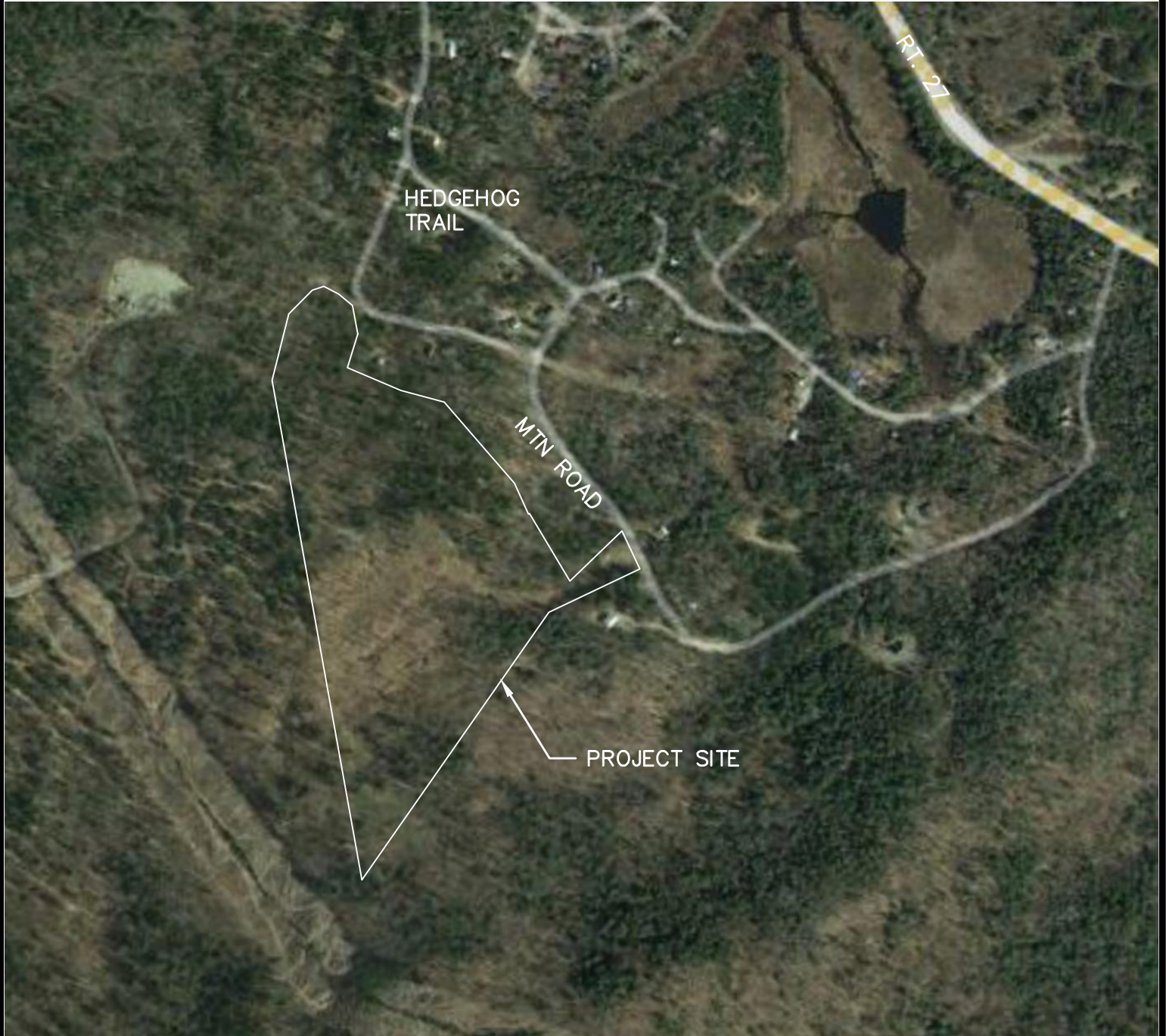
Attachment D: Boundary Survey

Attachment E: Public Comments through 6/2/2026, including Public Hearing and Site Visit Requests

Attachment A

Location & Zoning Maps





NOTES

1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
2. AERIAL PHOTO DOWNLOADED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY
3. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY.

NOT FOR CONSTRUCTION

PROJECT:

**PROPOSED SUBDIVISION
HEDGEHOG TRAIL, COPLIN PLANTATION, ME**

DRAWING:

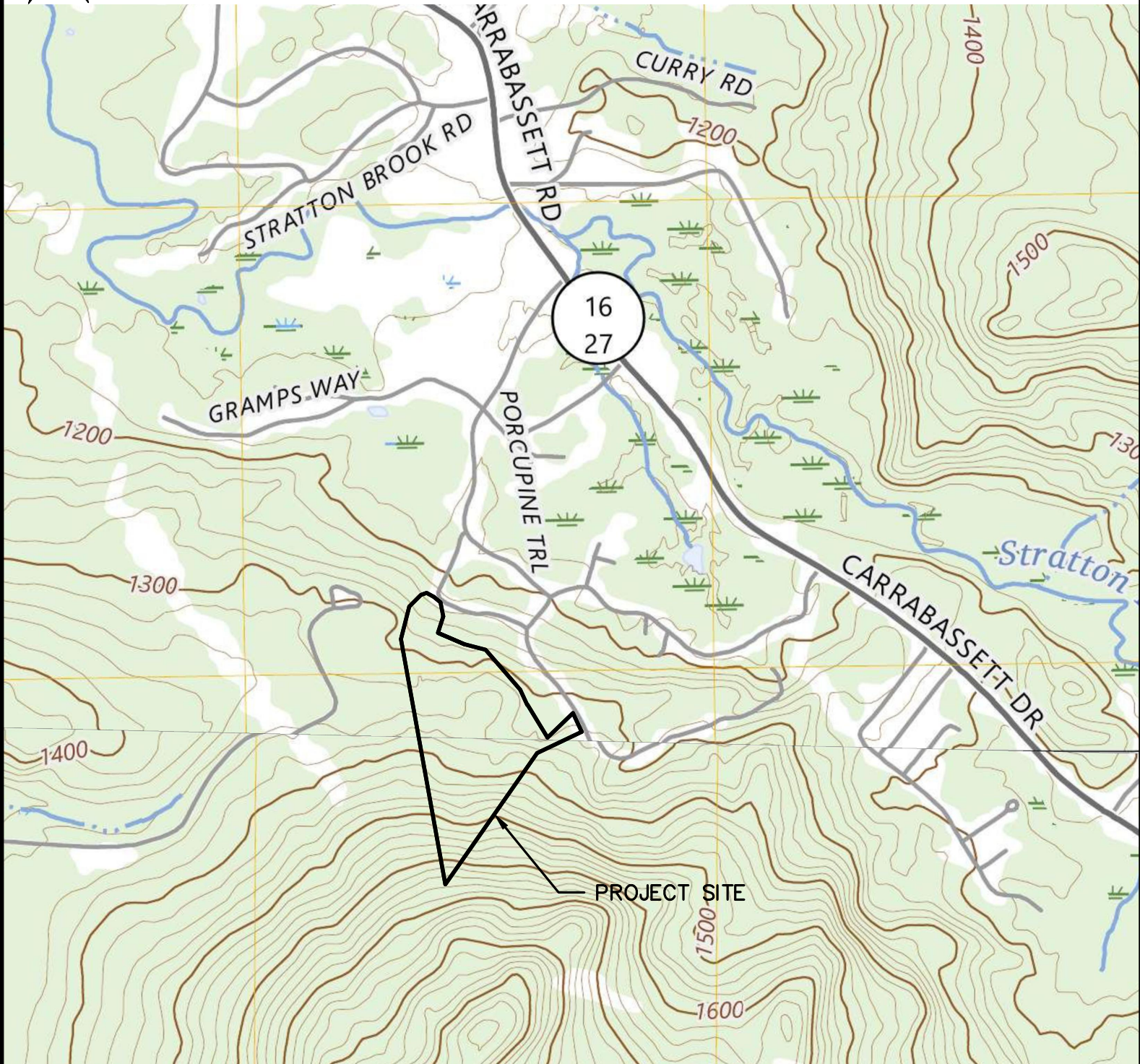
AERIAL PHOTO

SCALE: 1" = 500'

