

STATE OF MAINE LAND USE PLANNING COMMISSION

SP4103: PROJECT OVERVIEW FOR PUBLIC HEARING

LOAF LAND DEVELOPMENT, LLC, SUBDIVISION
PERMIT APPLICATION, COPLIN PLANTATION



TEAM INTRODUCTIONS

- Emily Hastings, P.E. & Rick Dunton, P.E., Main-Land Development Consultants
- David Johnson, Esq. Marcus | Clegg
- We represent Tyler Doucette, co-owner of Loaf Land Development, the applicant for this subdivision proposal



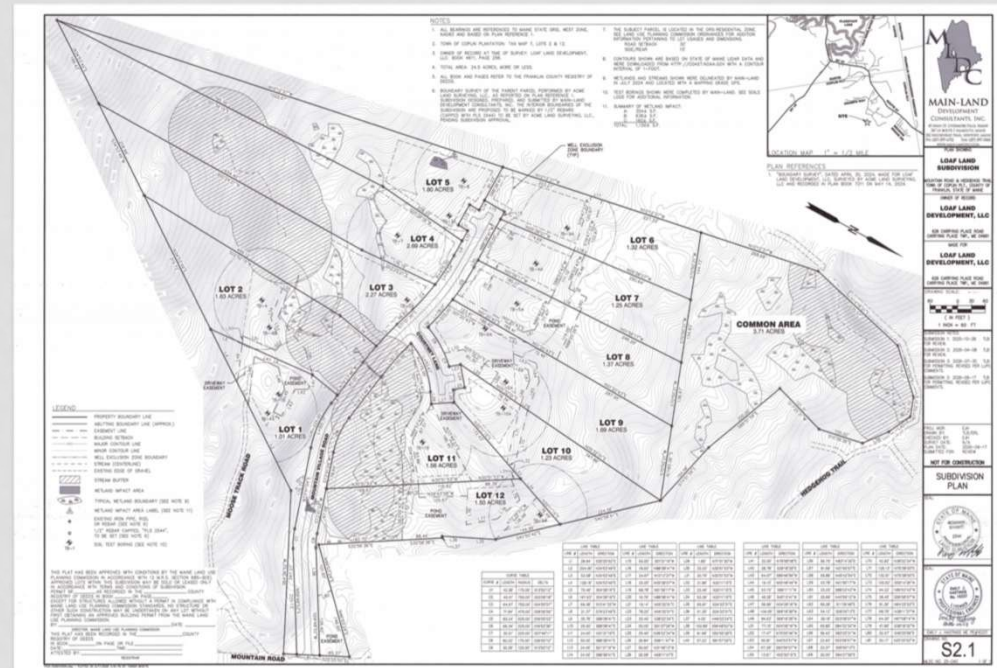
EXISTING CONDITIONS

- The project consists of Tax Map 7, Lots 2 and 12, with frontage on Mountain Road and Hedge Hog Trail.
- The combined parcel area is approximately 24.5 acres.
- The site is located within the D-RS Residential Development Subdistrict, where residential development is an anticipated and allowed use.
- The site is primarily wooded and undeveloped, with existing trails and a small access path.



