

From: [peterbrown25](#)
To: [Gaffney, Heidi](#)
Subject: Madrid rezoning additional comments
Date: Wednesday, September 23, 2026 3:18:39 PM
Attachments: [Madrid Rezone wet areas.pdf](#)

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Dear Ms Gaffney,

Attached are additional comments for the Commission's consideration.

Please confirm you have received my email.

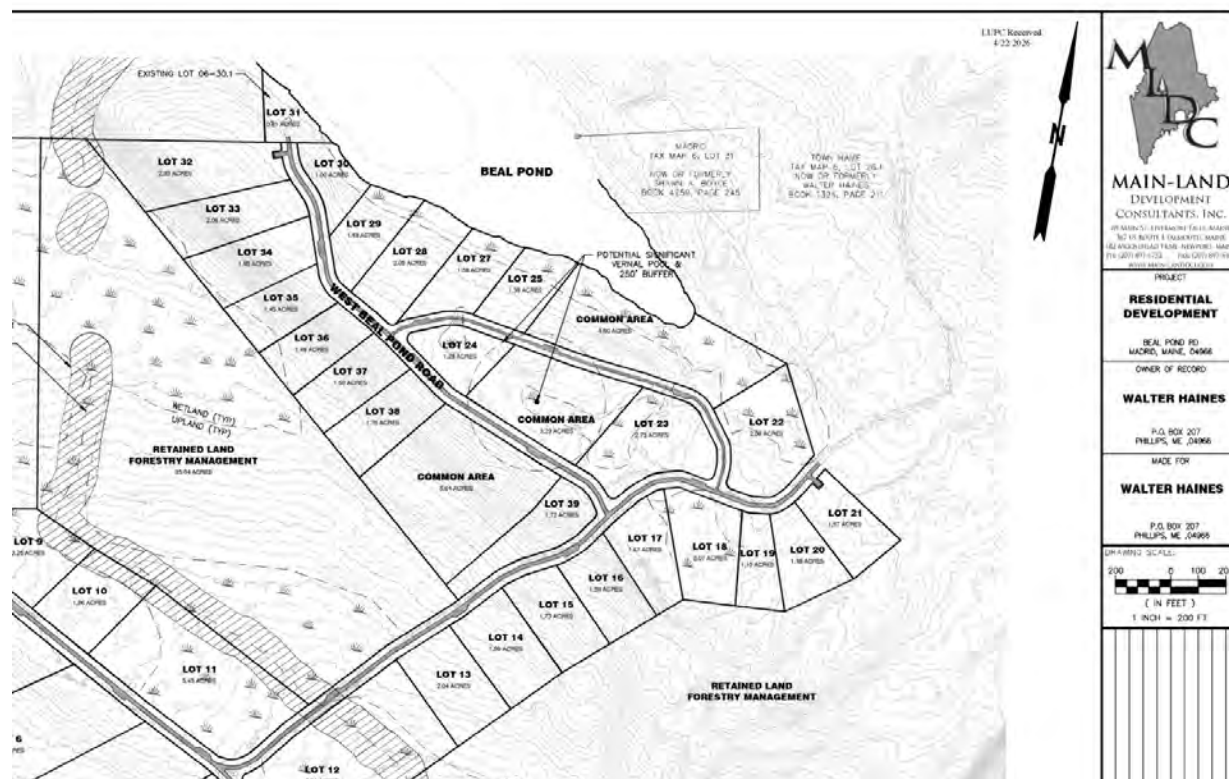
Thank you,

Peter Brown

September 20, 2026

Dear Ms. Gaffney,

On June 28th I visited Beal Pond and wish to submit additional comments related to the “Potential Significant Vernal Pool” and referred to as the Loop Road as displayed on page 33 of the Walter Haines Application prepared by Main-Land Development Consultants.



I am including photos of the area identified as a “Potential Significant Vernal Pool”. Image 1 and Image 3 show standing water on both sides of the Loop Road.

Image 1 – shows left side Loop Road heading west.



Image 2 shows the Loop Road and Image 3 shows the pool on the right side of the road and opposite of Image 1.



Still further down the road on the left side and before the Loop Road turns left and uphill to connect to West Beal Pond Road, is a second larger pool area - Image 4.



Image 5 shows a new culvert pipe and made of current construction material and is further indication of recent construction of the Loop Road and not a 35 year old road.



Finally, more pooling water on the opposite side of the road and culvert – Image 6.



In my earlier letter dated June 25th, I stated that the “Loop Road” appears to have been recently constructed.

Based on the photographs submitted with these comments, the Loop Road also appears to have been constructed through or immediately adjacent to two substantial wet areas, including the area expressly identified by the applicant’s consultant, Main-Land Development Consultants, as a “Potential Significant Vernal Pool.”

The applicant is required to demonstrate that the proposed rezoning will have no undue adverse impact on existing uses or resources, or that the proposed new zoning is more appropriate for protecting and managing those resources. Has the applicant submitted any documentation that determines whether this resource is in fact a Significant Vernal Pool and an evaluation of the potential impact of the proposed rezoning on these two specific wet areas?

The Loop Road itself is important evidence that should be considered. The photographs document the physical disturbance to an existing resource. **The concern is therefore not limited to what might happen in the future; there is also a question of what impact may already have occurred as a result of the recent construction of the Loop Road.**

Given that the applicant's own consultant identified a "Potential Significant Vernal Pool" in this location, the applicant should be required to demonstrate that the wetland resources have been adequately identified and that the requirements for the proposed rezoning have been met.

Sincerely,

Peter Brown
249 Forest St.
Reading, Ma. 01867
peterbrown25@comcast.net
978.729.8031