

**Resource and Regional Agency Comments and LUPC Third-Party Reviewer Comments**  
**Received for SP4103 Through August 5, 2026**

This document includes all comments received from resource agencies and LUPC's third-party reviewer as of August 5, 2026.

1. 6/3/2026      Sebago Technics Review Memorandum
2. 7/6/2026      Maine Natural Areas Program (MNAP) Review Comments
3. 8/4/2026      Department of Health and Human Services (DHHS)-Subsurface Wastewater Unit
4. 7/8/2026      Maine Historic Preservation Commission
5. 7/7/2026      Franklin County Commissioners
6. 7/22/2026      Maine Department of Inland Fisheries & Wildlife (MDIFW)
7. 7/22/2026      Coplin Plantation Assessors
8. 7/22/2026      Maine Geological Society
9. 8/05/2026      Maine Department of Transportation (MDOT)



## *Review Memorandum*

**To:** Tim Carr - Acting Chief Planner  
David Hediger - Senior Planner  
Land Use Planning Commission  
22 State House Station  
Augusta, Maine 04333-0022

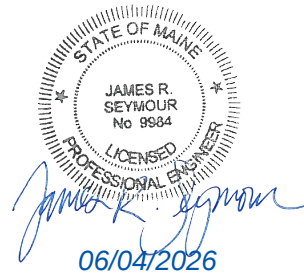
**From:** James R. Seymour, P.E. - Sebago Technics, Inc.

**Date:** June 3, 2026

**Subject:** LUPC Stormwater Review (Application #: SP 4103)

**Project:** Loaf Land Subdivision (STI # 260393)  
Mountain Road and Hedgehog Trail  
Coplin Plantation, Tax Map 7 Lots 2 and 12 (D-RS)

**Applicant:** Loaf Land Development, LLC



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### **I. Project Description & Background**

On May 1, Sebago Technics, Inc. (Sebago) received application materials for a 24.5-acre subdivision located in Coplin Plantation in Franklin County, Maine by Maine-Land Development Consultants (MLDC), Inc. Being a subdivision project within the LUPC's authority, the project qualifies for review under Chapter 10 – Land Use Districts and Standards. The purpose of this review is to address phosphorus export from the proposed development, evaluate the proposed stormwater management plan, and determine how natural resource areas may be impacted.

It is our understanding that the project will consist of the creation of 13 single family residential lots, a common area lot, and a gravel road. The residential lots are between 1 and 2 acres in size and will be served by on-site wells and private septic systems. Power is proposed to be extended from the existing overhead line in the Mountain Road Right-of-Way. A letter from CMP is included within the application implying that power can be provided to the area. Vehicular access to the subdivision is proposed by an approximately 1,100-foot gravel road having a spur road approximately two thirds down the length and a hammerhead turnaround at the end.

The existing tract of land consists of undeveloped woods. Runoff generally travels north down the hillside through shallow wooded depressions, a stream, and wetland to Stratton Brook and then eventually Flagstaff Lake. Two streams and tributary wetlands were identified on the

parcel. The first stream begins on the steep hillside at the southerly end of the parcel and travels northeast along the easterly side of the property. The second stream bisects the parcel in the northerly corner of the parcel identified as common area on the proposed subdivision plan.

## **II. Technical Review**

We have reviewed the submitted design by MLDC, as well as the application and supporting documentation provided by the applicant through the LUPC. The following section outlines compliance with the Maine Department of Environmental Protection (MDEP) Best Management Practices (BMP) Manual, as they relate to stormwater treatment, removal of phosphorus, and erosion/sedimentation.

### **Typical design practices to address phosphorus export from single-family subdivision:**

With most subdivision applications for single-family residences having an internal public or private road, the focus is typically with the impacts from major road components. For treatment of a roadway typical BMPs used included wet ponds, soil filters, and deeded wood buffers. The Lots themselves generally have imposed restrictions that can include total impervious area coverage, total land clearing, and the requirement of buffers (wooded or meadow). These treatment methods are outlined within the Maine Stormwater Management Design Manual-Phosphorus Control Manual Volume II (March 2016). To meet the phosphorus standard, a project must demonstrate through calculations that the proposed development will not cause the subject property or area to exceed the overall phosphorus export budget as established in Appendix C of the Manual.