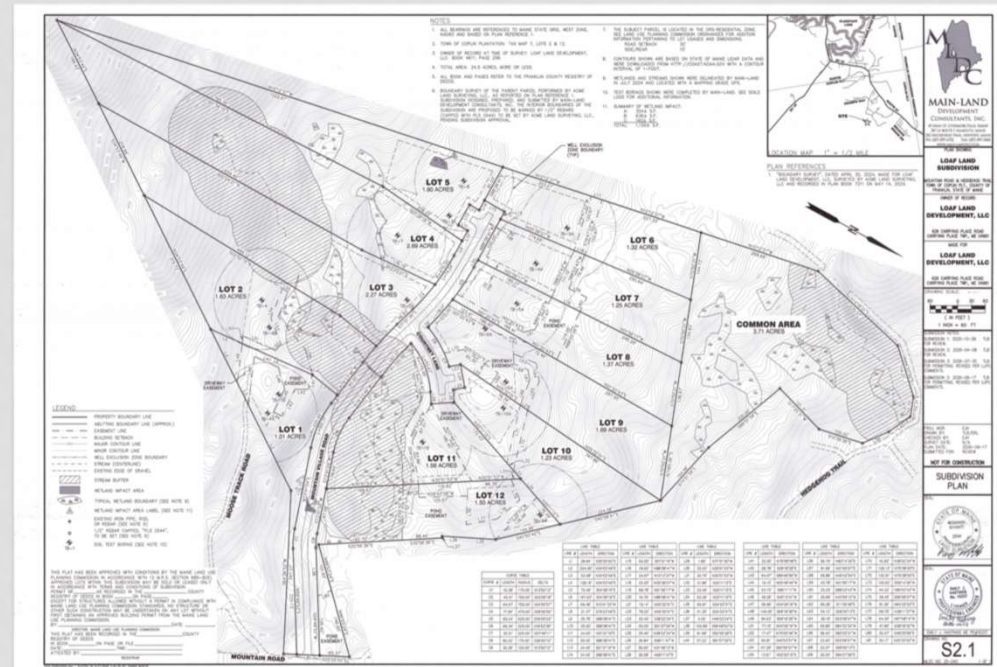
EXISTING CONDITIONS

- Topography across the parcel is varied, with steeper slopes located in the upper and lower portions of the property and more moderate terrain within the central area.
- MLDC completed a natural resource investigation, including stream and wetland delineations and vernal pool screening. This work identified several areas of forested wetlands and stream segments across the property that have been incorporated into the subdivision design.



PROPOSED DEVELOPMENT - LOTS

- The applicant proposes a 12-lot single-family residential subdivision .
- The average lot size is approximately 1.6 acres.
- Under LUPC regulations, the subdivision is classified as a High-Density Subdivision because the average lot size is less than 2 acres and individual lot sizes range between 20,000 sf and 3 acres.
- Each lot has a building envelope strategically selected with the LUPC Hillside Standards in mind.
- The proposal also includes preserving 3.71 acres of common open space. This area was selected to protect identified natural resources and provide convenient recreational access for lot owners from Hedge Hog Trail.



- Safe access to the subdivision will be provided by two new internal roads designed to meet LUPC Class 2 road standards.

- Mountain Village Road will begin from Mountain Road.
 - Approximately 1,080 feet long
 - 14-foot travel width.
 - Maximum grade of approximately 8.5 percent.
 - Hammerhead turnaround

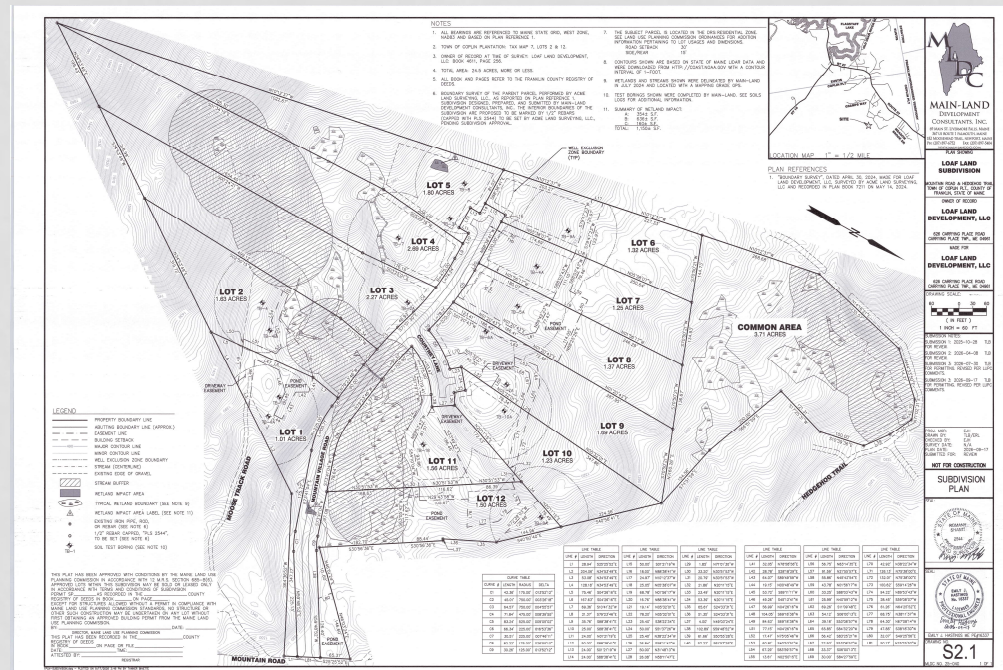


- Courtney Lane will branch from Mountain Village Road.
 - Approximately 165 feet long.
 - 14-foot travel width.
 - Maximum grade of approximately 6 percent.
 - Hammerhead turnaround
- Two lots will be accessed from Moose Track Trail through an existing easement
- To minimize development shared driveways are proposed for Lots 1 & 2, Lots 9 & 10, and Lots 11 & 12.