MLDC NO.	25-040
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2025-05-16
ISSUED FOR:	REVIEW

**MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.**
 69 MAIN ST. LIVERMORE FALLS, MAINE
 367 US ROUTE 1 FALMOUTH, MAINE
 182 MOOSEHEAD TRAIL, NEWPORT, MAINE
 PH: (207) 897-6752 FAX: (207) 897-5404
 WWW.MAIN-LANDDCI.COM





- NOTES**
1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
 2. USGS MAP DOWNLOADED FROM <https://ngmdb.usgs.gov/topoview/viewer/#14/45.1362/-70.4187>

NOT FOR CONSTRUCTION

PROJECT: **PROPOSED SUBDIVISION**
 HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING: **USGS SITE MAP**

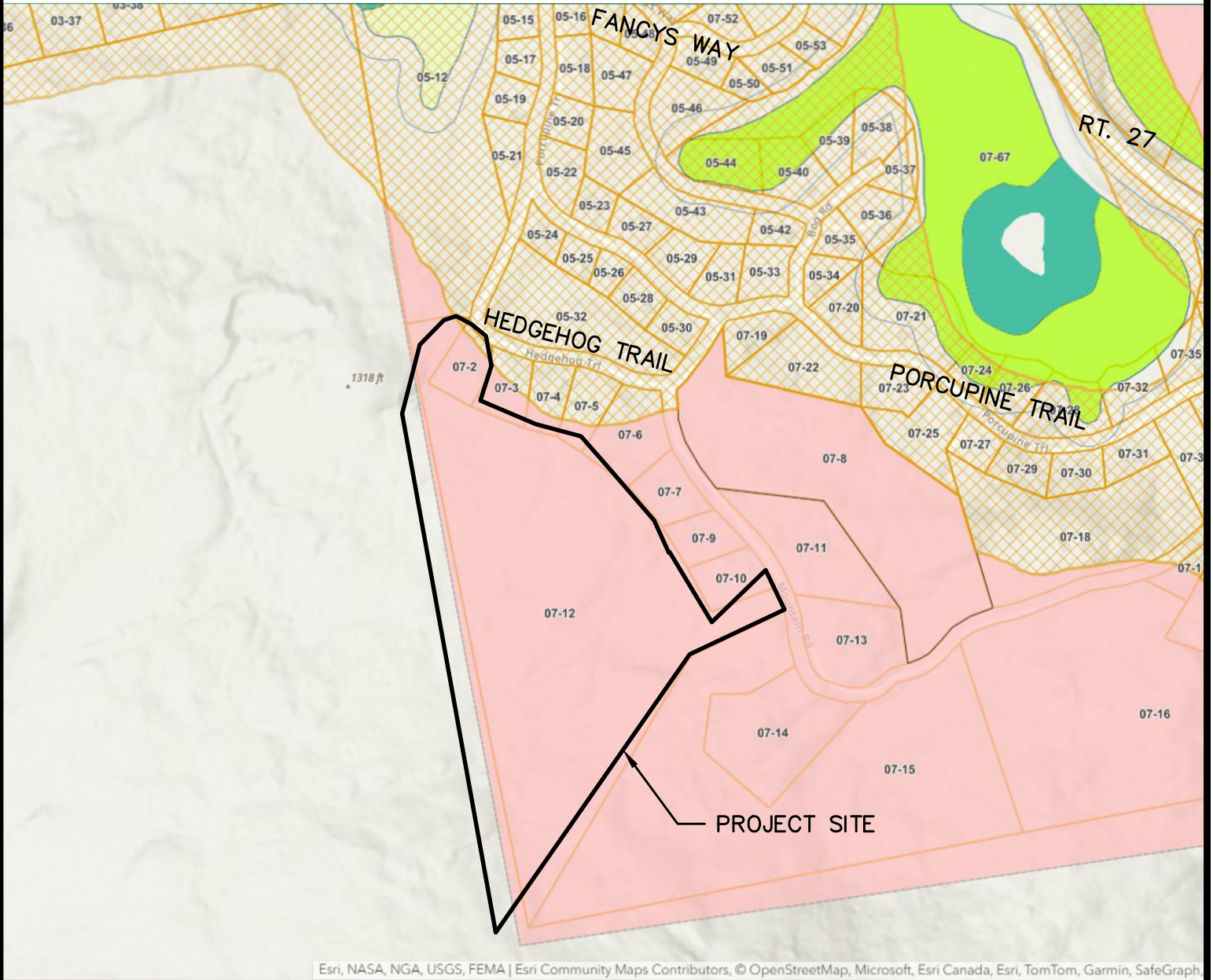
SCALE: 1" = 1000'

MLDC NO. 25-040
 PROJ. MGR: EJJ
 DRAWN BY: DRP
 CHECKED BY: EJJ
 REVISION NO. N/A
 ISSUE DATE: 2025-05-16
 ISSUED FOR: REVIEW

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Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph

NOTES

1. COPLIN PLANTION: TAX MAP 07 LOT 12 & 2
2. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY.

NOT FOR CONSTRUCTION

PROJECT: **PROPOSED SUBDIVISION**
HEDGEHOG TRAIL, COPLIN PLANTATION, ME

DRAWING: **TOWN TAX MAP**

SCALE: 1" = 500'

MLDC NO. 25-040
 PROJ. MGR: EJH
 DRAWN BY: DRP
 CHECKED BY: EJH
 REVISION NO. N/A
 ISSUE DATE: 2025-05-16
 ISSUED FOR: REVIEW