For this project, a Per Acre Phosphorus Allocation of 0.047 lbs/acre/year was established by taking an average of the different townships allocated for Flagstaff Lake under the guidance of Jeff Dennis of the Maine DEP. This methodology was determined to be acceptable due to Appendix C not listing a phosphorus export for Coplin Plantation. A project's phosphorus export is determined by considering the area tributary to the subject body of water, the treatment factor of proposed BMP's, and any mitigation credits taken for treating previously untreated developed areas.

### **Erosion Control and Runoff Conveyance**

Temporary and permanent erosion control measures are critical to ensuring a project does not adversely affect downstream natural resources or increase runoff in a way that threatens downstream developments. Erosion control measures should follow the Maine Erosion and Sedimentation Control Practices: Field Guide for Contractors by the MDEP and Chapter 10.25.M "Erosion and Sedimentation Control" of the LUPC rules. When evaluating steep mountainous roads or roads located on steep hillsides, it is important to ensure the design accounts for both the quantity and the velocity of the runoff. This is determined by clearly identifying on the plans the limits of ditching (bottom width, depth, & length) and extent of additional erosion control measures (riprap, slope blankets). Water that discharges from relief culverts should similarly be

evaluated with extra considerations such as increasing the size of the riprap rock and/or the riprap pad.

### **III. Assessment and Recommendations for Improvements to reduce Phosphorus Export:**

The applicant has provided a Phosphorus Treatment Plan that utilizes four (4) grass under drained soil filters located downhill of the proposed roadway and building envelope locations along with supporting calculations using the MDEP Manual Volume II's phosphorus export worksheets.

The submitted phosphorus treatment plan and worksheet calculations make some assumptions that require clarification and appear to be missing information. See the comments below:

1. The treatment factors listed for Filter Pond's 2 and 4 are shown as 0.22 and 0.24 in Table 1 from the submitted phosphorus control narrative. The applicant should review that this conforms with Table 4.1 of the MDEP Manual Volume II as the minimum treatment factor for lined soil filters or filters not in sandy soils is 0.25.
2. Worksheet 2 indicates that the "area with restrictions" coefficients were used for the developed lots. These restrictions should be noted in the Declaration of Covenants, Easements, and Restrictions of the Development document.
3. For Worksheet 3 and the mitigation credit calculation, it is unclear how water will be directed from the existing roadway and proposed Lots 1 and 2 to Filter Pond 4.
4. It appears that the applicant has combined MDEP Worksheets 2 and 4. Worksheet 4 should be included to clearly present the results of the phosphorus calculations. We recognize that the compensation fee section for Worksheet 4 does not apply to LUPC projects.
5. Limits of clearing are not shown on the plan and so it is hard to tell how developed the lots will be in their final condition. Typically, the clearing limits are assumed to be the building envelope, driveways, and roadway Right-of-Way; however, the cross-lot pretreatment swales will need to be accessed and maintained along with the soil filters. The cross-lot swales may also require drainage easements for this reason.
6. Since the applicant is proposing to use structural BMPs to meet the phosphorus standards, the BMPs should also meet the design requirements of the BMP manual in general. We offer the following comments on the underdrained soil filters design:
  - a. Test pits should be performed for each proposed BMP to determine the depth to groundwater, ledge, or other limiting factors.