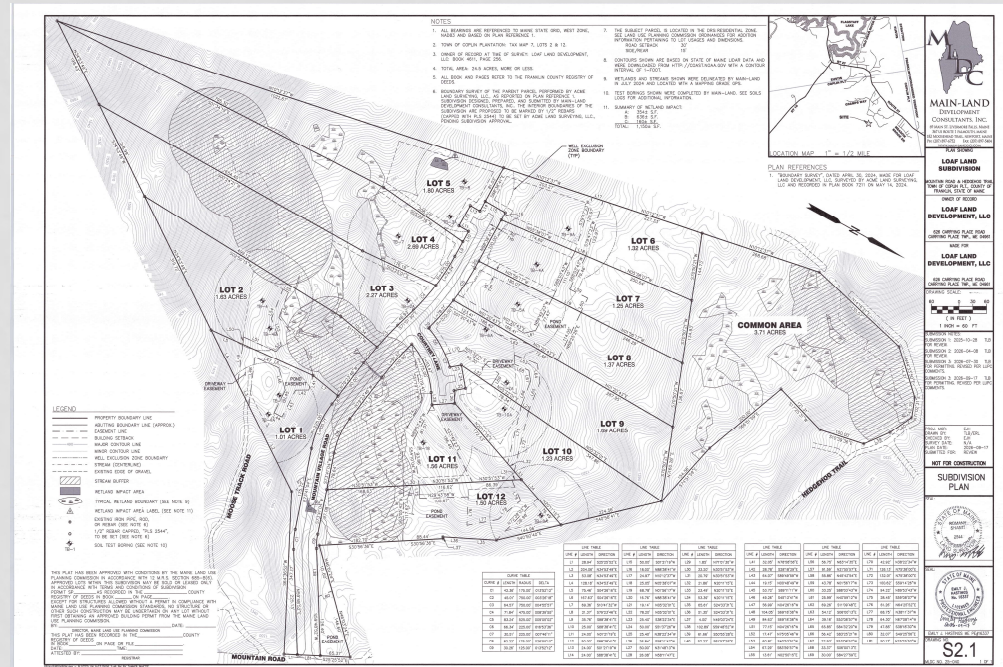


PROPOSED DEVELOPMENT – NATURAL RESOURCES IMPACTS

- A stream crossing is required near the entrance to provide access to the development area. The proposed crossing has been designed with a 4-foot culvert sized to accommodate the 100-year storm event and meet Stream Smart design standards.
- Wetland impacts have been minimized to the greatest extent practicable and consistent with applicable regulations and standards:
 - Approximately 354 sf of forested wetland associated with the Mountain Village Road construction
 - Approximately 636 sf of forested wetland on Lot 5. The Lot 5 area was incorporated into the approved development envelope to limit the potential for future permitting requirements.



- Each lot will be served by individual private wells and subsurface wastewater disposal systems.
- A State of Maine Licensed Site Evaluator identified suitable septic system locations on each lot. They are indicated with test boring symbols on the subdivision plan.
- A letter prepared by a State of Maine Certified Geologist attests to adequate ground water availability for the proposed residential wells.
- Electrical service will be provided underground along the proposed roads. Utility connection will be coordinated with CMP at the time of construction.



