

# Public Comments and Hearing Requests Received on SP4103 Through February 13, 2026

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

**From:** [Curt Fish](#)  
**To:** [Hauber, Rachel](#); [Jenny Burch](#)  
**Subject:** Re: Automatic reply: SP 4103 Public Hearing Request Loaf Land Subdivision, Coplin Plantation  
**Date:** Monday, November 17, 2025 3:55:00 PM

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**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 Ms. Hauber,

Are you able to send me the application that has been submitted by Loaf Development? I am a direct neighbor at the entrance of this project and will be requesting a public meeting and likely coordinating with a lot of neighbors.

Thank you,

Curt

**Curt Fish, Broker**  
Sharon Drake Real Estate  
136 Front Street  
Bath MAINE  
207.443.4444 - Mobile  
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[curt@curtfish.com](mailto:curt@curtfish.com)  
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**From:** [Russell Peters](#)  
**To:** [Hauber, Rachel](#); [Arbo, Audie T](#)  
**Subject:** Mountain Road, Coplin subdivision hearing  
**Date:** Friday, January 23, 2026 4:19:48 PM

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**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.**

Hi, my name is Russell Peters. My wife and I own a year road camp at 53 Mountain Rd in Coplin.

It has been brought to our attention that there is a newly proposed subdivision to go in off the Mountain Road.

I wanted to express our concerns and request a public hearing in regards to this proposed subdivision.

I know for a fact, that many owners along the Mountain Road, Porcupine trail, Gramps Way, and Dam road are opposed to this. I also know that many people who reside in Coplin, Stratton and surrounding towns and townships are opposed as well.

Some of our key concerns are as follows:

1. Environmentally it would not be good and could potentially be hazardous and a disaster for current owners in the area. This subdivision would consist of 13 homes above us along the Mountain Road and nearby roads. Natural run off and drainage would be severely disrupted. This would cause severe issues with basements, crawl spaces, decks, foundations, etc. The soils along Hedgehog hill are very sensitive to flooding and saturation as is. Also, the run off would cause issues with our wells and could potentially be hazardous to our health.
2. Mountain Road was not built to handle this much year round use. We already have issues with erosion, run off which causes issues with ditches and culverts. The winter time is another issue. The hill and Mountain Road is very steep. There are many times when the road is impassable for a period of time due to the heavy snow and ice. We would need more sand, salt, and for the town to plow more often.
3. Lastly, my wife and I purchased this camp in this area for peace, quiet, solitude, and tremendous beauty the area has to offer. Not to mention we love the wildlife, trees and nature sounds that go along with it. We sit on our deck daily and enjoy this. As an avid outdoorsman and nature lover I love going for walks behind our property. I can tell you this area is home to deer, moose, fox, bear, coyotes, birds, squirrels, insects, amphibians and many more. It is steep, but there are a few low wetland areas as well. It is a natural deer wintering area. Many, many deer use this area during the winter for warmth, food, and safety. This development would severely impact the homes to these beautiful creatures and us in a negative way. The properties and road are set to be right along our property line and directly up hill. This is very depressing and all those qualities we bought the camp for would be gone. Its a small old fashion town and we would love to keep it that way.

Thank you for reading this. I encourage you to hear all of our thoughts and concerns. Please hold a public hearing. I would love to see a copy of the application as well.

Thank you again.  
We are looking forward to hearing from you.

Sincerely,

Russell Peters  
Cathryn Peters

**From:** [Debbie Hinds](#)  
**To:** [Arbo, Audie T](#)  
**Subject:** Fw: Proposed Mountain Road Coplin Plantation Sub Division  
**Date:** Sunday, February 1, 2026 9:22:44 AM

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**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.**

I am writing to request a copy of the application for the proposed subdivision off Mountain Road in Coplin Plantation, Maine and to request a public hearing on the subdivision.

My husband and I own a home at 34 Porcupine Trail Road in Coplin Plantation. It is part of the Hedgehog Village community. I am concerned about the impact this subdivision may have on our property and neighborhood. We already had an issue with a next-door neighbor who removed a small portion of the hill between us to add a parking spot. This removal of land had caused flooding to the road in front of our driveway. This was only a small modification to their property which cause a large impact to the road.

A larger subdivision could cause greater impact to our community.

Regards,

Deborah Hinds  
19 Deerfield Drive  
Brunswick ME 0411

**From:** [Jay Roy](#)  
**To:** [Arbo, Audie T](#)  
**Subject:** Mountain Road Coplin  
**Date:** Sunday, February 1, 2026 8:00:20 PM

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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.

Hello, my name is John Roy. I'm a property owner on 52 Mountain Rd., Copeland plantation Maine. I'd like to request a copy of the application and request a public hearing for a proposed 13 lot addition to the area please send me the information as soon as possible and set up a public hearing as soon as possible.

Thank you

Sent from my iPhone

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**From:** josterrieder@roadrunner.com <josterrieder@roadrunner.com>

**Sent:** Wednesday, February 4, 2026 2:33 PM

**To:** Hauber, Rachel <Rachel.Hauber@maine.gov>

**Subject:** subdivision in Hedgehog, Coplin Plantation

**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.**

My name is James Osterrieder and I own a camp on Porcupine Trail (76) and am writing as I'm concerned about the new subdivision with 13 lots planned for off of Mountain Road. We recently experienced some drainage issues due to building of new homes on Mountain Road. The water run off was affected and caused a major water flow next to our camp which ended up causing us to lose half our driveway from the washout. We fear that this new development will just add to a run off issue when they start excavating for these homes.

I am requesting that you have a public hearing so that we will have an avenue to share our concerns and to hear from the developer and you what the plans are for water run off as well as septic runoff with so many new homes. I am also asking for a copy of the application submitted so I can see exactly what is proposed.

Please send me the information at the following address:

Jim Osterrieder

20 Dale Lane

Steep Falls, Maine 04085

Telephone number - 207-653-3714

Respectfully,

Jim Osterrieder