- b. The BMP Manual requires that the soil filters drain within a 24–48-hour window as a treatment requirement. The applicant should submit calculations or a Hydrograph showing this will be achieved.
- c. The soil filters appear to be sized only for treatment of the developed area. The MDEP BMP Manual requires that soil filters be sized based upon the land area draining to the filter or that untreated areas bypass the filter.
- d. Related to the previous comment, the applicant should submit calculations showing how water quantity is being controlled as the proximity of the soil filters to property lines and the proposed roadway and existing roadways/driveways are of concern.
- e. Design elevations should be provided for the proposed sediment forebays.
- f. The applicant should consider the need for ground water relief drains for the soil filters, particularly Filter Pond 2. Additionally, Filter Pond 2 has its outlet and spillway near the abutting property. The applicant should consider additional energy reducing features such as a level spreader, a more robust riprap section, or relocating the emergency spillway to be further from the outlet and property line.
- g. Filter Pond 4's emergency spillway is located on a steep fill section. The MDEP BMP manual recommends that a spillway's flow path not be greater than 20%. Additionally, the underdrain outlet appears to be within 25 feet of the forested wetland.

With these comments addressed, the totals from Worksheet 4 can be used to determine if the project phosphorus budget is being met or exceeded when considering the entire Flagstaff Lake watershed.

#### **IV. General Plan/Engineering comments:**

- 1. The plans show a new 24" culvert at the proposed entrance to the subdivision along with the outlet for Filter Pond 1 discharging directly adjacent to Mountain Road. The design team should evaluate whether this condition has the potential to negatively impact the driveway immediately downstream as shown on the subdivision plan.
- 2. From the test pits, it appears that ledge will be encountered when performing the hillside cuts for the roadway and filter ponds. Has the applicant indicated any special provisions or permitting requirements for blasting?
- 3. The area identified as a building envelope for Lot 13 is crossed by a drainage swale for Filter Pond 2 the applicant should verify that this complies with Chapter 10.25, Q 3.c. "Building envelopes".

4. The plans indicate buildable areas directly adjacent to identified forested wetlands. The applicant should verify that the 75-foot minimum setback from LUPC Chapter 10.26, D.2.a does not apply. Additionally, the building envelope for Lot 6 contains a wetland that is not proposed to be impacted.
5. The plan for Filter Pond 2 indicates the need for an uphill retaining wall or a boulder wall. The design team should provide details of the proposed retaining wall.
6. The steep sections of the pretreatment swales for filter ponds 2 and 3 may benefit from check dams or a riprap section to prevent downstream erosion.
7. Lots 1 and 2 are proposed to be accessed by Moose Track Road. Given the width of the road and the existing topography, we have concerns about access for emergency vehicles and access for the maintenance of Filter Pond 4.
8. The submitted plans do not indicate how power will be provided to Lots 1 and 2.
9. Invert elevations should be provided for the stream crossing on the sheet C5.3 “Stream Plan and Profile”. The pipe should be evaluated for cover on the inlet side as the top of the pipe appears to be equal to the proposed road grade on the profile.
10. On Sheet C5.3, the stream crossing plan does not show existing contours, and a boulder headwall is shown on both the outlet and inlet side. A detail showing the headwall end condition should be added to the stream crossing plan.
11. On Sheet C5.3, there appears to be a 1:1 slope uphill of the inlet side of the stream crossing. It is unclear what this slope will consist of and does not match the proposed ground shown in the stream profile.
12. On sheet C5.1 a dark line is shown but not labeled near the stream crossing inlet. From the stream crossing plan, it is indicated that this line is an anticipated ledge or boulder face. This condition should be addressed with a roadway typical section as it is unclear how the roadway and ditch will interact with this cut face. Additionally, the placement of the utility pole above this ledge/boulder face at STA 6+00 should be evaluated.
13. Calculations or a statement should be provided for the stream crossing confirming that it is adequately sized for the 25-year storm frequency event and meets the other requirements of Chapter 10.27, D. Roads and Water Crossings. We recommend that a similar analysis be conducted to confirm the capacity of the other culverts as well.
14. The location of the stabilized construction entrance/exit should be shown on the plans.