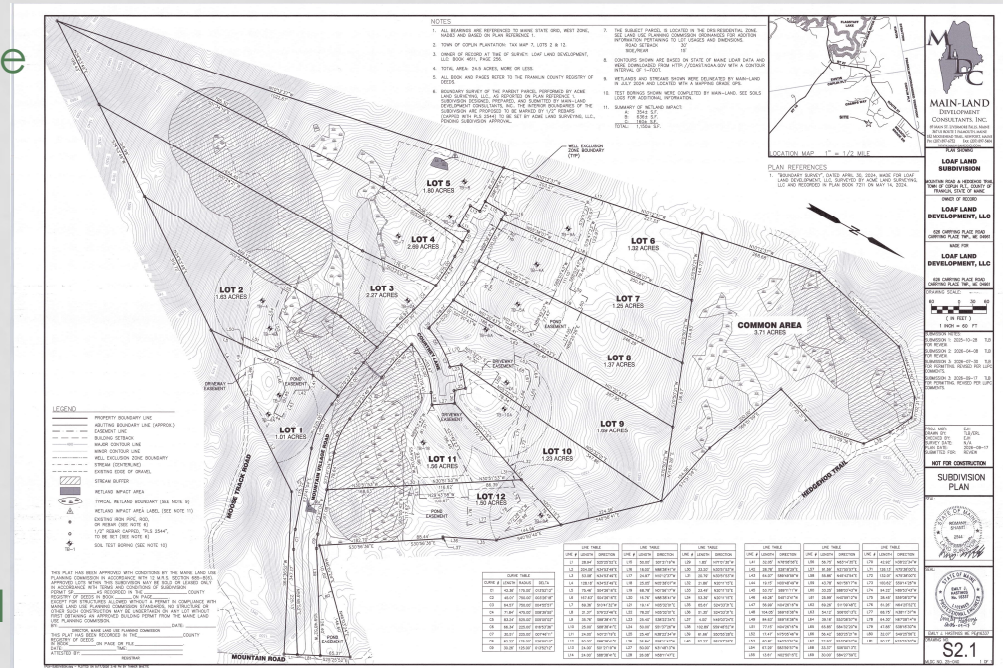
PROPOSED DEVELOPMENT – PHOSPHORUS & STORMWATER CONTROLS

- As the development is proposed in the Flagstaff Lake watershed, LUPC requires a Phosphorus Control Plan in accordance with the Maine Department of Environmental Protection “Maine Stormwater Management Design Manual, Volume II, Phosphorus Control Manual”.
- Many approaches were analyzed during this phase of planning but due to the topography, soils, and natural resources, traditional buffers were not achievable.



- The final design utilizes four filter ponds, each treating runoff from a designated portion of the development where they were sized and designed in accordance to MDEP's Best Management Practices. The allowable phosphorus budget for this property is 0.929 pounds of phosphorus per year and after treatment the proposed development is producing 0.905 pounds of phosphorus per year, within the allowable.

- There is lot development limitations associated with these calculations, such as tree clearing and impervious area. Those have been added to the draft Deed Covenants and Restrictions.



PROPOSED DEVELOPMENT – PHOSPHORUS & STORMWATER CONTROLS

