



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: October 5, 2026
Re: Public hearing and site visit in the matter of Subdivision Permit Application SP4103, Loaf Land Development, LLC, Coplin Plantation, Franklin County

This memorandum provides logistical information about the public hearing and Commission site visit on the application for Subdivision Permit SP4103 submitted by Loaf Land Development, LLC, (Applicant) for a 12-lot, basic layout, high-density subdivision in Coplin Plantation, Franklin County, Maine. Following a pre-hearing conference on September 29, 2026, with the Applicant and Intervenor, the Presiding Office decided to continue the hearing to allow the Intervenor additional time to prepare. The hearing will now occur over two sessions:

- A General Public Comment Session taking place as initially scheduled, on October 13, 2026, at 6:00 P.M. at the Town of Eustis Community Building, 84 Main Street, Village of Stratton, Eustis, Maine. This session is intended for comment and participation by members of the public who are not Intervenor.
- A Technical Session taking place on Thursday, November 12, 2026, at 10:30 AM at Jeff's Catering & Event Center, 15 Event Center Way, Brewer, ME. This session is intended for the presentation of expert and technical materials and evidence by the Applicant and the Intervenor. There will not be general public comments offered at this session although the public may attend in-person or virtually and submit written comments following the session.

The schedule for the site visit has not changed (see Commission Site Visit below). Additional information on Intervention and the hearing continuance is provided below (see Intervention and

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Hearing Continuance).

1. **COMMISSION SITE VISIT:** The Commission Site Visit will start at 1:30 P.M. on Tuesday, October 13, 2026, at the proposed main entrance to the project site (across from 44 Mountain Road, Coplin Plantation, Maine 04982). Parking is along the road.

Directions: The proposed subdivision is in the Hedge Hog Mountain Village Area of Coplin Plantation. There are several ways to access the site from Route 27, as shown on the attached map (Attachment A). Because it is important for Commissioners to view the full length of Mountain Road, staff request that Commissioners arrive to the site visit by following the route indicated in red on the map. After the site visit, staff request that Commissioners depart by driving the remainder of the Mountain Road loop, as also indicated on the map. Note that if using a navigation app, the address may appear as 44 Mountain Road in Stratton.

Important: While the general public may attend the site visit, for fairness and due process, the site visit is not the time or place for the public to offer comments, concerns, or support. Attendees must refrain from making any verbal or written comments or remarks about the site or project during the site visit. The public must save comments for the hearing or submit them in writing during the comment or rebuttal periods (see below). Commissioners may ask questions about the proposal during the site visit but must not discuss the merits of the proposal. The site visit is for information gathering rather than deliberation. If Commissioners are unsure about asking a particular question, it can be posed to the staff or Assistant Attorney General first, and at any time before or during the site visit, before being directed to the applicant. Commissioners must refrain from deliberating on the Application, including during any time that the Commission breaks into smaller groups.

Ex Parte Communication: Commissioners must not engage in any ex parte communication (private discussion or written messages), including with the Applicant, Intervenor, or members of the public, in connection with any issue of fact, law or procedure which is the subject of a hearing. The nature and substance of any ex parte communication must be disclosed to the Commission members and parties to the proceeding. The disclosure will be entered into the hearing record.

2. **PUBLIC HEARING – GENERAL PUBLIC COMMENT SESSION:** The General Public Comment Session will take place at 6:00 P.M. on Tuesday, October 13, 2026, at the Eustis Community Building (84 Main Street, Village of Stratton, Eustis, Maine 04982). This session will include options for the public to testify in person or virtually via Microsoft Teams. The agenda for the public hearing and the Microsoft Teams virtual meeting link for those participating virtually will be found on the Commission's [Calendar and Meeting Materials webpage](#). The hearing will begin with a project overview by the Applicant.
3. **INTERVENTION AND HEARING CONTINUANCE:** Two Petitions to Intervene were received from abutters, and in the First Procedural Order (September 22, 2026), the Presiding Officer granted Stanwood (Curt) Fish, Jr., Jenny Burch, Russell Peters, and Cathryn Peters Intervenor status. The Intervenor requested a 60-day delay to the hearing and site visit to