**IV. Summary:**

Our review of the project finds that in general the strategies to address Phosphorus export could be acceptable, however without all the worksheets, developed area assumptions, and correct factors it is difficult to assess if the design information is within the allowed phosphorus budget in the post development condition. We agree with the calculation of the Project Phosphorus Budget (PPB) of 0.929 lbs/year and feel that it is possible for the project to meet this budget with the proposed treatment BMPs provided the comments from this memo are addressed/answered. We note that only the submitted plans and application material have been included in the phosphorus review.

**These are recommendations for LUPC use and not meant as final determinations but merely offer guidance. Final decisions, if appropriate, are left with the LUPC at their discretion.**

Respectfully Submitted,  
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, reading "James R. Seymour". The signature is fluid and cursive, with the first name "James" being the most prominent part.

James R. Seymour, P. E.  
Western and Lakes Region/Sr. Manager

# MEMORANDUM

## Maine Natural Areas Program

Department of Agriculture, Conservation and Forestry  
State House Station #177, Augusta, Maine 04333

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**Date:** July 6, 2026

**To:** Tim Carr, LUPC

**From:** Abby Stepanauskas, MNAP Ecologist

**Re:** Rare and exemplary botanical features, #SP4103, Loaf Land Subdivision, Mountain Road, Coplin Plantation, Maine.

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I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received July 1, 2026 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine. In the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

The Maine Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We welcome the contribution of any information collected if a site survey is performed.

Thank you for using the Maine Natural Areas Program in the environmental review process. Please do not hesitate to contact our office if you have further questions about the Natural Areas Program or about rare or unique botanical features at this site.



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

REQUEST FOR REVIEW AND COMMENT ON PENDING APPLICATION

Date: 7/1/2026

Permit#/Tracking#: SP4103/ 60138

Analyst: Tim Carr, tim.carr@maine.gov

Applicant: Loaf Land Development, LLC

Location: Coplin Plantation, Map 7, Lots 2 and 12.

Project: A thirteen-lot, high-density, upland, residential subdivision in Coplin Plantation, Franklin County. The Subject Parcel is approximately 24.5 acres and is subject to LUPC hillside provisions, including stormwater management standards, because it contains areas of two or more contiguous acres with a sustained slope of 15 percent or greater. The Commission has approved holding a public hearing on this proposal.

TO BE CONSIDERED,  
COMMENTS DUE BY:

7-24-2026

Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.

