



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA, ME 04333-0041



MEMORANDUM

Wildlife Diversity Section – Ecology Group

Maine Department of Inland Fisheries and Wildlife
353 Water Street, Augusta, Maine 04333

Date: August 25, 2026

To: David Hediger, LUPC

From: Abby Stepanauskas, MDIFW Wildlife Diversity Section – Ecology Group

Re: Rare and exemplary botanical features, #ZP 806, Residential Subdivision Zoning Petition, Peal Pond, Madrid Twp, Maine.

I have searched the Wildlife Diversity Section's Ecology Group (formerly Maine Natural Areas Program) files for rare or unique botanical features in the vicinity of the proposed site in response to your request received August 17, 2026 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all areas in Maine, and in the absence of a specific field investigation, the Ecology Group cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Ecology Group is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. If data provided by the Ecology Group are to be published in any form, we ask to be informed at the outset and credited as the source.

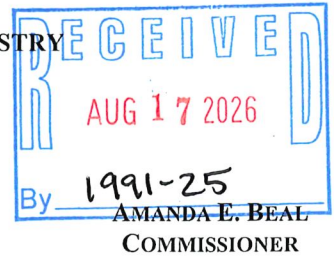
Thank you for consulting the Maine Inland Fisheries and Wildlife's Wildlife Diversity Section's Ecology Group in the environmental review process. Please do not hesitate to contact me if you have further questions about our findings or about rare or unique botanical features on this site.

Abby Stepanauskas | Information Manager | Wildlife Diversity Section – Ecology Group
207-287-8048 | abby.stepanauskas@maine.gov



JANET T. MILLS
GOVERNOR

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



REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION

Date: 8/17/2026

Permit/Tracking#: ZP 8056

Analyst: Heidi.Gaffney@maine.gov, David.Hediger@maine.gov

Applicant: Walter Haines

Location: Madrid Township: Maine Revenue Service Map FR029, Plan 06, Lots 17, 19.2, 30.1, and portions of 17.1 and 30.

Project: Zoning Petition - from M-GN, P-GP, P-WL1, P-WL2, P-WL3 and P-SL2 to D-RS

Special Note(s): The Applicant proposes to rezone approximately 145 acres to the Residential Development (D-RS) subdistrict, with the future intent of developing a residential subdivision.

**TO BE CONSIDERED,
COMMENTS DUE BY:
9/4/2026**

Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.

	Bureau of Parks and Lands, SHS #22 Attn.: _____ (Regional BPL Staff Person and Leased Lots)	X	Maine Forest Service Attn.: Brian.C.Holland@maine.gov
	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 Attn.:		Maine State Fire Marshall's Office SHS #52 Attn.:
	DEP Hazardous Material & Solid Waste, SHS #17 Attn.:	X	Natural Areas Program, SHS #93 Email: maine.nap@maine.gov
	DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401 Attn.:		State Geologist, NRIMC, SHS #22 Attn.:
	Div. of Environmental Health, DHHS, SHS #10, Subsurface Wastewater Program Attn.:		State Soil Scientist, SHS #28 Attn.:
	DOT, Planning, SHS #16 Attn.:		U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite #350, Augusta, ME 04330 Email:
X	Historic Preservation Commission, SHS #65 Email: MHPCprojectreview@maine.gov		U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME 04431 Email:
X	DIF&W, SHS #41 Email: IFWEnvironmentalreview@maine.gov	X	County Commissioners Franklin County via administrator spratt@franklincountymaine.gov
	Maine Dept. Marine Resources SHS #21 Attn:		Soil and Water Conservation District
	Maine Floodplain Mgmt. Program, SHS #93 Attn:		Other State, Federal, Governmental Agency:

After review of the application and consideration of the proposal's probable impacts, we have:

☒ No comments on the proposal

☐ Comments on the proposal are included on the following page(s)

Signature: Kristi Mohney, SHPO

Date: 8/25/26

Reports of staff permitting decisions can be found here: <http://www.maine.gov/dacf/lupc/reports/>

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



PHONE: (207) 287-2631
FAX: (207) 287-7439
WWW.MAINE.GOV/DACF/LUPC

From: [Holland, Brian C](#)
To: [Hediger, David](#)
Cc: [Gaffney, Heidi](#)
Subject: RE: LUPC REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION, ZP 806, MADRID TOWNSHIP
Date: Monday, September 14, 2026 11:23:32 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning MFS has reviewed pending zoning Petition 806 in Madrid Township

MFS notes that the applicant should be aware that the proposed zoning change would require that any future timber harvesting activity in the proposed D-RS rezoning would require compliance with not only MFS Rules including Chapter 20 (Forest Regeneration and Clearcutting Standards), Chapter 21 (Standards for Timber Harvesting and Related Activities in Shoreland Areas) and Chapter 27 (Standards for Timber Harvesting and Related Activities in unorganized and deorganized areas of the state) but would also include additional permitting requirements from the Land Use Planning Commission as compared to the current Zoning.