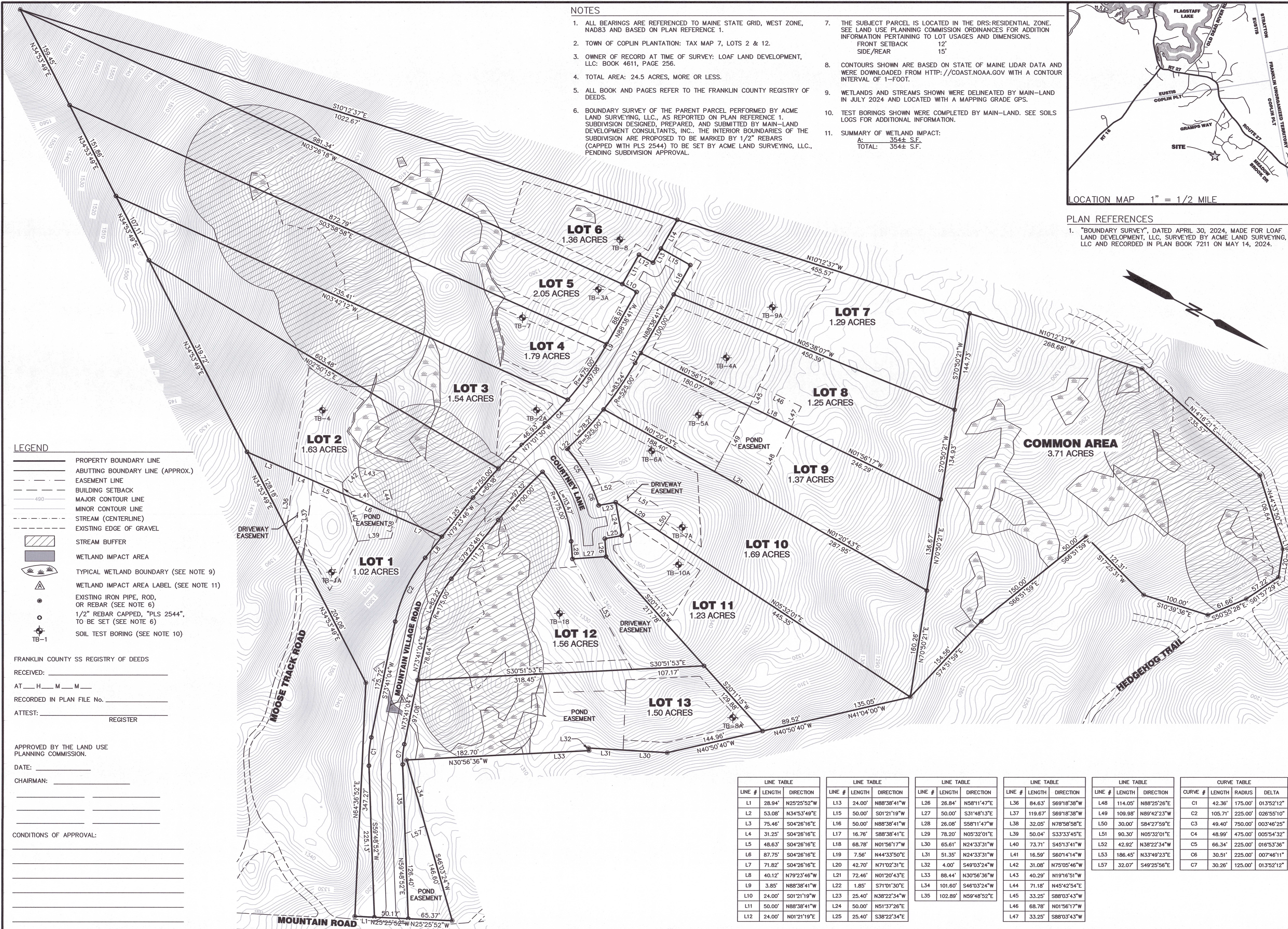
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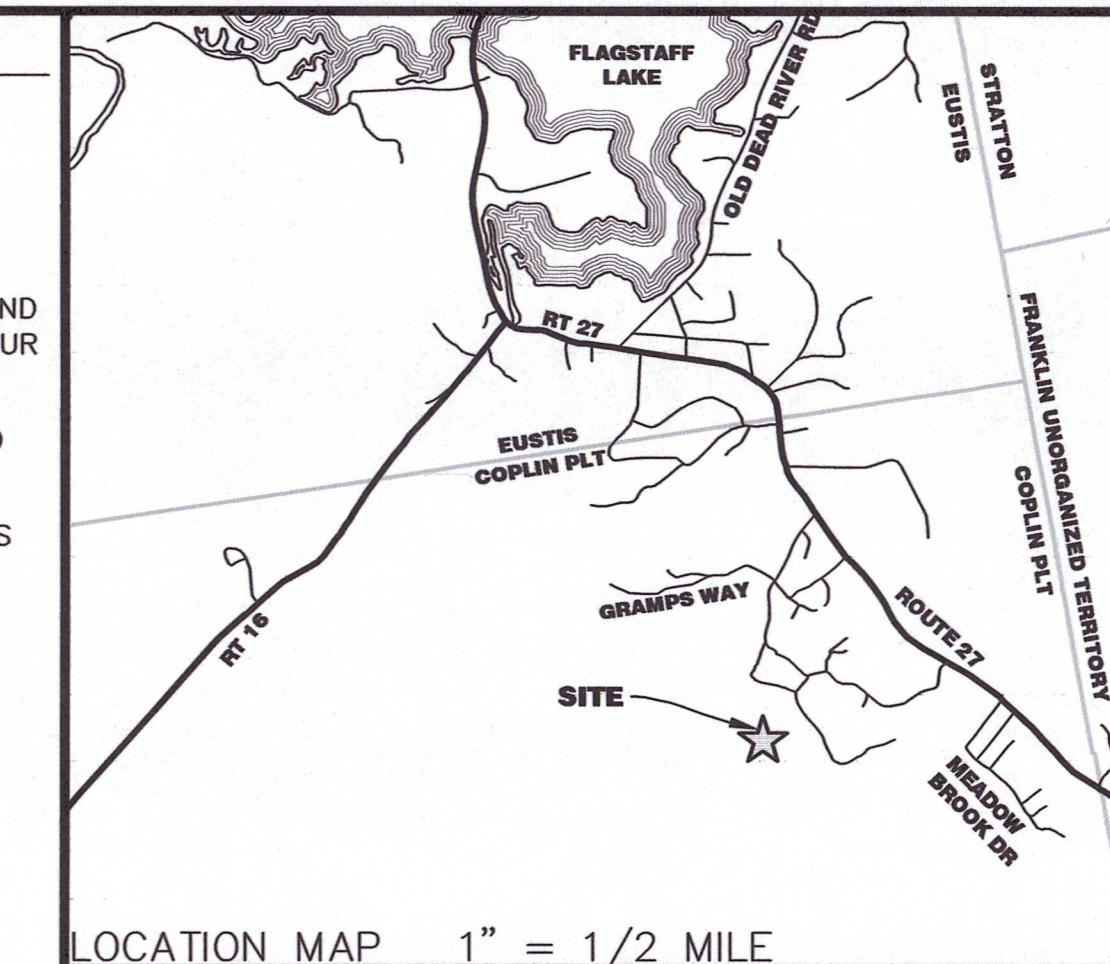
Attachment B

Site Plan



NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON PLAN REFERENCE 1.
- TOWN OF COPLIN PLANTATION: TAX MAP 7, LOTS 2 & 12.
- OWNER OF RECORD AT TIME OF SURVEY: LOAF LAND DEVELOPMENT, LLC: BOOK 4611, PAGE 256.
- TOTAL AREA: 24.5 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- BOUNDARY SURVEY OF THE PARENT PARCEL PERFORMED BY ACME LAND SURVEYING, LLC., AS REPORTED ON PLAN REFERENCE 1. SUBDIVISION DESIGNED, PREPARED, AND SUBMITTED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.. THE INTERIOR BOUNDARIES OF THE SUBDIVISION ARE PROPOSED TO BE MARKED BY 1/2" REBAR (CAPPED WITH PLS 2544) TO BE SET BY ACME LAND SURVEYING, LLC., PENDING SUBDIVISION APPROVAL.
- THE SUBJECT PARCEL IS LOCATED IN THE DRG:RESIDENTIAL ZONE. SEE LAND USE PLANNING COMMISSION ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USAGES AND DIMENSIONS.
FRONT SETBACK 12'
SIDE/REAR 15'
- CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 1-FOOT.
- WETLANDS AND STREAMS SHOWN WERE DELINEATED BY MAIN-LAND IN JULY 2024 AND LOCATED WITH A MAPPING GRADE GPS.
- TEST BORINGS SHOWN WERE COMPLETED BY MAIN-LAND. SEE SOILS LOGS FOR ADDITIONAL INFORMATION.
- SUMMARY OF WETLAND IMPACT:
A: 354± S.F.
TOTAL: 354± S.F.