- In addition to the treating for phosphorus, the ponds also help control the flow of water. In response to comments regarding filter pond 1 and its proximity to adjacent property boundary, we have provided a HydroCAD analysis at two observation points. The analysis indicates a reduction in peak flow quantity in the post-development condition at each location for the 25-year storm event for this area.
- The third-party engineering review, conducted by Sebago Technics, has concluded that the general methodology and findings were appropriate for both stormwater and phosphorus control.



SUMMARY

- Throughout the design process, numerous layout alternatives were evaluated to balance the site's constraints, natural resource protection, access, and applicable LUPC standards. The proposed design reflects those efforts by minimizing impacts, preserving open space, utilizing shared infrastructure where practical, and incorporating stormwater and phosphorus controls. We hope the site walk helped shed perspective on the design.
- We believe the application demonstrates compliance with the applicable LUPC review criteria and appreciate the Commission's consideration of the proposal.



THANK YOU!

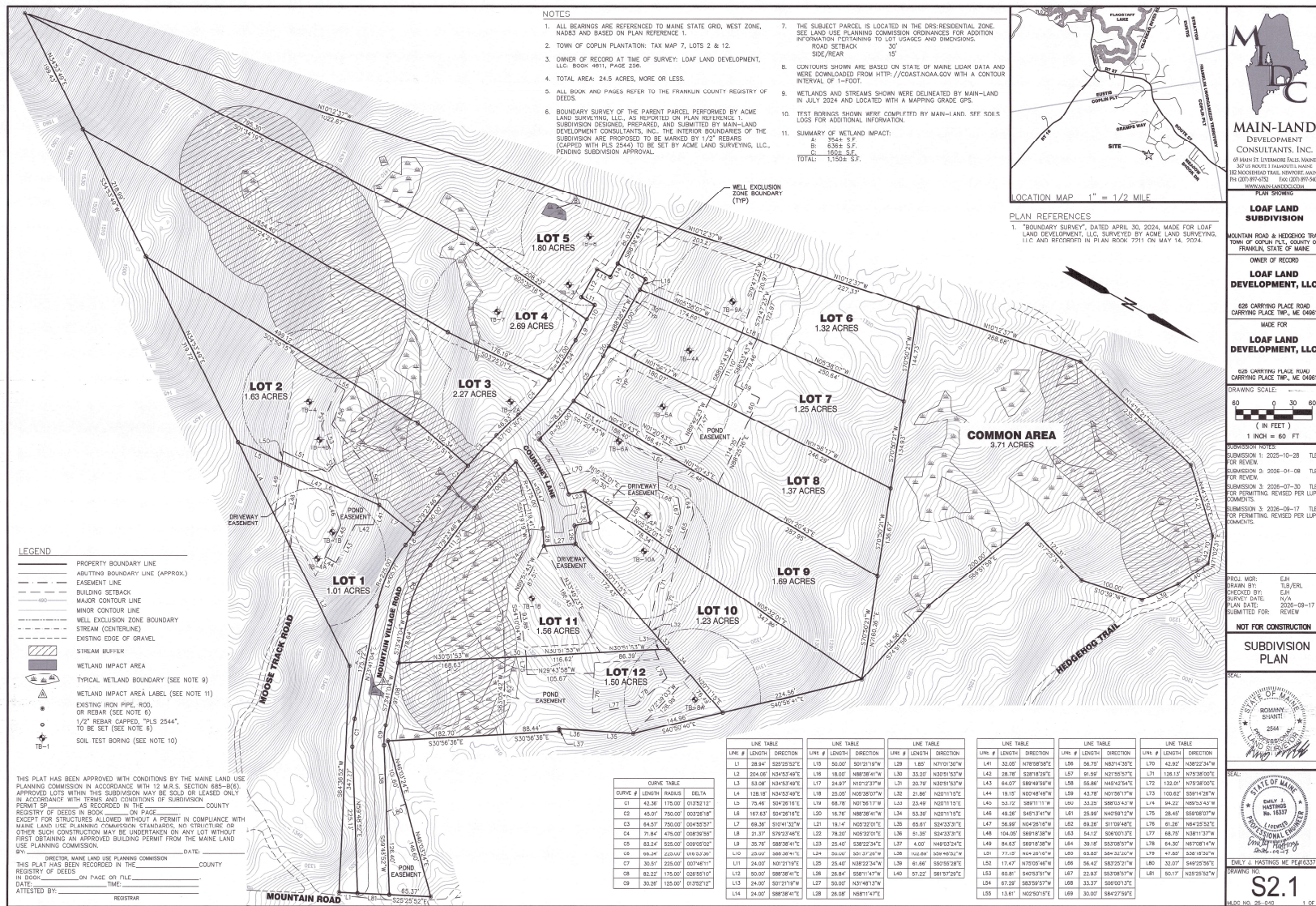
Main-Land Development Consultants, Inc.