|   |                                                                                                                                                            |   |                                                                                                                                                                                                 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | Bureau of Parks and Lands, SHS #22<br>Attn.: (Regional BPL Staff Person and Leased Lots)                                                                   |   | Maine State Fire Marshall's Office SHS #52<br>Attn.:                                                                                                                                            |
|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Engineering Review                                                                                  |   | Maine State Fire Marshall's Office SHS #52<br>Attn.:                                                                                                                                            |
|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Geology Review                                                                                      | X | Natural Areas Program, Site Review, SHS #93<br>Attn.: <a href="mailto:maine.nap@maine.gov">maine.nap@maine.gov</a> , <a href="mailto:lisa.st.hilaire@maine.gov">lisa.st.hilaire@maine.gov</a>   |
|   | DEP Hazardous Material & Solid Waste, SHS #17<br>Attn.:                                                                                                    | X | State Geologist, NRIMC, SHS #22<br>Attn.: <a href="mailto:Ryan.Gordon@maine.gov">Ryan.Gordon@maine.gov</a>                                                                                      |
|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Site Law Review                                                                                     |   | State Soil Scientist, SHS #28<br>Attn.: <a href="mailto:Matthew.Boucher@maine.gov">Matthew.Boucher@maine.gov</a>                                                                                |
| X | Div. of Environmental Health, DHHS, SHS #10, Subsurface<br>Wastewater Program<br>Attn.: <a href="mailto:brent.lawson@maine.gov">brent.lawson@maine.gov</a> | X | U.S. Army of Corps of Engineers, New England District,<br>442 Civic Center Dr. Suite #350, Augusta, ME 04330<br>Email: <a href="mailto:CENAE-R-ME@usace.army.mil">CENAE-R-ME@usace.army.mil</a> |
| X | DOT, Planning, SHS #16<br>Attn.: Michael Hori, <a href="mailto:michael.hori@maine.gov">michael.hori@maine.gov</a>                                          | X | U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME<br>04431 Email: <a href="mailto:mainefieldoffice@fws.gov">mainefieldoffice@fws.gov</a>                                                   |
| X | Historic Preservation Commission, SHS #65<br>Email: <a href="mailto:MHPCprojectreview@maine.gov">MHPCprojectreview@maine.gov</a>                           | X | County Commissioners<br>Franklin County via administrator<br><a href="mailto:abernard@franklincountymaine.gov">abernard@franklincountymaine.gov</a>                                             |
| X | DIF&W, SHS #41<br>Attn.: <a href="mailto:IFWEnvironmentalreview@maine.gov">IFWEnvironmentalreview@maine.gov</a>                                            |   | Soil and Water Conservation District<br>Franklin County<br><a href="mailto:cverrill@franklincountyswcd.org">cverrill@franklincountyswcd.org</a>                                                 |
|   | Maine Dept. Marine Resources SHS #21 Mitch Simpson (Penob.)<br>Attn: Atlantic Salmon, Sean Ledwin & Paul Christman                                         | X | Other State, Federal, Governmental Agency:<br>Coplin Plantation Assessors via <a href="mailto:clerk@coplin.org">clerk@coplin.org</a>                                                            |
|   | Maine Floodplain Mgmt. Program, SHS #93<br>Attn: Sue Baker                                                                                                 |   |                                                                                                                                                                                                 |

After review of the application and consideration of the proposal's probable impacts, we have:

☐ No comments on the proposal

☐ Comments on the proposal are included on the following page(s)

☒ Comments (attach additional pages as necessary):

Signature: Alexander L. Pugh

Date: August 4, 2026

Reports of staff permitting decisions can be found here: <http://www.maine.gov/dacf/lupc/reports/>

BENJAMIN GODSOE  
ACTING EXECUTIVE DIRECTOR  
HARLOW BUILDING, 4TH FLOOR



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

# Subsurface Wastewater Unit Comment on Pending Application

Permit#/ Tracking # SP4103/ 60138

Loaf Land Development

Reviewer: Alex Pugh, Sr. Env. Hydrogeologist, SWW Unit, Drinking Water Program

- 1) Main-Land is planning on individual wells and septic systems. This may avoid the common scheme of development's classification of a Public Water Supply and the need for an "engineered" septic system.
- 2) Main-Land has provided soil classification for 16 soil borings which ranged from 12 inches to 26 inches. Apparently two additional soil borings were added after it was pointed out that TB-1A, having only 12 inches to a restrictive layer would not meet the Rules (Table 5F, Section 14(C)(1)). These boring are all located on Sheet S2.1. All the lots appear to have the minimum soil thickness to satisfy Chapter 241, Section 14 (variances)

| Test Boring | Soil profile | Depth to restrictive layer | Table 5F minimum permitting condition |
|-------------|--------------|----------------------------|---------------------------------------|
| TB-1        | 4D           | 12 inches                  | 18 inches                             |
| TB-2        | 4C           | 24 inches                  | 12 inches                             |
| TB-3        | 4C           | 16 inches                  | 12 inches                             |
| TB-4A       | 4C           | 18 inches                  | 12 inches                             |
| TB-5        | 4C           | 19 inches                  | 12 inches                             |
| TB-6        | 4C           | 24 inches                  | 12 inches                             |
| TB-7        | 4C           | 17 inches                  | 12 inches                             |
| TB-8A       | 4B           | >36 inches                 | 12 inches                             |
| TB-9        | 4C           | 25 inches                  | 12 inches                             |
| TB-10       | 4C           | 21 inches                  | 12 inches                             |
| TB-4        | 4C           | 18 inches                  | 12 inches                             |
| TB-7        | 4C           | 16 inches                  | 12 inches                             |
| TB-8        | 3C           | 20 inches                  | 12 inches                             |
| TB-18       | 6C           | 26 inches                  | 24 inches                             |
| TB-1-B      | 3C           | 20 inches                  | 12 inches                             |
| TB-4-B      | 3C           | 16 inches                  | 12 inches                             |