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PLAN SHOWING

LOAF LAND SUBDIVISION

MOUNTAIN ROAD & HEDGEHOG TRAIL
TOWN OF COPLIN P.L.T., COUNTY OF FRANKLIN, STATE OF MAINE

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

MADE FOR
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., ME 04961

DRAWING SCALE:
60 0 30 60
(IN FEET)
1 INCH = 60 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-10-28 TLB FOR REVIEW.
SUBMISSION 2: 2026-04-08 TLB FOR REVIEW.

PROJ. MGR: E.J.H.
DRAWN BY: T.L.B.
CHECKED BY: E.J.H.
SURVEY DATE: N/A
PLAN DATE: 2026-04-08
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

SUBDIVISION PLAN

SEAL:
STATE OF MAINE
ROMANY SHANTI
2544
PROFESSIONAL LAND SURVEYOR

SEAL:
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
Emily Hastings
2020-04-08

EMILY J. HASTINGS ME PE#16337
DRAWING NO. **S2.1**
MLDC NO. 25-040 1 OF 1

- LEGEND**
- PROPERTY BOUNDARY LINE
 - ABUTTING BOUNDARY LINE (APPROX.)
 - EASEMENT LINE
 - BUILDING SETBACK
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - STREAM (CENTERLINE)
 - EXISTING EDGE OF GRAVEL
 - STREAM BUFFER
 - WETLAND IMPACT AREA
 - TYPICAL WETLAND BOUNDARY (SEE NOTE 9)
 - WETLAND IMPACT AREA LABEL (SEE NOTE 11)
 - EXISTING IRON PIPE, ROD, OR REBAR (SEE NOTE 6)
 - 1/2" REBAR CAPPED, "PLS 2544", TO BE SET (SEE NOTE 6)
 - SOIL TEST BORING (SEE NOTE 10)

FRANKLIN COUNTY SS REGISTRY OF DEEDS
RECEIVED: _____
AT ___ H ___ M ___ M
RECORDED IN PLAN FILE No. _____
ATTEST: _____ REGISTER

APPROVED BY THE LAND USE PLANNING COMMISSION.
DATE: _____
CHAIRMAN: _____

CONDITIONS OF APPROVAL:

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA
L1	28.94'	N25°25'52"W	L13	24.00'	N88°38'41"W	L26	26.84'	N58°11'47"E	L36	84.63'	S69°18'38"W	L48	114.05'	N88°25'26"E	C1	42.36'	175.00'	01°35'21"
L2	53.08'	N34°53'49"E	L15	50.00'	S01°21'19"W	L27	50.00'	S31°48'13"E	L37	119.67'	S69°18'38"W	L49	109.98'	N89°42'23"W	C2	105.71'	225.00'	02°55'10"
L3	75.46'	S04°26'16"E	L16	50.00'	N88°38'41"W	L28	26.08'	S58°11'47"W	L38	32.05'	N78°58'58"E	L50	30.00'	S84°27'59"E	C3	49.40'	750.00'	003°46'25"
L4	31.25'	S04°26'16"E	L17	16.76'	S88°38'41"E	L29	78.20'	N05°32'01"E	L39	50.04'	S33°33'45"E	L51	90.30'	N05°32'01"E	C4	48.99'	475.00'	005°54'32"
L5	48.63'	S04°26'16"E	L18	68.78'	N01°56'17"W	L30	65.61'	N24°33'31"W	L40	73.71'	S45°13'41"W	L52	42.92'	N38°22'34"W	C5	66.34'	225.00'	016°53'36"
L6	87.75'	S04°26'16"E	L19	7.56'	N44°33'50"E	L31	51.35'	N24°33'31"W	L41	16.59'	S60°14'14"W	L53	186.45'	N33°49'23"E	C6	30.51'	225.00'	007°46'11"
L7	71.82'	S04°26'16"E	L20	42.70'	N71°02'31"E	L32	4.00'	S49°03'24"W	L42	31.08'	N75°05'46"W	L57	32.07'	S49°25'56"E	C7	30.26'	125.00'	01°35'21"
L8	40.12'	N79°23'46"W	L21	72.46'	N01°20'43"E	L33	88.44'	N30°56'36"W	L43	40.29'	N19°16'51"W							
L9	3.85'	N88°38'41"W	L22	1.85'	S71°01'30"E	L34	101.60'	S46°03'24"W	L44	71.18'	N45°42'54"E							
L10	24.00'	S01°21'19"W	L23	25.40'	N38°22'34"W	L35	102.89'	N59°48'52"E	L45	33.25'	S88°03'43"W							
L11	50.00'	N88°38'41"W	L24	50.00'	N51°37'26"E				L46	68.78'	N01°56'17"W							
L12	24.00'	N01°21'19"E	L25	25.40'	S38°22'34"E				L47	33.25'	S88°03'43"W							

Attachment C

Site Photos

















Attachment D

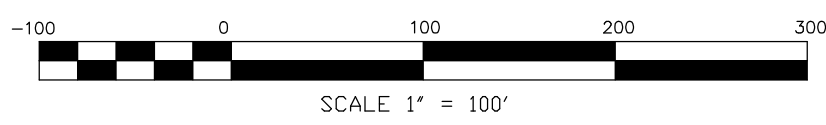
Boundary Survey

BOUNDARY SURVEY FOR LOAF LAND DEVELOPMENT, LLC

MAILING ADDRESS:
626 CARRYING PLACE ROAD, CARRYING PLACE TOWNSHIP, ME 04961

OWNER OF RECORD:
LOAF LAND DEVELOPMENT, LLC
BY DEED RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS
IN BOOK 4611 PAGE 256