Thank you for the opportunity to review and comment

Brian Holland

From: Hediger, David <David.Hediger@maine.gov>
Sent: Tuesday, September 1, 2026 3:01 PM
To: Holland, Brian C <Brian.C.Holland@maine.gov>
Cc: Gaffney, Heidi <Heidi.Gaffney@maine.gov>
Subject: LUPC REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION, ZP 806, MADRID TOWNSHIP

Good afternoon, Brian.

Nice to have met you yesterday. I'm sending this directly to you given your involvement. However, please share with whoever is appropriate to complete. Thanks.

The Land Use Planning Commission is requesting your review and comments on the following application available for download on our FTP site:

Zoning Petition: ZP 806, Madrid Township

Walter Haines has submitted an application to rezone approximately 145 acres in Madrid Township to the Residential Development (D-RS) subdistrict, with the intent to develop a residential subdivision. The properties to be rezoned include Maine Revenue Service Map FR029, Plan 06, Lots 17, 19.2, 30.1, and portions of 17.1 and 30. Properties are proposed to be rezoned from M-GN, P-GP, P-WL1, P-WL2, P-WL3, and P-SL2 to D-RS.

Please submit comments by **September 15, 2026**.

The digital application file is available through the LUPC's online file transfer site by following these directions:

- Select this link: [Index of /dacf/lupc/review/ZP806 Haines Madrid](#)
- Enter the username and password below
 - **Username:** doc
 - **Password:** mejuri1
- **Files include:**
 - [zp806_app_with_applicantupdates.pdf](#)
 - Note: pages of the application have been updated with additional information from the applicant, including:
 - Soils Map
 - Proposed Rezoning Plan
 - Subdivision Concept Plan
 - Soils Report

Please let me know if you have any trouble accessing the application. If you have any questions, please contact me or Heidi.Gaffney@maine.gov.

Thanks for your assistance.



David Hediger
Senior Planner
[Land Use Planning Commission](#)
18 Elkins Lane
22 State House Station
Augusta, Maine 04333-0022
Phone (Direct): (207) 441-4020



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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION

Date: 8/17/2026

Permit/Tracking#: ZP 8056

Analyst: Heidi.Gaffney@maine.gov, David.Hediger@maine.gov

Applicant: Walter Haines

Location: Madrid Township: Maine Revenue Service Map FR029, Plan 06, Lots 17, 19.2, 30.1, and portions of 17.1 and 30.

Project: Zoning Petition - from M-GN, P-GP, P-WL1, P-WL2, P-WL3 and P-SL2 to D-RS

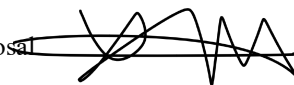
Special Note(s): The Applicant proposes to rezone approximately 145 acres to the Residential Development (D-RS) subdistrict, with the future intent of developing a residential subdivision.

**TO BE CONSIDERED,
COMMENTS DUE BY:
9/4/2026**

Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.

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X	DIF&W, SHS #41 Email: IFWEnvironmentalreview@maine.gov	X	County Commissioners Franklin County via administrator spratt@franklincountymaine.gov
	Maine Dept. Marine Resources SHS #21 Attn: _____		Soil and Water Conservation District
	Maine Floodplain Mgmt. Program, SHS #93 Attn: _____		Other State, Federal, Governmental Agency:

After review of the application and consideration of the proposal's probable impacts, we have:

☐ No comments on the proposal  ☒ Comments on the proposal are included on the following page(s)

Signature: _____ Laura Hatmaker, Natural Resource Biologist Date: 9/18/2026

Reports of staff permitting decisions can be found here: <http://www.maine.gov/dacf/lupc/reports/>

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
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STATE OF MAINE
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353 WATER STREET
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MDIFW Permit Review Comments

Submitted via e-mail

Project: Walter Haines Zoning Petition, Madrid; ZP 806
LUPC Project Manager: David Hediger
MDIFW ERID: 9699 ver. 11999
Date: September 18, 2026

Comments:

On August 17, 2026, the Maine Department of Inland Fisheries and Wildlife (MDIFW) received a request from the Maine Land Use Planning Commission (LUPC) to review a Zoning Petition located at Center Road and Beal Pond Road in Madrid Township. This project was previously reviewed as a pre-application request on December 12, 2025. The project proposes to rezone approximately 145 acres from M-GN, P-GP, P-WL1, P-WL2, P-WL3, and P-SL2 to Residential Development (D-RS) subdistrict for the purposes of building a residential subdivision as shown in the submitted site plan. The following resources are present in the vicinity of this rezoning request.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering.