allow them additional time to prepare. The Applicant objected to delaying the site visit by 60 days but not to delaying the hearing. Balancing a variety of factors, the Presiding Officer decided not to delay the site visit but to split the hearing into two sessions: a General Public Comment Session to be held on October 13 at 6:00 PM in the Eustis Community Building, and a Technical Session to be held on November 12 at 10:30 AM at Jeff's Catering & Event Center in Brewer. The Technical Session is intended for the presentation of expert and technical evidence, and participation is limited to the Applicant and the Intervenor. Members of the general public may attend the Technical Session in person or virtually and may submit written comments on the evidence presented at the session. Additional information about this change to the hearing schedule is provided in the Second Procedural Order (October 1, 2026), available on the [Commission's webpage dedicated to the Application](#).

4. **OVERVIEW AND HEARING RECORD:** The Application was received on November 4, 2025, and between November 2025 and March 2026, the Commission received seven requests for a public hearing. The Application was determined to be complete for processing on April 30, 2026, and on June 10, 2026, the Commission voted to hold a public hearing and site visit. The Application was determined to be ready for hearing on August 27, 2026. The LUPC's engineering services contractor, Sebago Technics, Inc., has provided ongoing assistance to the staff in reviewing the Application, especially the structural measures proposed for stormwater and phosphorus control. The subject parcels comprise 24.5 acres and are described as Coplin Plantation Map 007, Lots 2 and 12. The lots are currently undeveloped. The Applicant proposes a 12-lot, basic layout, high-density subdivision with access to 10 lots off a new road (Mountain Village Rd) from Mountain Road and access to two lots off an existing easement (Moose Track Trail) running from Mountain Road through the property of abutters Russell and Cathryn Peters. The Technical Session of the public hearing on November 12 will focus on the proposed structural measures for stormwater and phosphorus control and the proposed access via Mountain Road and Moose Track Road. A reduced-size boundary survey is provided as Attachment B.

The Hearing Record to date is available on the [Commission's webpage dedicated to the Application](#). Commissioners and the general public may find the following materials on the webpage, among others:

- The most recent version of the application (as well as past versions)
- Public comments received to date
- Petitions to Intervene and Hearing Procedural Orders
- Information requests from LUPC staff to the Applicant and the Applicant's responses
- Reviews by Sebago Technics, Inc. and by state agencies

5. **PURPOSE OF THE GENERAL PUBLIC COMMENT SESSION:** The purpose of the session is to receive testimony and evidence from the public regarding the relevant approval criteria for subdivision permits, including those criteria in 12 M.R.S. §§ 681-689 and Chapter 10 §§ 10.21 – 10.27.

6. TIMELINE

- a. Comments following the hearing: The hearing record will remain open for public comment between the General Public Comment Session and Technical Session and after the Technical Session until 11:59 PM on November 22. The comment rebuttal period will begin on November 23 and remain open until 11:59 PM on December 2, 2026, at which time the hearing record will close. Comments may be sent to tim.carr@maine.gov or to Tim Carr, LUPC, 22 State House Station, Augusta, ME 04333-0022.
- b. Decision. A decision on the Application will not be made at the General Public Comment Session or the Technical Session. After the close of the hearing record, the staff will draft a decision document for the Commission's deliberation and decision at a regular business meeting.

Attachments:

Attachment A – Access Map for the Site Visit

Attachment B – Reduced-Size Boundary Survey

Attachment A

Access Map for the Site Visit

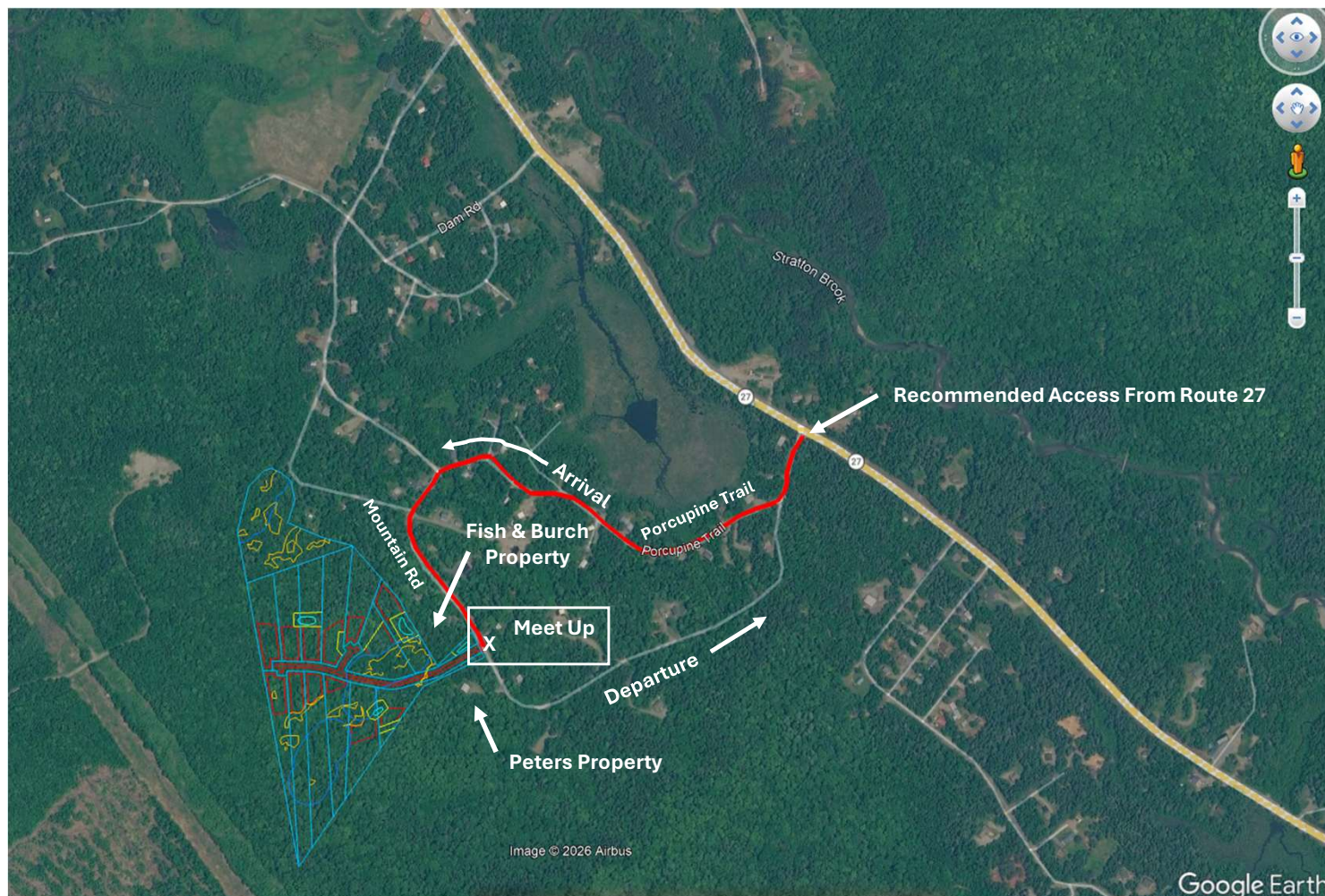
Access to Site Proposed for SP4103 – Across from 44 Mountain Rd, Coplin Plt*

— = Arrival Route

**Please Follow
Requested Arrival and
Departure Routes**

— = Arrival Route

**Intervenors' Abutting
Properties Indicated**



*Address may show up as 44 Mountain Rd, Stratton in navigation apps

Attachment B

Reduced-Size Boundary Survey

BOUNDARY SURVEY FOR
LOAF LAND DEVELOPMENT, LLC

MALING ADDRESS:
628 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 4511 PAGE 266

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

SCALE 1" = 100'