MOUNTAIN ROAD AND HEDGEHOG TRAIL
COPLIN PLANTATION - FRANKLIN COUNTY - MAINE



ACME LAND SURVEYING, LLC

108 FAIRBANKS ROAD, SUITE C - FARMINGTON, ME 04938

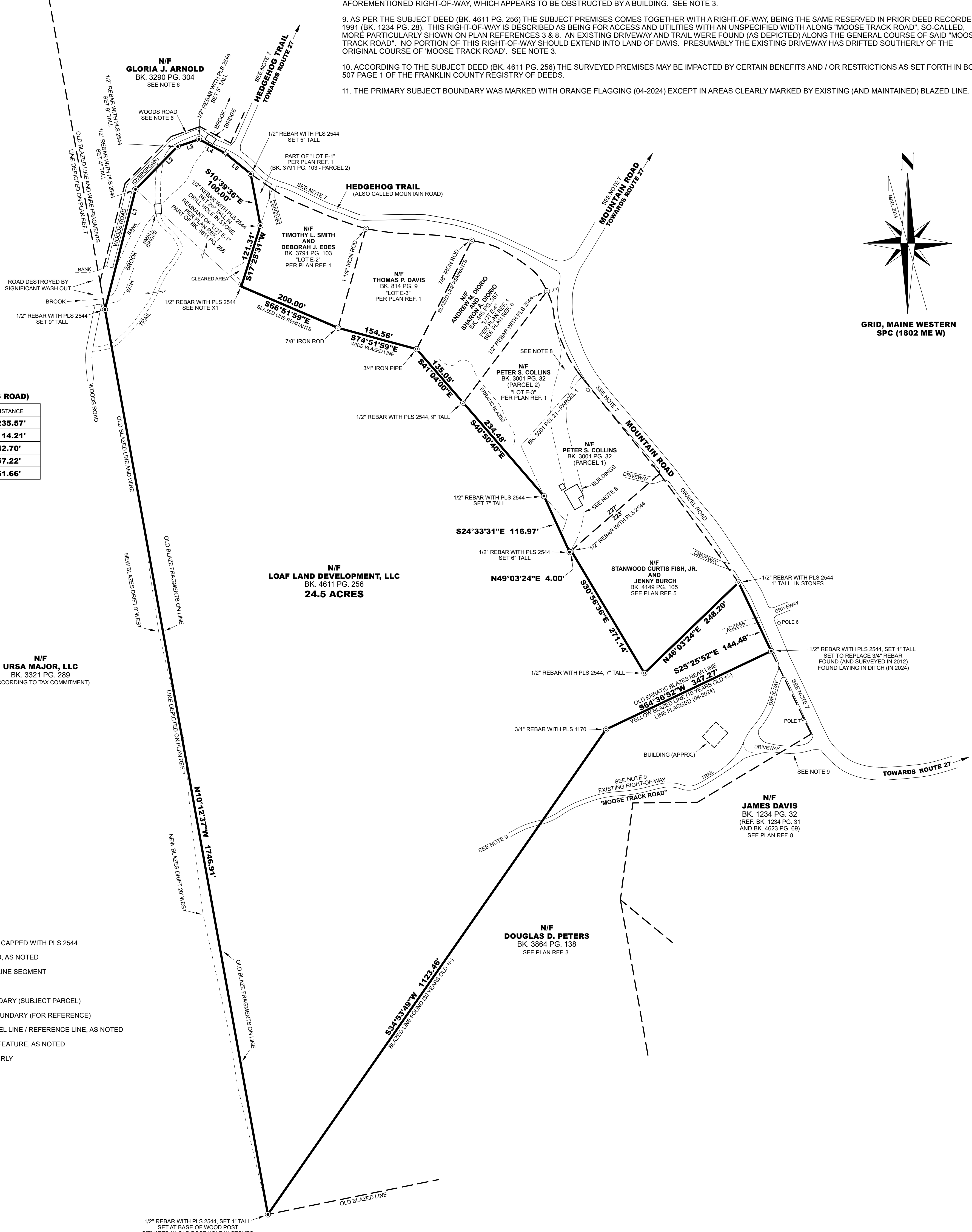
APPROVED BY: *Romany Shanti* DATED: 04/30/2024
ROMANY SHANTI, PROFESSIONAL LAND SURVEYOR #2544 PROJECT #7714

NOTES

- INTERIOR AND PERIMETER FEATURES WERE LOCATED WITH A TOPCON HIPER VR SYSTEM. TYPICAL RELATIVE TOLERANCES OF 0.2 FEET ARE EXPECTED, AS SUPPORTED BY FIELD REPRODUCIBILITY ASSESSMENT AND GROUND BASED SURVEY TECHNIQUES. DISTANCES ARE SHOWN TO THE NEAREST HUNDREDTH OF A FOOT AND BEARINGS TO THE NEAREST SECOND OF A DEGREE FOR COMPUTATIONAL PURPOSES. REFERENCE (DATUM) WAS ESTABLISHED USING OPUS CORRECTIONS PROVIDED BY NOAA. PLAN ORIENTATION IS GRID NORTH, MAINE WESTERN ZONE, SPC (1802 ME W), NAD-1983.
- THIS IS A STANDARD BOUNDARY SURVEY. PRIMARY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE PROFESSIONAL OPINION OF THE LICENSED SURVEYOR IDENTIFIED IN THE TITLE BLOCK, UNLESS OTHERWISE NOTED. SECONDARY BOUNDARIES AND ADJOINING LANDOWNERS ARE SHOWN FOR REFERENCE PURPOSES ONLY. MAPPED FEATURES WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY AS SHOWN, UNLESS OTHERWISE NOTED. THIS IS NOT A SUB-SURFACE SURVEY.
- ISSUES CONCERNING TITLE AND SPECIFIC RIGHTS SHOULD BE REFERRED TO AN ATTORNEY.
- ALL BOOK, PAGE, AND PLAN REFERENCES ARE RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THERE ARE NUMEROUS ISSUES WHICH RELATE TO THE PRIOR 'OUTLOTS' ALONG MOUNTAIN ROAD AND HEDGEHOG TRAIL. RELEVANT DEEDS TEND TO BE VAGUE AND SOMETIMES ERRONEOUS. THE PRIMARY 'SUBDIVISION' PLAN (SEE PLAN REF. 1) IS POORLY RENDERED, CONTAINS ERRORS, AND MISCHARACTERIZES CERTAIN FEATURES. SAID PLAN IS ALSO NOT THE CONTROLLING INSTRUMENT FOR SEVERAL OF THE 'OUTLOTS'. SOME OF THESE MATTERS ARE ADDRESSED ON PRIOR PLANS (PLAN REF. 5 AND PLAN REF. 6). IN GENERAL THE SUBJECT BOUNDARY, AS DEPICTED, REPRESENTS THE OPINION OF THE SURVEYOR NAMED IN THE TITLE BLOCK, HOWEVER MODERN BOUNDARY AGREEMENTS BETWEEN RESPECTIVE PARTIES WOULD IMPROVE THE STATUS OF OWNERSHIP IN THE AREA OF THESE 'OUTLOTS'.
- THE NORTHERLY BOUNDARY OF THE SUBJECT PREMISES WAS DESCRIBED IN THE ORIGINAL OPERATIVE DEED, DATED 03-26-1980 AND RECORDED 07-15-1980 (BK. 627 PG. 36) AS RUNNING "TO" AND "ALONG" A WOODS ROAD. THE 'ABUTTING' LAND TO THE NORTH WAS FIRST DESCRIBED BY DEED DATED AND RECORDED 03-27-1980 (BK. 616 PG. 178) AS RUNNING ALONG THE "NORTHERLY SIDELINE" OF SAID ROAD. NO RECORD WIDTH IS PROVIDED FOR SAID "WOODS ROAD". FOR PRACTICAL PURPOSES A WIDTH OF 22' IS DEPICTED HEREON. FEE INTEREST (OWNERSHIP) APPURTENANT TO THE SUBJECT PREMISES MAY EXTEND TO THE CENTERLINE OF SAID ROAD, OR THE 'NORTHERLY SIDELINE' THEREOF. RIGHTS TO THE USE OF SAID ROAD MAY BE IMPLIED FOR THE BENEFIT OF THE SUBJECT PREMISES AND LAND OF ARNOLD TO THE NORTH (HOWEVER, SEE NOTE 3). IT IS UNCLEAR IF OTHER PARTIES RETAIN RIGHTS TO THE USE OF THE SAME.
- FEE INTEREST (OWNERSHIP) OF MOUNTAIN ROAD AND HEDGEHOG ROAD IS UNCERTAIN AND MAY BE OWNED BY A ROAD ASSOCIATION OR HEIR (OR ASSIGN) OF THE ORIGINAL DEVELOPER. THIS MATTER HAS NOT BEEN THOROUGHLY REVIEWED HEREBY. THE SUBJECT PREMISES APPEARS TO BENEFIT BY SHARED RIGHTS TO THE USE OF VARIOUS ROADS AS DEPICTED ON LOCAL SUBDIVISION PLANS IN THE AREA AND / OR OTHERWISE ESTABLISHED AND USED BY MULTIPLE PARTIES.
- PLAN REFERENCE 1 DEPICTS A RIGHT-OF-WAY RUNNING THROUGH LAND OF COLLINS, AS SHOWN. THE OPERATIVE DEED INTO THE COLLINS CHAIN-OF-TITLE WAS RECORDED IN 1972 (BK. 437 PG. 404) AND HAS VAGUE LANGUAGE REGARDING RIGHT-OF-WAYS. IT IS NOT CLEAR IF THE SUBJECT PREMISES HAS RIGHT TO THE USE OF THE AFOREMENTIONED RIGHT-OF-WAY, WHICH APPEARS TO BE OBSTRUCTED BY A BUILDING. SEE NOTE 3.
- AS PER THE SUBJECT DEED (BK. 4611 PG. 256) THE SUBJECT PREMISES COMES TOGETHER WITH A RIGHT-OF-WAY BEING THE SAME RESERVED IN PRIOR DEED RECORDED IN 1991 (BK. 1234 PG. 28). THIS RIGHT-OF-WAY IS DESCRIBED AS BEING FOR ACCESS AND UTILITIES WITH AN UNSPECIFIED WIDTH ALONG "MOOSE TRACK ROAD", SO-CALLED MORE PARTICULARLY SHOWN ON PLAN REFERENCES 3 & 8. AN EXISTING DRIVEWAY AND TRAIL WERE FOUND (AS DEPICTED) ALONG THE GENERAL COURSE OF SAID "MOOSE TRACK ROAD". NO PORTION OF THIS RIGHT-OF-WAY SHOULD EXTEND INTO LAND OF DAVIS. PRESUMABLY THE EXISTING DRIVEWAY HAS DRIFTED SOUTHERLY OF THE ORIGINAL COURSE OF "MOOSE TRACK ROAD". SEE NOTE 3.
- ACCORDING TO THE SUBJECT DEED (BK. 4611 PG. 256) THE SURVEYED PREMISES MAY BE IMPACTED BY CERTAIN BENEFITS AND / OR RESTRICTIONS AS SET FORTH IN BOOK 507 PAGE 1 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- THE PRIMARY SUBJECT BOUNDARY WAS MARKED WITH ORANGE FLAGGING (04-2024) EXCEPT IN AREAS CLEARLY MARKED BY EXISTING (AND MAINTAINED) BLAZED LINE.