- 3) Test borings are permitted by chapter 241 under the more general definition of an "observation hole", but many Site Evaluators find that making observations of the soils from such a small sampling of the ground makes it difficult to extrapolate on characterizing the soils for a disposal system.
- 4) No designs of disposal fields are included in the report to comment on.



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

**REQUEST FOR REVIEW AND COMMENT ON PENDING APPLICATION**

Date: 7/1/2026

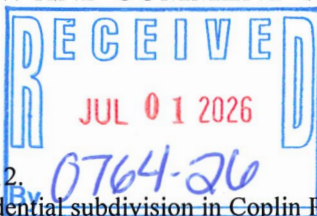
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|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Engineering Review                                          |   | Maine State Fire Marshall's Office SHS #52<br>Attn.:                                                                                          |
|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Geology Review                                              | X | Natural Areas Program, SHS #93<br>Attn.:                                                                                                      |
|   | DEP Hazardous Material & Solid Waste, SHS #17<br>Attn.:                                                            | X | State Geologist, NRIMC, SHS #22<br>Attn.:                                                                                                     |
|   | DEP, 106 Hogan Rd., Suite 6 Bangor, ME 04401<br>Attn.: Site Law Review                                             | X | State Soil Scientist, SHS #28<br>Attn.:                                                                                                       |
| X | Div. of Environmental Health, DHHS, SHS #10, Subsurface Wastewater Program<br>Attn.: brent.lawson@maine.gov        | X | U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite #350, Augusta, ME 04330<br>Email: CENAE-R-ME@usace.army.mil |
| X | DOT, Planning, SHS #16<br>Attn.: Michael Hori, michael.hori@maine.gov                                              | X | U.S. Fish & Wildlife 306 Hatchery Road East Orland, ME 04431 Email: (mainefieldoffice@fws.gov)                                                |
| X | Historic Preservation Commission, SHS #65<br>Email: MHPCprojectreview@maine.gov                                    | X | County Commissioners<br>Franklin County via administrator<br>abernard@franklincountymaine.gov                                                 |
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After review of the application and consideration of the proposal's probable impacts, we have:

- ☒ No comments on the proposal ☐ Comments on the proposal are included on the following page(s)  
☐ Comments (attach additional pages as necessary):

Signature: Kurt Mohney, SHPO Date: 7/8/26

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| X | Div. of Environmental Health, DHHS, SHS #10, Subsurface Wastewater Program<br>Attn.: <a href="mailto:brent.lawson@maine.gov">brent.lawson@maine.gov</a> | X | U.S. Army of Corps of Engineers, New England District, 442 Civic Center Dr. Suite #350, Augusta, ME 04330<br>Email: <a href="mailto:CENAE-R-ME@usace.army.mil">CENAE-R-ME@usace.army.mil</a>  |
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Signature:

*[Handwritten Signature]*

Date:

*7/7/26*

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BENJAMIN GODSOE  
ACTING EXECUTIVE DIRECTOR  
HARLOW BUILDING, 4<sup>TH</sup> FLOOR



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



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

## REQUEST FOR REVIEW AND COMMENT ON PENDING APPLICATION

Date: 7/1/2026

Permit#/Tracking#: SP4103/ 60138

Analyst: Tim Carr, tim.carr@maine.gov

Applicant: Loaf Land Development, LLC

Location: Coplin Plantation, Map 7, Lots 2 and 12.

