

Public Comments and Hearing Requests Received on SP4103 February 14 – March 9, 2026

SP4103 is an application by Loaf Land Development, LLC
to subdivide Lots 07-2 and 07-12 in Coplin Plantation,
Franklin Co., Maine



P.O. Box 319 • 5 Currie Street • Stratton, ME 04982
Email: clerk@coplin.org • www.coplinplantation.maine.gov
Tel: 207-246-5141

February 19, 2026

Mr. Tim Carr, Senior Planner
Land Use Planning Commission
22 State House Station
Augusta, ME. 04333

RE: Request for Public Hearing
Application SP 4103

Dear Mr. Carr:

At the February 11, 2026, monthly meeting of the Coplin Plantation Board of Assessors, the Board voted unanimously to request the Land Use Planning Commission (LUPC) hold a public hearing regarding the above referenced subdivision application. The Board strongly believes that a site visit is also critical and further requests that the public hearing be held in Coplin, if at all possible, to accommodate citizens who wish to attend. It is our understanding that the application has been deemed incomplete and further information has been requested from the applicant. Nonetheless, the Board wishes to convey its requests early on in the process in an effort to convey our concerns and those of nearby homeowners who would likely be impacted.

Our meeting on the 11th to discuss this issue attracted about 10 citizens in the vicinity of the proposed project. Several were familiar with the land in question and voiced many concerns about the viability and suitability of the project for the parcel. Among the concerns expressed were:

The roadway (Mountain Road) leading to the parcel is a steep, narrow, gravel road with grades that appear to be above what would be permitted by LUPC to access a subdivision of this size and scope. In many locations, two normal size vehicles would have difficulty passing, particularly during the winter season. Site line distances from the proposed project road onto Mountain Road may not meet acceptable standards. Additional concern was expressed about the width of the planned project roadway, as the road seems to vary in width inside the project area.

Water runoff from the proposed project area was a major concern expressed. The area is naturally wet with both surface water and underground water present. Several homes exist downslope from the parcel and homeowners were very concerned with the amount of potential runoff impacting their wells, septic systems and driveways. Likewise, the Plantation is concerned with drainage that could negatively impact Mountain Road.

Those who are familiar with the property believe that the soil is heavily compacted from previous logging operations. They questioned whether remediation work would be necessary to meet construction or other applicable standards.

The parcel under consideration would appear to have steep gradients, particularly inside the proposed building envelope areas. This leads to questions about suitability for septic systems and further surface water runoff issues.

The parcel sits near or on a ridgeline/ mountain top with significant views of an adjacent ridgeline and mountain top, Cranberry Peak. Cranberry Peak is a spur hiking trail directly off the Appalachian Trail leading into the village of Stratton. Concerns were raised about whether a scenic characteristic impact evaluation had been undertaken.

Given the apparent condition of the application, there were questions raised regarding how much time the land-use consultants had actually spent on the property prior to its submission. There appeared to be a lack of general understanding/appreciation of the various challenges presented by the nature of the parcel and the project's impacts on other homes and land in the immediate area.

In conclusion, for at least these concerns and possibly others that may still be unknown to us, we respectfully request that LUPC staff and Commissioners give full and careful consideration to the requests made in the first paragraph above. Coplin Plantation is a very small and rural community, and we rely upon the expertise of the LUPC to guide, review and approve responsible development that directly impacts us.

We appreciate your time and consideration. If we need to submit anything further or you have any questions regarding this submission, please to not hesitate to contact the Board of Assessors at the above address.

Sincerely yours,

Daniel Barker, Chair; Robert Farrar, member; John Dodson, member

Coplin Plantation Board of Assessors

 - chair

Carr, Tim

From: Stacey Patrick <dblbittr@gmail.com>
Sent: Saturday, February 28, 2026 11:51 AM
To: Carr, Tim
Subject: Sp4103

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Carr

Let me introduce myself. My name is Stacey Patrick and I live at 21 Porcupine Trail, Copland plantation in hedgehog Village

I am writing at this time in regards to the possible development on Mountain Road. I have many concerns with the building of 13 lots up on the mountain the water runoff the gravel roads not being suitable for that amount of travel and all those stated in a letter you received from the Town officials.

I would like to ask at this time that you consider having a public hearing when the time is appropriate And that LUPC will do a site visit in the spring to see exactly what this land is all about.

Best regards
Stacey Patrick
Dblbittr@ [gmail.com](mailto:dblbittr@gmail.com)

Carr, Tim

From: David Koenig <dskoenig@gmail.com>
Sent: Wednesday, March 4, 2026 8:06 PM
To: Carr, Tim
Subject: Application SP4103

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Hi Tim,

I am writing to let you know that I strongly oppose the approval of Application SP4103. I've lived in Hedgehog Village (27 Porcupine Trail) located in Coplin Plantation for over 25 years. I routinely walk through Hedgehog Village, the surrounding ATV and snowmobile trails, and through the surrounding woods. I am quite familiar with the land that the proposed subdivision would be located on and have been on it all four seasons, both before and after it was very poorly logged. Although I'm not a civil engineer or a forester I can tell you that the site is not even close to being capable of supporting 13 homes. The land is extremely wet in the spring and early summer and soft most of the rest of year unless it is frozen. Additionally access to the proposed subdivision via Mountain Road seems inappropriate. Mountain Road is extremely steep in two spots, narrow, and very difficult to get up in the winter. I would appreciate it if someone from LUPC could visit the site this spring or early summer to properly evaluate the application. I think they see that the proposal is a case of wishful thinking.

Thank you for your time and consideration.

Dave Koenig
207-330-1604
dskoenig@gmail.com