NOTE X1: CORNER MONUMENT
A REBAR WAS SET AT THE SOUTHWEST CORNER OF THE SMITH AND EDGES PARCEL. HOWEVER, PURSUANT TO FINAL PROJECT CALCULATIONS THE LOCATION OF THIS REBAR IS NOT CONSISTENT WITH A BEST FIT TO EVIDENCE. THE CALCULATED CORNER IS SITUATED S20°52'41"W A DISTANCE OF 3.74' FROM SAID REBAR. IT IS THE INTENT OF THE SURVEYOR TO REMOVE THE CURRENT REBAR AND SET A NEW REBAR AT THE CALCULATED POINT. HOWEVER, TO AVOID UNDUE COST, THIS WILL BE DONE AT A CONVENIENT TIME.

SET 7" TALL (NOT CORNER)
CORNER IS UNMARKED POINT:
S25°24'17"W 3.74'
FROM REBAR

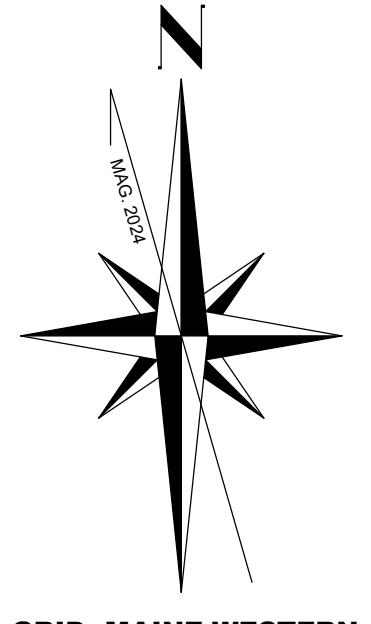


LINE TABLE (ALONG WOODS ROAD)

BEARING	DISTANCE
L1 N14°16'21"E	235.57'
L2 N44°33'50"E	114.21'
L3 N71°02'31"E	42.70'
L4 S61°57'29"E	57.22'
L5 S50°55'28"E	61.66'

LEGEND

- ⊙ 1/2" REBAR SET, CAPPED WITH PLS 2544
- ⊙ IRON PIN FOUND, AS NOTED
- ∠ ANGLE POINT / LINE SEGMENT
- ⊙ UTILITY POLE
- PRIMARY BOUNDARY (SUBJECT PARCEL)
- - - SECONDARY BOUNDARY (FOR REFERENCE)
- - - INTERIOR PARCEL LINE / REFERENCE LINE, AS NOTED
- - - APPROXIMATE FEATURE, AS NOTED
- N/F NOW OR FORMERLY



N/F
URSA MAJOR, LLC
BK. 3321 PG. 289
(ACCORDING TO TAX COMMITMENT)



PLAN REFERENCES

- REFER TO PLAN TITLED "ROBERT H. TAGUE HEDGE HOG MOUNTAIN VILLAGE PLAN FOR E-LOTS" RECORDED DECEMBER 30, 1968 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 132 1/2 PAGE 43-2.
- REFER TO PLAN TITLED "GRAMP'S WAY PART OF HEDGE HOG MOUNTAIN VILLAGE II" PREPARED BY S.L.F., INC. FEBRUARY 11, 1977 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140 1/2 PAGE 20.
- REFER TO PLAN TITLED "BOUNDARY SURVEY PREPARED FOR THE DIVISION OF LAND FOR CARL E. PETERSEN AND DIANE W. PETERSEN" PREPARED BY SACKETT & BRAKE SURVEY, INC. DATED AUGUST 16, 2012 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 5859.
- REFER TO PLAN TITLED "SURVEY OF PROPERTY FOR CARYL MALLOY" PREPARED BY ACME LAND SURVEYING, LLC DATED NOVEMBER 22, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6431.
- REFER TO PLAN TITLED "PROPERTY OF ANDREW M. DORIO AND SHARON A. DORIO" PREPARED BY ACME LAND SURVEYING, LLC DATED OCTOBER 23, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6438.
- REFER TO LOT LAYOUT OF COPLIN PLANTATION PREPARED BY F.H. STERLING, DATED 1910 AND REFERRED TO AS PLAN BOOK 5 PAGE 21 OF THE STATE OF MAINE LAND OFFICE PLAN BOOK, ON FILE AT ACME LAND SURVEYING, LLC WITH PROJECT 7714.
- REFER TO PLAN TITLED "ROBERT TAGUE INC. HEDGEHOG VILLAGE" DATED JUNE 22, 1970 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 133 1/2 PAGE 19.

