MAINE LAND USE PLANNING COMMISSION

Department of Agriculture, Conservation and Forestry
22 State House Station, Augusta, Maine 04333-0022
TEL (207) 287-2631 FAX (207) 287-7439

SITE VISIT MINUTES

SP4103 SITE VISIT SUBDIVISION PERMIT SP4103,
THE LOAF LAND SUBDIVISION, COPLIN PLANTATION, FRANKLIN COUNTY
Date and time: Location: 1:30 PM on Tuesday, October 13, 2026
Meet across from 44 Mountain Road, Coplin Plantation

COMMISSIONERS PRESENT

Millard Billings, Chair	Wayne Jones	Lee Smith	Don Tardie	
Gwen Hilton, Vice Chair	Perry Ellsworth	Peter Pray	Tom DuBois	

STAFF PRESENT

Ben Godsoe, Acting Executive Director	David Hediger, Senior Planner
Stacy Benjamin, Acting Planning Manager	Jennifer Larson, Environmental Licensing Specialist I

OTHERS PRESENT

Caleb Elwell, AAG

The following signed in at the site visit:

Tyler Doucette, applicant
Conner Doland, Eustis FD
Mike Pansky, Mountain Road
Jim Osterrieder, 76 Porcupine Trail
Emily Hastings, Maine-Land Development, agent for applicant/Loaf Land Development, LLC
Dave Johnson, Attorney for applicant
L. Jay Jewett, Mountain Road
Sean Ellsworth, 44 Mountain Road
Jeff Sandner, 81 Mountain Road
Nick Andrews, Armstrong Lane
Curt Fish, Mountain Road
Jenny Burch, Mountain Road
Cathryn Peters, 53 Mountain Road
Russell Peters, 53 Mountain Road
Tom Caprans(sp?), Eustis FD
Matt Richard(sp?)

Proposed subdivision road entrance, Mountain Village Road

- LUPC commissioner and staff introduced themselves. David Hediger summarized the purpose of the site visit and the conduct expected of Commissioners and the public attending.
- Emily Hastings summarized the proposed development and the areas to be visited, including filter ponds #1 and #2, the approximate location for the proposed road, and the stream crossing. David noted that areas covered during the visit will also include intervenors Curt Fish, Jr. and Jenny Burch's property (Plan 7 Lot 10) and Russell and Cathryn Peters' property (Plan 7 Lot 15)

Filter pond #1

- Emily explained the area of the first filter pond, the pond outlet to Mountain Road, and the location of the emergency spillway draining towards the Fish and Burch property following the existing drainage contours.
- Commissioner Hilton asked what the colored ribbons delineated. Emily commented there were

several ribbon colors (i.e., blue, green, orange, pink) identifying property boundaries, corners of lots, culverts, wetlands, and soil test pits.

First culvert crossing, Mountain Village Road

- Commissioner Smith asked about the direction of the culvert. Emily confirmed the direction.
- Commissioner Pray asked about the direction of the water discharging onto the neighboring property from the culvert. Emily confirmed the direction toward the Fish and Burch property.

Northern corner of lots 1-2 and Mountain Village Road

- Commissioner DuBois asked what development was proposed on the slope above the proposed access road, and how any potential lots would be accessed. Emily explained that lots 1-2 would be accessed from a different location from the easement/Moose Track Road and that no roads or development would occur on the slope viewed by Commissioners.
- Commissioner Pray asked how many lots there are in the subdivision. Emily confirmed that 12 lots are proposed.

Stream crossing, Mountain Village Road

- Emily discussed the 4' culvert for the stream crossing and filter pond #4 above the crossing that will discharge into the stream.
- Commissioner Pray asked Emily to show the location and direction of the culvert crossing.
- Commissioner Dubois asked if the culvert is sized for a 100-year flood event. Emily confirmed it was and that it met sizing requirements.

Building Lots 11 and 12

- Commissioner Smith asked which direction Courtney Lane travels. Emily confirmed the direction and explained that Lots 11 and 12 would be accessed from the east, below Courtney Lane.