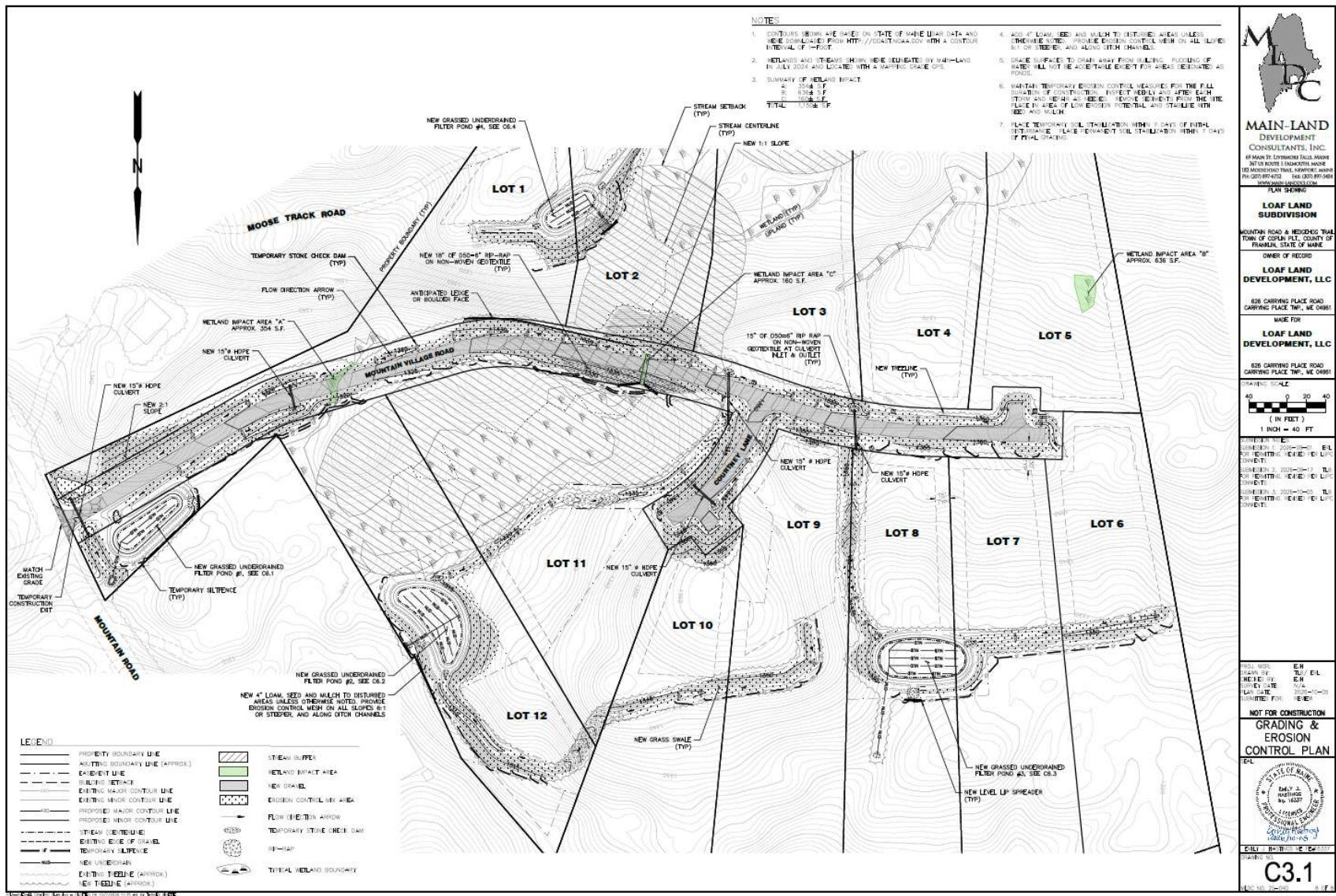
Emily Hastings

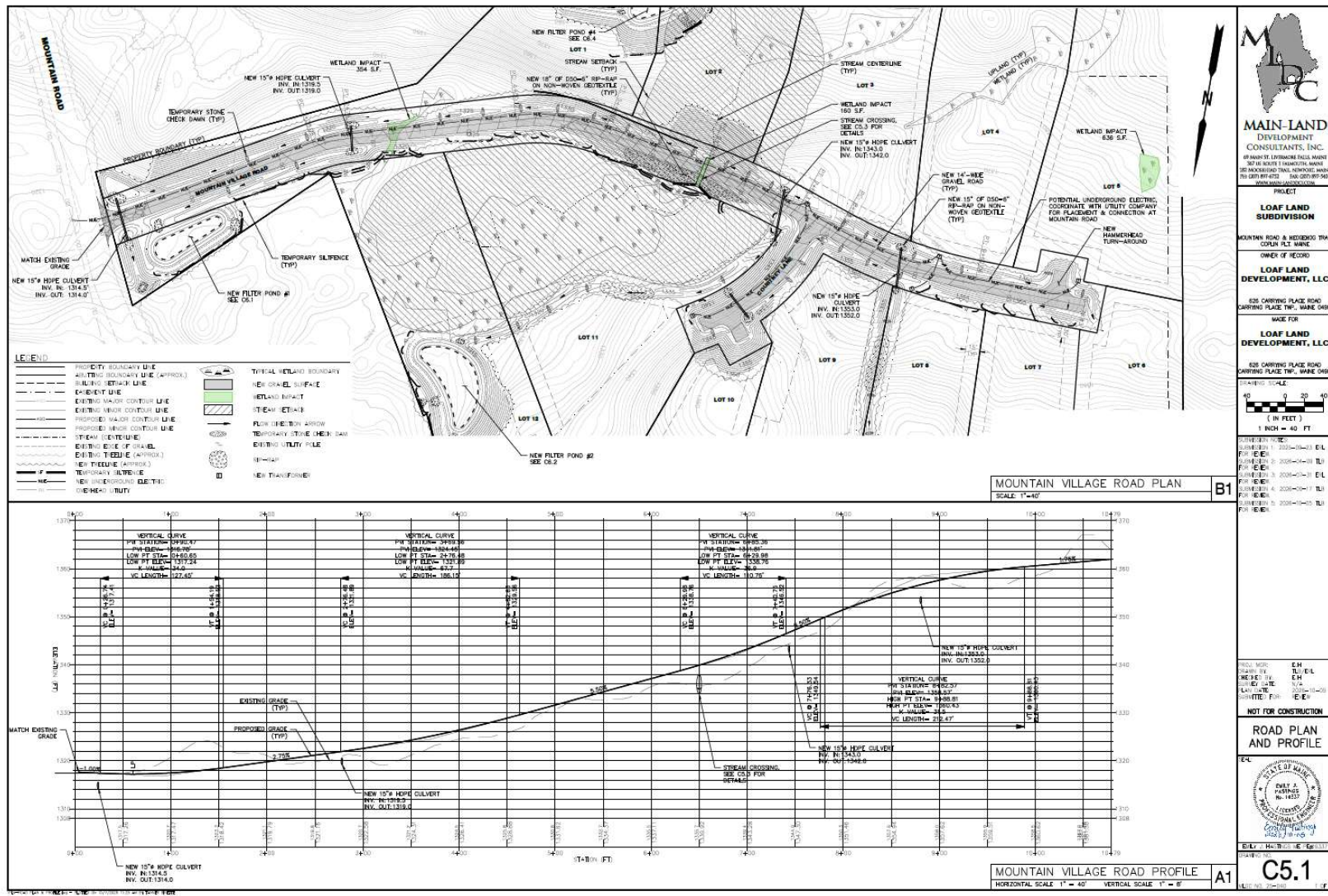
Emily J. Hastings, PE
Senior Project Engineer
2026-10-07

Plans in following slides are intended for visual
use during the public hearing and not to scale.