REGISTRY OF DEEDS	
COUNTY	
DATE	
TIME	
PLAN BOOK	PAGE
FILE NO.	
REGISTRAR'S ATTEST	

Attachment E

Public Comments through
6/2/2026, including Public
Hearing and Site
Visit Requests

From: [Curt Fish](#)
To: [Hauber, Rachel](#); [Jenny Burch](#)
Subject: Re: Automatic reply: SP 4103 Public Hearing Request Loaf Land Subdivision, Coplin Plantation
Date: Monday, November 17, 2025 3:55:00 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.

Dear Ms. Hauber,

Are you able to send me the application that has been submitted by Loaf Development? I am a direct neighbor at the entrance of this project and will be requesting a public meeting and likely coordinating with a lot of neighbors.

Thank you,

Curt

Curt Fish, Broker
Sharon Drake Real Estate
136 Front Street
Bath MAINE
207.443.4444 - Mobile
207.443.1057 - Fax
curt@curtfish.com
www.sharondrakerealestate.com

From: [Curt Fish](#)
To: [Hauber, Rachel](#); [Arbo, Audie T](#); [Jenny Burch](#)
Subject: Re: SP 4103 Public Hearing Request Loaf Land Subdivision, Coplin Plantation
Date: Friday, January 16, 2026 1:21:06 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.

Hi Rachel and Audie,

I hope you both are doing well and off to a great new year!

I'm a bit confused about this application and review process in Coplin. It seems like you are working with the applicant to create a project application that is acceptable to LUPC before you gather input from those adjacent to the property. Is this the normal process?

When would we expect to receive an application?

And when would our review period start and end?

We are definitely requesting (again) a public hearing based on what we see proposed. And many of the neighbors feel the same way.

Thank you in advance for your assistance.

Sincerely,

Curt Fish

Curt Fish, Broker
Sharon Drake Real Estate
136 Front Street
Bath MAINE
207.443.4444 - Mobile
207.443.1057 - Fax
curt@curtfish.com
www.sharondrakerealestate.com

From: [Russell Peters](#)
To: [Hauber, Rachel](#); [Arbo, Audie T](#)
Subject: Mountain Road, Coplin subdivision hearing
Date: Friday, January 23, 2026 4:19:48 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.

Hi, my name is Russell Peters. My wife and I own a year road camp at 53 Mountain Rd in Coplin.

It has been brought to our attention that there is a newly proposed subdivision to go in off the Mountain Road.

I wanted to express our concerns and request a public hearing in regards to this proposed subdivision.

I know for a fact, that many owners along the Mountain Road, Porcupine trail, Gramps Way, and Dam road are opposed to this. I also know that many people who reside in Coplin, Stratton and surrounding towns and townships are opposed as well.

Some of our key concerns are as follows:

1. Environmentally it would not be good and could potentially be hazardous and a disaster for current owners in the area. This subdivision would consist of 13 homes above us along the Mountain Road and nearby roads. Natural run off and drainage would be severely disrupted. This would cause severe issues with basements, crawl spaces, decks, foundations, etc. The soils along Hedgehog hill are very sensitive to flooding and saturation as is. Also, the run off would cause issues with our wells and could potentially be hazardous to our health.
2. Mountain Road was not built to handle this much year round use. We already have issues with erosion, run off which causes issues with ditches and culverts. The winter time is another issue. The hill and Mountain Road is very steep. There are many times when the road is impassable for a period of time due to the heavy snow and ice. We would need more sand, salt, and for the town to plow more often.
3. Lastly, my wife and I purchased this camp in this area for peace, quiet, solitude, and tremendous beauty the area has to offer. Not to mention we love the wildlife, trees and nature sounds that go along with it. We sit on our deck daily and enjoy this. As an avid outdoorsman and nature lover I love going for walks behind our property. I can tell you this area is home to deer, moose, fox, bear, coyotes, birds, squirrels, insects, amphibians and many more. It is steep, but there are a few low wetland areas as well. It is a natural deer wintering area. Many, many deer use this area during the winter for warmth, food, and safety. This development would severely impact the homes to these beautiful creatures and us in a negative way. The properties and road are set to be right along our property line and directly up hill. This is very depressing and all those qualities we bought the camp for would be gone. Its a small old fashion town and we would love to keep it that way.

Thank you for reading this. I encourage you to hear all of our thoughts and concerns. Please hold a public hearing. I would love to see a copy of the application as well.

Thank you again.
We are looking forward to hearing from you.

Sincerely,

Russell Peters
Cathryn Peters

From: [Debbie Hinds](#)
To: [Arbo, Audie T](#)
Subject: Fw: Proposed Mountain Road Coplin Plantation Sub Division
Date: Sunday, February 1, 2026 9:22:44 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.

I am writing to request a copy of the application for the proposed subdivision off Mountain Road in Coplin Plantation, Maine and to request a public hearing on the subdivision.

My husband and I own a home at 34 Porcupine Trail Road in Coplin Plantation. It is part of the Hedgehog Village community. I am concerned about the impact this subdivision may have on our property and neighborhood. We already had an issue with a next-door neighbor who removed a small portion of the hill between us to add a parking spot. This removal of land had caused flooding to the road in front of our driveway. This was only a small modification to their property which cause a large impact to the road.

A larger subdivision could cause greater impact to our community.

Regards,

Deborah Hinds
19 Deerfield Drive
Brunswick ME 0411

From: [Jay Roy](#)
To: [Arbo, Audie T](#)
Subject: Mountain Road Coplin
Date: Sunday, February 1, 2026 8:00:20 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, my name is John Roy. I'm a property owner on 52 Mountain Rd., Copeland plantation Maine. I'd like to request a copy of the application and request a public hearing for a proposed 13 lot addition to the area please send me the information as soon as possible and set up a public hearing as soon as possible.

Thank you

Sent from my iPhone

From: josterrieder@roadrunner.com <josterrieder@roadrunner.com>

Sent: Wednesday, February 4, 2026 2:33 PM

To: Hauber, Rachel <Rachel.Hauber@maine.gov>

Subject: subdivision in Hedgehog, Coplin Plantation

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 James Osterrieder and I own a camp on Porcupine Trail (76) and am writing as I'm concerned about the new subdivision with 13 lots planned for off of Mountain Road. We recently experienced some drainage issues due to building of new homes on Mountain Road. The water run off was affected and caused a major water flow next to our camp which ended up causing us to lose half our driveway from the washout. We fear that this new development will just add to a run off issue when they start excavating for these homes.

I am requesting that you have a public hearing so that we will have an avenue to share our concerns and to hear from the developer and you what the plans are for water run off as well as septic runoff with so many new homes. I am also asking for a copy of the application submitted so I can see exactly what is proposed.