Filter pond #2

- Commissioner Smith asked for clarification whether the flagging represents the property line and where the bottom edge of the pond will be. Emily confirmed both locations.

Culvert, Courtney Lane

- Commissioner Hilton asked what the road frontages are for each proposed lot. Emily said they are at least 100 ft and that some lots have shared driveways on Courtney Lane.
- Commissioner Ellsworth asked if there were copies of the subdivision plan available. Emily confirmed that there were extras available at the trailhead.
- Several attempts were made throughout the site visit to show the approximate location on the subdivision plan; however, consistent rain made it difficult to present.

End of Mountain Village Road, lot 5

- Emily explained the layout of the lots and how they prioritized the flatter sections of the parcel for buildable area and access, with the idea of making the lots less visible from vistas on Cranberry Mountain.
- Commissioner Hilton asked where the building envelopes were located. Emily described the buildable areas and noted that permits are still required for residential development within each lot.
- Emily pointed out the existing tree line to the south, above the site, and commented that land is part of the subdivision but will remain as undeveloped portions of proposed lots.

The Peters property

- Commissioner Smith asked where Mountain Road goes past the Peters property. David and Ben explained that the road continued back to Route 27.
- Ben asked the Peters where they believe the easement access/Moose Track Road for lots 1 and 2 to be located on their property. Russell Peters explained he believes the easement is located approximately 20' from their house and pointed out the location.
- Commissioner Smith asked for clarification on how wide the easement is. Emily did not know the width at the time, noting the deed does not provide a width.
- Commissioner Tardie asked for confirmation that the Peters owned the land encumbered by the

easement.

- Commissioner Perry asked when we would learn more about the easement access location. Emily and Ben said additional discussion about the easement would occur at the technical session meeting in November.

Peters' property line at Lots 1 and 2

- Commissioner Smith asked if access to the lots was the only issue (indicating issues brought up by Peters). David said access via the Moose Track easement and access to the development via Mountain Road were the main issues related to the Peters.
- Commissioner Perry asked if this access easement area is considered a road. Emily explained that it is a shared driveway for lots 1 and 2 and not a road.
- Commissioner Tardie asked where the property line was at the end of the access easement. Russell Peters pointed to the approximate location.

Fish and Burch property

- David outlined drainage and access concerns raised by Fish and Burch
- David described the filter ponds and that their size is designed based on the volume of runoff uphill.
- Commissioner Smith asked if the vegetation would be cut for the pond. Emily explained that they will be 1.5 ft deep and that they are man-made ponds that will be stabilized and revegetated. She explained that the homeowner's association will maintain the filter ponds.
- Curt pointed out what he believes to be a vernal pool located on his property adjacent to the spillway outlet of Pond #1.
- David described the difference between a potential vernal pool and a filter pond
- Commissioner Smith asked if all the landowners were responsible for the maintenance of the filter ponds and Emily confirmed.
- Curt and Jenny explained that Pond #2 is located on their property line and described their concerns about where the water is currently flowing and how it would potentially be altered.
- Commissioner Ellsworth asked what the pipe is doing on the ground at this site. Curt said it was from an old well installation.
- Curt noted that access to the subdivision (particularly sight lines down Mountain Road) from the subdivision entrance should be considered.