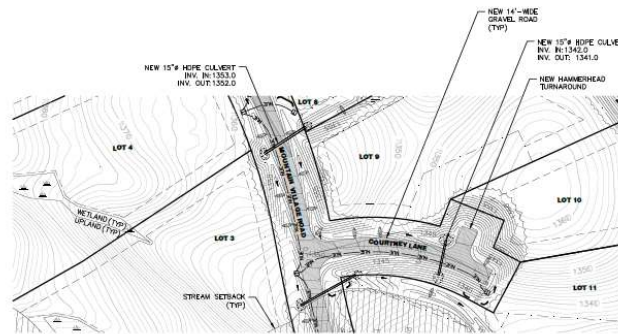






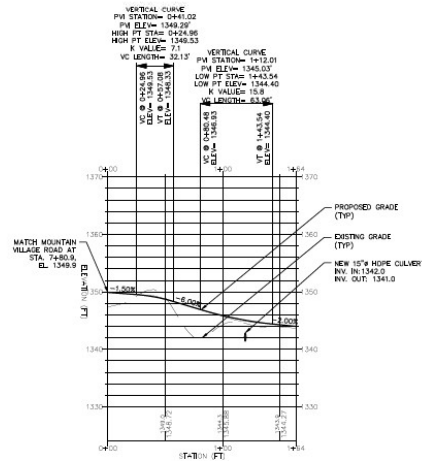


- LEGEND**
- PROPERTY BOUNDARY LINE
 - ADJUTING BOUNDARY LINE (APPROX)
 - BUILDING SETBACK LINE
 - EXISTING ELEVATION
 - EXISTING MINOR CONTOUR LINE
 - EXISTING MAJOR CONTOUR LINE
 - PROPOSED MAJOR CONTOUR LINE
 - PROPOSED MINOR CONTOUR LINE
 - STREAM (EXISTING)
 - NEW TRAIL (APPROX)
 - TERMINAL ELEVATION
 - NEW UNDERGROUND UTILITY
 - EXISTING UTILITY
 - TYPICAL WELLS BOUNDARY
 - NEW GRAVEL SURFACE
 - STREAM SETBACK
 - FLOW ARROW
 - UNDER DRAIN
 - EXISTING UTILITY POLE
 - SPOT ELEVATION



COURTNEY LANE PLAN
SCALE: 1"=40'

B1



COURTNEY LANE PROFILE
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=5'

A1

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
40 MAIN ST., LEXINGTON, MASS. 01846
TEL: (978) 234-1111 FAX: (978) 234-1112
WWW.MAINLANDDC.COM

PROJECT
LOAF LAND SUBDIVISION
MOUNTAIN ROAD & REDDERS TRAIL
COTTON, CT. NAME

OWNER OF RECORD
LOAF LAND DEVELOPMENT, LLC

MADE FOR
LOAF LAND DEVELOPMENT, LLC

626 CARRYING PLACE ROAD
CARRYING PLACE TWP., MAINE 04961

GRAPHIC SCALE
0 20 40
1 INCH = 40 FT

REVISIONS
REVISION 1: 2008-04-01 E.L.
P.V. ELEV.
REVISION 2: 2008-04-01 T.L.
P.V. ELEV.
REVISION 3: 2008-04-01 T.L.
P.V. ELEV.
REVISION 4: 2008-04-01 T.L.
P.V. ELEV.