Please send me the information at the following address:

Jim Osterrieder

20 Dale Lane

Steep Falls, Maine 04085

Telephone number - 207-653-3714

Respectfully,

Jim Osterrieder



P.O. Box 319 • 5 Currie Street • Stratton, ME 04982
Email: clerk@coplin.org • www.coplinplantation.maine.gov
Tel: 207-246-5141

February 19, 2026

Mr. Tim Carr, Senior Planner
Land Use Planning Commission
22 State House Station
Augusta, ME. 04333

RE: Request for Public Hearing
Application SP 4103

Dear Mr. Carr:

At the February 11, 2026, monthly meeting of the Coplin Plantation Board of Assessors, the Board voted unanimously to request the Land Use Planning Commission (LUPC) hold a public hearing regarding the above referenced subdivision application. The Board strongly believes that a site visit is also critical and further requests that the public hearing be held in Coplin, if at all possible, to accommodate citizens who wish to attend. It is our understanding that the application has been deemed incomplete and further information has been requested from the applicant. Nonetheless, the Board wishes to convey its requests early on in the process in an effort to convey our concerns and those of nearby homeowners who would likely be impacted.

Our meeting on the 11th to discuss this issue attracted about 10 citizens in the vicinity of the proposed project. Several were familiar with the land in question and voiced many concerns about the viability and suitability of the project for the parcel. Among the concerns expressed were:

The roadway (Mountain Road) leading to the parcel is a steep, narrow, gravel road with grades that appear to be above what would be permitted by LUPC to access a subdivision of this size and scope. In many locations, two normal size vehicles would have difficulty passing, particularly during the winter season. Site line distances from the proposed project road onto Mountain Road may not meet acceptable standards. Additional concern was expressed about the width of the planned project roadway, as the road seems to vary in width inside the project area.

Water runoff from the proposed project area was a major concern expressed. The area is naturally wet with both surface water and underground water present. Several homes exist downslope from the parcel and homeowners were very concerned with the amount of potential runoff impacting their wells, septic systems and driveways. Likewise, the Plantation is concerned with drainage that could negatively impact Mountain Road.

Those who are familiar with the property believe that the soil is heavily compacted from previous logging operations. They questioned whether remediation work would be necessary to meet construction or other applicable standards.

The parcel under consideration would appear to have steep gradients, particularly inside the proposed building envelope areas. This leads to questions about suitability for septic systems and further surface water runoff issues.

The parcel sits near or on a ridgeline/ mountain top with significant views of an adjacent ridgeline and mountain top, Cranberry Peak. Cranberry Peak is a spur hiking trail directly off the Appalachian Trail leading into the village of Stratton. Concerns were raised about whether a scenic characteristic impact evaluation had been undertaken.

Given the apparent condition of the application, there were questions raised regarding how much time the land-use consultants had actually spent on the property prior to its submission. There appeared to be a lack of general understanding/appreciation of the various challenges presented by the nature of the parcel and the project's impacts on other homes and land in the immediate area.

In conclusion, for at least these concerns and possibly others that may still be unknown to us, we respectfully request that LUPC staff and Commissioners give full and careful consideration to the requests made in the first paragraph above. Coplin Plantation is a very small and rural community, and we rely upon the expertise of the LUPC to guide, review and approve responsible development that directly impacts us.

We appreciate your time and consideration. If we need to submit anything further or you have any questions regarding this submission, please to not hesitate to contact the Board of Assessors at the above address.

Sincerely yours,

Daniel Barker, Chair; Robert Farrar, member; John Dodson, member

Coplin Plantation Board of Assessors

 - chair

Carr, Tim

From: Stacey Patrick <dblbittr@gmail.com>
Sent: Saturday, February 28, 2026 11:51 AM
To: Carr, Tim
Subject: Sp4103

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 Mr Carr

Let me Introduce myself. My name is Stacey Patrick and I live at 21 Porcupine Trail, Copland plantation in hedgehog Village

I am writing at this time in regards to the possible development on Mountain Road. I have many concerns with the building of 13 lots up on the mountain the water runoff the gravel roads not being suitable for that amount of travel and all those stated in a letter you received from the Town officials.

I would like to ask at this time that you consider having a public hearing when the time is appropriate And that LUPC will do a site visit in the spring to see exactly what this land is all about.

Best regards
Stacey Patrick
Dblbittr@ [gmail.com](mailto:dblbittr@gmail.com)

Carr, Tim

From: David Koenig <dskoenig@gmail.com>
Sent: Wednesday, March 4, 2026 8:06 PM
To: Carr, Tim
Subject: Application SP4103

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.

Hi Tim,

I am writing to let you know that I strongly oppose the approval of Application SP4103. I've lived in Hedgehog Village (27 Porcupine Trail) located in Coplin Plantation for over 25 years. I routinely walk through Hedgehog Village, the surrounding ATV and snowmobile trails, and through the surrounding woods. I am quite familiar with the land that the proposed subdivision would be located on and have been on it all four seasons, both before and after it was very poorly logged. Although I'm not a civil engineer or a forester I can tell you that the site is not even close to being capable of supporting 13 homes. The land is extremely wet in the spring and early summer and soft most of the rest of year unless it is frozen. Additionally access to the proposed subdivision via Mountain Road seems inappropriate. Mountain Road is extremely steep in two spots, narrow, and very difficult to get up in the winter. I would appreciate it if someone from LUPC could visit the site this spring or early summer to properly evaluate the application. I think they see that the proposal is a case of wishful thinking.

Thank you for your time and consideration.

Dave Koenig
207-330-1604
dskoenig@gmail.com

Carr, Tim

From: Russell Peters <petersrj83@gmail.com>
Sent: Sunday, March 22, 2026 2:40 PM
To: Carr, Tim; Hediger, David
Subject: LUPC Coplin Plantation subdivision

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.

Hi,

My name is Russell Peters. It has been brought to our attention that there is a newly proposed subdivision to go in off the Mountain Road in Coplin. Our property line would actually be alongside the proposed subdivision and road.

I wanted to express some concerns and request a public hearing and on-site visit.

1. Environmentally it could potentially be hazardous and a disaster for current owners in the area. This subdivision would consist of 13 homes above us along the Mountain Road and nearby roads. Natural run off and drainage would be severely disrupted. This would cause severe issues with basements, crawl spaces, decks, foundations, etc. The soils along Hedgehog hill are very sensitive to flooding and saturation as is. Also, the run off would cause issues with our wells and could potentially be hazardous to our health.

2. Mountain Road was not built to handle this much year round use. We already have issues with erosion and run off which causes issues with ditches and culverts. The winter time is another issue. The hill and Mountain Road is very steep. There are many times when the road is impassable for a period of time due to the heavy snow and ice. We would need more sand, salt, and for the town to plow more often. The road during the winter is mostly a single lane. With the traffic on this grade caused by this subdivision, we could have many vehicle collisions and vehicles going off the road. There would also be a serious concern with EMS having accessibility during the winter months with this much traffic and road concerns.

We would also encourage there to be a on-site visit of the road and property.

Thank you for reading this. I encourage you to hear all of our thoughts and concerns. Please hold a public hearing so we can all discuss.

Thank you again.

We are looking forward to hearing from you.

Sincerely,

Russell Peters