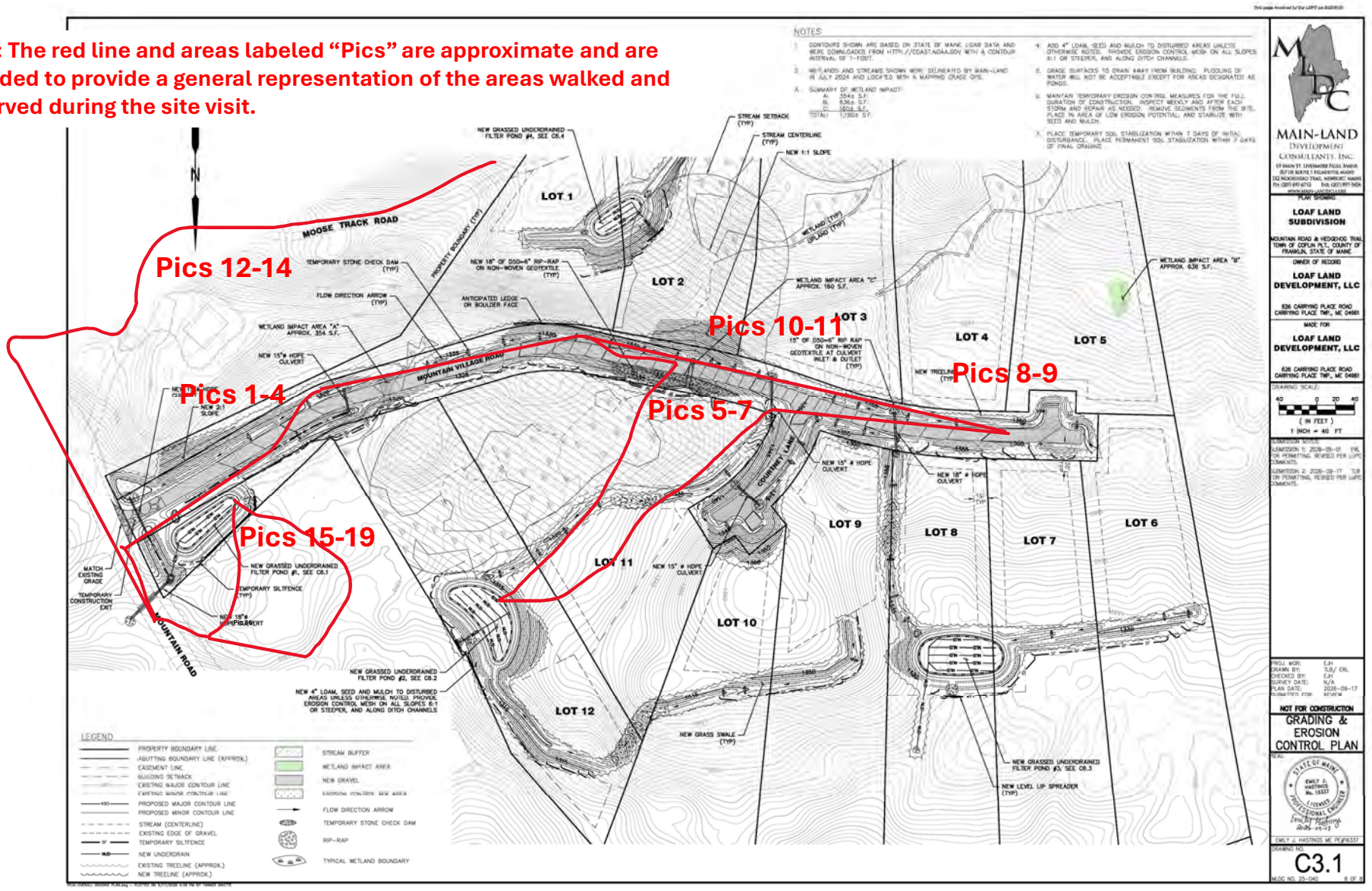
Proposed subdivision road entrance, Mountain Village Road

- David gave the closing statement about the public hearing and comment deadlines.
- An attendee (one) stated that after the proposed subdivision parcel, Mountain Road is privately owned and maintained, and there is no public access, so Commissioners should not drive out in that direction.
- Commissioner Ellsworth asked if Coplin Plantation maintains the road. A fire department representative explained that Coplin Plantation maintains it up to the private access section, located just beyond the proposed subdivision entrance.

Attachments:

- Map showing the approximate site visit route, with locations identified corresponding to the photographs taken during the site visit.

Note: The red line and areas labeled "Pics" are approximate and are intended to provide a general representation of the areas walked and observed during the site visit.








EUSTIS
FIRE-RESCUE




MAINLAND




GRAHAM






STEARNS








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