



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

NOTICE OF PUBLIC HEARING

APPLICATION FOR A SUBDIVISION PERMIT (SP 4103) COPLIN PLANTATION, MAP 7, LOTS 2 AND 12

PURPOSE: The Maine Land Use Planning Commission will hold a public hearing and seek public comment on an application submitted by Loaf Land Development, LLC (the Applicant) for a subdivision permit (Loaf Land Subdivision, SP 4103). The Applicant is seeking approval for a 12-lot residential subdivision on approximately 24.5 acres located in Coplin Plantation, Franklin County, Map 7, Lots 2 and 12 off Mountain Road. The subject parcel is located within the Residential Development (D-RS) subdistrict.

The purpose of the hearing is to allow the Applicant and members of the public the opportunity to present testimony and evidence regarding whether the proposal meets the statutory criteria for approval under provisions of 12 M.R.S. § 685-B and Subchapter III, Chapter 10, Sections 10.24, 10.25, 10.26, and 10.27 of the Commission's rules, Land Use Districts and Standards.

TIME AND PLACE: The hearing will be held at 6:00 P.M. on October 13, 2026, at the Town of Eustis Community Building, 84 Main Street, Eustis, Maine. The hearing will be governed by 5 M.R.S. Chapter 375 and Chapter 5 of the Commission's Rules for the Conduct of Public Hearings. Pursuant to Public Law 2021, Chapter 290 and the Commission's Remote Participation Policy, the hearing will also be accessible through virtual means. Information on how to connect to the meeting via Microsoft Teams will be posted on the Commission's website at: <https://www.maine.gov/dacf/lupc/about/calendar>.

Additional information about the application and the hearing is available on the Commission's website at <https://www.maine.gov/dacf/lupc/projects/coplin-subdivision>. A physical copy of the application is available upon request at the Commission's Wilton office, 932 U.S. Route 2 East, Wilton, Maine.

HOW TO PARTICIPATE: Members of the public may attend the hearing and give oral testimony during the Public Session. The amount of time for oral testimony per person will be limited by the Presiding Officer based on the number of people who sign up to offer testimony. The public is not required to submit written testimony before the hearing, nor file a Petition to Intervene, to testify. Members of the public may attend the hearing and give oral testimony and may also submit their oral testimony in writing.

A written comment period will follow the hearing; written statements must be submitted before 11:59 PM on October 25, 2026, and will be posted on the Commission's website at <https://www.maine.gov/dacf/lupc/projects/coplin-subdivision> and also available upon request. Written statements in rebuttal to those filed by the October 25 deadline must be submitted before 11:59 PM on November 2, 2026, at which time the hearing record will close. All written statements may be submitted to Tim.Carr@maine.gov.

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



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

A site visit will be conducted by the Commission on October 13, 2026, at 1:30 PM. The group will gather across the street from 44 Mountain Road in Coplin Plantation, at the top of Mountain Road, at the entrance to the proposed subdivision. While members of the public may attend, comments must not be made during the site visit. Comments may be provided as indicated above.

PETITIONS TO INTERVENE: Persons interested in seeking Intervenor status in this matter must file a Petition to Intervene with the Commission pursuant to Chapter 5, Section 5.03 of the Commission's rules by 5:00 P.M. on September 16, 2026. The public is not required to file a Petition to Intervene to testify. Any Petition to Intervene should be sent to Tim Carr, Maine Land Use Planning Commission, 22 State House Station, 18 Elkins Lane, Augusta, ME 04333. Petitions may also be submitted by email to Tim.Carr@maine.gov.