ACME LAND SURVEYING, LLC

108 FAIRBANKS ROAD, SUITE C - FARMINGTON, ME 04938

APPROVED BY: *Romy Shanti*
ROMY SHANTI, PROFESSIONAL LAND SURVEYOR #2544

DATED: 04/30/2024
PROJECT #7714

NOTES

1. 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 MEW), NAD-83.
2. 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.
3. ISSUES CONCERNING TITLE AND SPECIFIC RIGHTS SHOULD BE REFERRED TO AN ATTORNEY.
4. ALL BLOCK, PAGE, AND PLAN REFERENCES ARE RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
5. 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 "MOOSE TRACK" 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.
6. 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 SLOPELINE" OF SAID ROAD. NO RECORD WITH IS PROVIDED FOR SAID WOODS ROAD. FOR PRACTICAL PURPOSES A WIDTH OF 27' IS DEPICTED HEREON. FEE INTEREST (OWNERSHIP) APPURTENANT TO THE SUBJECT PREMISES MAY EXTEND TO THE CENTERLINE OF SAID ROAD, OR THE NORTHERLY SLOPELINE THEREOF. RIGHTS TO THE USE OF SAID ROAD MAY BE IMPLIED FOR THE BENEFIT OF THE SUBJECT PREMISES AND LAND OF ARROLD TO THE NORTH HOWEVER, SEE NOTE 3). IT IS UNCLEAR IF OTHER PARTIES RETAIN RIGHTS TO THE USE OF THE SAME.
7. 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.
8. 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.
9. AS PER THE SUBJECT DEED (BK. 4511 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 & 6. 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 WAS DRIFTED SOUTHERLY OF THE ORIGINAL COURSE OF "MOOSE TRACK ROAD". SEE NOTE 3.
10. ACCORDING TO THE SUBJECT DEED (BK. 4511 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.
11. THE PRIMARY SUBJECT BOUNDARY WAS MARKED WITH GRANGE 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 DAVIS AND EDES PARCELS. HOWEVER, SUBSEQUENT TO FINAL PROJECT CALCULATIONS THE LOCATION OF THIS REBAR IS NOT CONFORMANT WITH BEST PRACTICE. EVIDENCE, THE CALCULATED CORNER IS ESTIMATED 202.54" IN A BEARING OF 3.4" FROM SAID REBAR. IT IS THE INTENT OF THE SURVEYOR TO REMOVE THE CORNER REBAR AND SET A NEW REBAR AT THE CALCULATED POINT. HOWEVER, TO AVOID UNNECESSARY COST, THIS WILL BE DONE AT A CONVENIENT TIME.

SET 9" TALL NOT CORNER CORNER IS UNMARKED POINT: 87" N 1" W 1" W FROM REBAR

LINE TABLE (ALONG WOODS ROAD)		
	BEARING	DISTANCE
L1	N14°16'21"E	235.57'
L2	N44°33'30"E	114.21'
L3	N71°02'31"E	42.70'
L4	S61°57'23"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
- U 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

PLAN REFERENCES

1. REFER TO PLAN TITLED "ROBERT H. TAGUE HEDGE HOG MOUNTAIN VILLAGE PLAN FOR E4.07S" RECORDED DECEMBER 30, 1968 AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 132 PAGE 43-2.
2. REFER TO PLAN TITLED "GRAMPS 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 PAGE 20.
3. REFER TO PLAN TITLED "BOUNDARY SURVEY PREPARED FOR THE DIVISION OF LAND FOR CARLE 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 5858.
5. 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.
6. REFER TO PLAN TITLED "PROPERTY OF ANDREW M. DIORIO AND SHARON A. DIORIO" PREPARED BY ACME LAND SURVEYING, LLC DATED OCTOBER 23, 2019 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS AS PLAN 6431.
7. 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.
8. 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 PAGE 19.



GRID, MAINE WESTERN
SPC (1802 MEW)



REGISTRY OF DEEDS	
COUNTY	
DATE	
TIME	
PLAN BOOK	PAGE
FILE NO.	
REGISTER/ATTEST	