For any subsequent development we may recommend no tree clearing occur from May 15 through August 15. Alternatively, we may recommend that acoustic surveys be conducted within the project area, conducted by qualified bat biologists experienced with acoustic survey methodology, following MDIFW's most recent survey protocol. The lack of acoustic detection of listed bats would allow for clearing during the bat maternity season per MDIFW current guidelines.

High Elevation Species

Roaring Brook Mayfly (State Threatened) and Northern Spring Salamander (State Species of Special Concern) may occur in the project area. Roaring Brook Mayfly can occur in high elevation, headwater streams draining off forested (hardwood or mixed) slopes at or above 1,000 feet (including unmapped streams) within or adjacent to the currently documented range

(northern Appalachian Mountain Range, stretching from Mt. Katahdin to western border with New Hampshire and Quebec). Northern Spring Salamander can occur in first or second order perennial or intermittent, high elevation (generally at or above 500 feet) headwater streams (mapped or unmapped) in hardwood or mixed forests, but they are also found in larger third order streams and rivers with suitable substrate (large cobble and/or gravel bars) within the documented range of primarily the western Maine mountains north and east into mountains of central Penobscot County.

For any subsequent development projects, we may recommend 250-foot intact riparian buffer zones along all mapped and unmapped streams, with no new development or permanent habitat conversion within this zone.

SIGNIFICANT WILDLIFE HABITAT

Deer Wintering Area

The project area intersects with a Biological Deer Wintering Area (DWA) and is adjacent to a zoned P-FW DWA. The zoned P-FW is located on adjacent parcels to the west. DWAs contain habitat cover components that provide conditions for protection from deep snow and cold wind, which is important for overwinter survival of white-tailed deer. Although Biological DWAs are nonregulatory, its presence in the proposed project area indicates historically important habitat but does not necessarily indicate that the area currently functions as winter shelter.

DWA Travel Corridors contain similar habitat qualities and provide the means for DWA ingress and egress. DWA travel corridors may also occur within the project area. Travel corridors are not mapped as regulated DWAs unless they are incorporated into a zoned P-FW DWA.

Although Biological DWAs and unmapped DWA travel corridors are non-regulatory, MDIFW generally recommends that development projects be designed to avoid impacts to this habitat or managed in a way to encourage viable winter cover for deer. Therefore, for any subsequent development proposals we may request landowner permission for a winter site survey by MDIFW to assess the current and potential habitat provided.

Inland Waterfowl/Wading Bird Habitat

In our previous review (dated 12/15/2025) this project intersected with an Inland Waterfowl and Wading Bird Habitat (IWWH; UMO-12586), a Significant Wildlife Habitat under Maine's Natural Resources Protection Act. However, since our previous review, this IWWH has been reevaluated and determined to be below the review threshold for Natural Resource Protection Act projects. As a result, this area has been removed from our regulatory mapping. Given this update, our Department anticipates minimal impacts to this habitat as a result of rezoning activities.

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. It is understood the applicant completed a wetland delineation and identified one potentially Significant Vernal Pool.

For any subsequent development projects, our Department would recommend that any potential Significant Vernal Pool depressions be avoided as well as the 250-feet surrounding the pool, which is the associated Critical Terrestrial Habitat. We would recommend that a breeding season survey of the potentially significant vernal pool by qualified wetland scientists prior to final project design to determine its significance. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department would need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

Beal Pond is largely undeveloped and the area around Beal Pond is zoned as P-GP and P-SL2.

For any subsequent development projects, we would generally recommend the following:

- 100-foot undisturbed vegetated buffers be maintained along Beal Pond and any streams. Buffers should be measured from the edge of waterbody/watercourse or associated fringe and floodplain wetlands.
- Beal Pond is a stocked brook trout waterbody. MDIFW's stocking program is contingent on maintaining public access. The current informal public access point is on the southern end of the pond in the area marked "common area" on the proposed site plan. MDIFW would recommend this area be established as a formal hand carry public access point to Beal Pond with parking for 2-3 cars.
- All new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream to provide full fish passage with open bottom or embedded structures backfilled with representative streambed material.
- Construction Best Management Practices be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.
- Any necessary in-water work occur between July 15 and October 1.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.



Laura Hatmaker
Natural Resource Biologist

Cc: Dylan Whitaker, Tyler Grant, Ashley Houle, MDIFW Region D Fisheries Biologists
Sarah Boyden, MDIFW Region D Wildlife Biologist
Andrew Wood, MDIFW Environmental Review Coordinator
John Perry, MDIFW Environmental Review Program Supervisor