ROLL OVER
DRAWN BY: E.L.
CHECKED BY: E.L.
LAWYER: E.L.
DATE: 2008-04-01
DATE: 2008-04-01

NOT FOR CONSTRUCTION

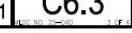
ROAD PLAN AND PROFILE

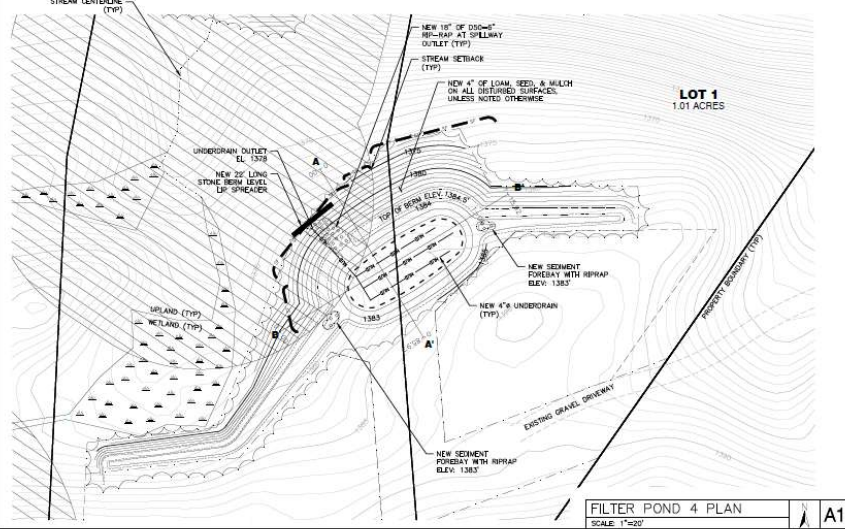
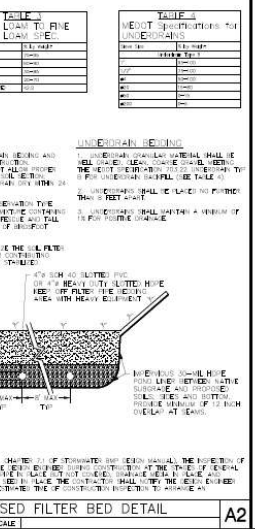
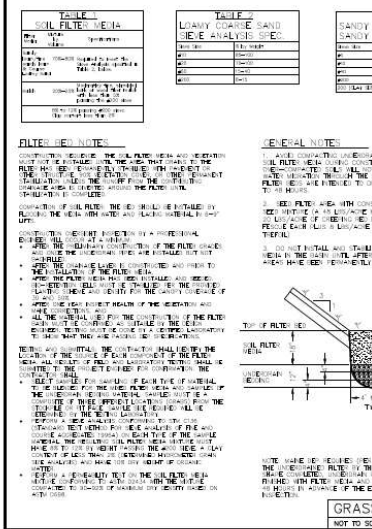
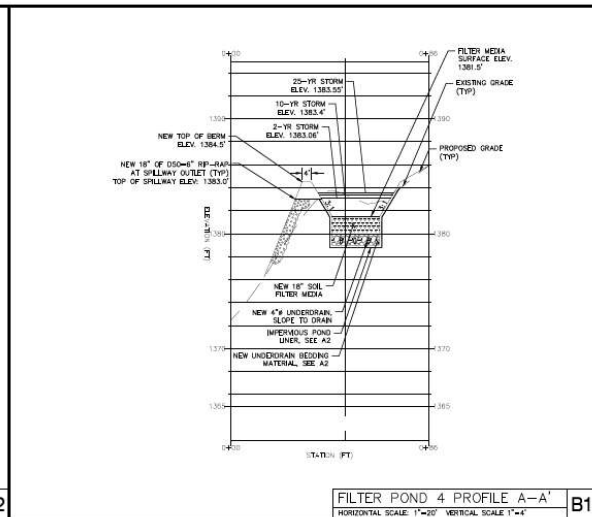
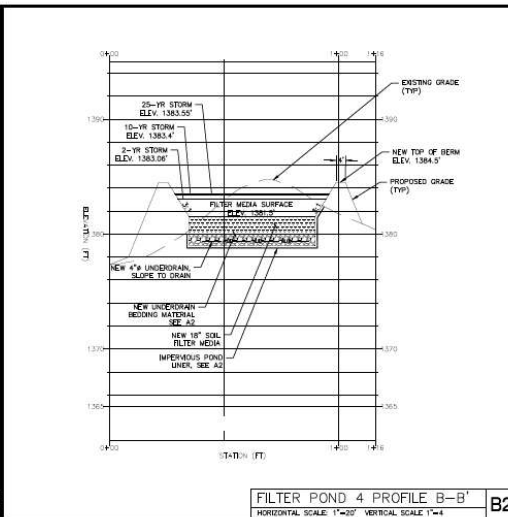
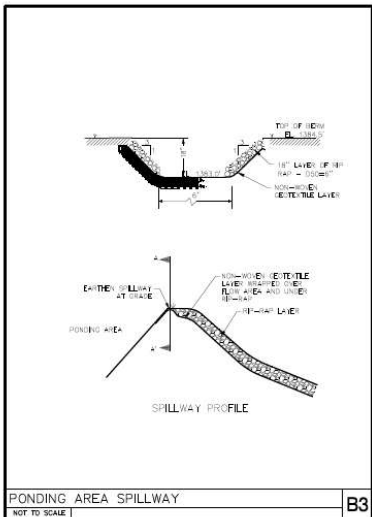
STATE OF MAINE
DEPT. OF TRANSPORTATION
REGISTERED PROFESSIONAL ENGINEER
JAMES J. HARRIS
No. 16250
EXPIRATION DATE: 12/31/2011

C5.2
1"=40'





A2



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
PROJECT: LOAF LAND SUBDIVISION
OWNER OF RECORD: LOAF LAND DEVELOPMENT, LLC
MADE FOR: LOAF LAND DEVELOPMENT, LLC
626 CARRYING PLACE ROAD, CARRYING PLACE TWP., WADE OHIO
SCALE: 1" = 20' FT.
1 INCH = 20 FT.
NOT FOR CONSTRUCTION
FILTER POND #4 PLAN & PROFILES
C6.4
SCALE: 1" = 20'