Project: A thirteen-lot, high-density, upland, residential subdivision in Coplin Plantation, Franklin County. The Subject Parcel is approximately 24.5 acres and is subject to LUPC hillside provisions, including stormwater management standards, because it contains areas of two or more contiguous acres with a sustained slope of 15 percent or greater. The Commission has approved holding a public hearing on this proposal.

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COMMENTS DUE BY:  
7-24-2026**

**Please use this form to make comments & recommendations regarding the attached application. Those indicated below have been requested to review this application.**

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**After review of the application and consideration of the proposal's probable impacts, we have:**

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☐ Comments (attach additional pages as necessary):

Signature: Laura Hatmaker, Natural Resource Biologist Date: July 22, 2026

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BENJAMIN GODSOE  
ACTING EXECUTIVE DIRECTOR  
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STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



## **MDIFW Permit Review Comments**

*Submitted via e-mail*

Project: Loaf Land Development, LLC; Coplin Plantation; SP4103  
LUPC Project Manager: Tim Carr  
MDIFW ERID: 9135 ver. 11905  
Date: July 22, 2026

### **Comments:**

The Applicant proposes a 13-lot residential subdivision as shown on the plan set (dated 4/8/2026), which includes tree clearing, a stream crossing, and in-water work.

### ***ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES***

#### **Bat Species**

The Applicant proposes to preserve steeper rocky terrain that could be used as overwintering roosts by bat species, which is consistent with our recommendations. Additionally, the Applicant states that clearing activities will likely occur during the bat inactive period. MDIFW concurs that tree clearing from November 1 through April 14 would minimize impacts to bat species. With these minimization measures in place, we anticipate minimal impacts to bat species as a result of project activities.

### ***SIGNIFICANT WILDLIFE HABITAT***

#### **Significant Vernal Pools**

According to the wetland delineation performed by Main-Land Development Consultants, Inc. (*Wetland, Streams, and Cursory Vernal Pool Delineation Report Loaf Land, LLC Property Coplin Plantation, ME, 4/13/2026*), no potential vernal pools were located in the proposed project area. Therefore, our Department anticipates minimal impacts to this habitat as a result of project activities.

### ***AQUATIC RESOURCES***

#### **Fish Habitat**

The proposed stream crossing is 4 feet wide, which is 1.2 times the bankfull width of the stream, and will be backfilled 18 inches. This is consistent with our recommendations for stream crossings. **In addition, we recommend that any necessary instream work occur between July 15 and October 1.**

Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction

*MDIFW Permit Comments*

*Re: Loaf Land Development, LLC; Coplin Plantation; SP4103*

*July 22, 2026*

activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in dark ink, appearing to read 'L. Hatmaker', with a long horizontal flourish extending to the right.

Laura Hatmaker

Natural Resource Biologist

Cc: Dylan Whitaker, MDIFW Region D Fisheries Biologist  
Sarah Boyden, MDIFW Region D Wildlife Biologist  
Andrew Wood, MDIFW Environmental Review Coordinator  
Ciara Wentworth, MDIFW Natural Resource Biologist



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

**REQUEST FOR REVIEW AND COMMENT ON PENDING APPLICATION**

Date: 7/1/2026

Permit#/Tracking#: SP4103/ 60138

Analyst: Tim Carr, tim.carr@maine.gov

Applicant: Loaf Land Development, LLC

Location: Coplin Plantation, Map 7, Lots 2 and 12.

Project: A thirteen-lot, high-density, upland, residential subdivision in Coplin Plantation, Franklin County. The Subject Parcel is approximately 24.5 acres and is subject to LUPC hillside provisions, including stormwater management standards, because it contains areas of two or more contiguous acres with a sustained slope of 15 percent or greater. The Commission has approved holding a public hearing on this proposal.

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COMMENTS DUE BY:  
7-24-2026**

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

July 22, 2026

To: LUPC Commissioners

The Coplin Plantation Assessors would like to comment on the subdivision SP4103.

Our concerns are during construction of the roads etc. Who will be inspecting the roads and construction and how often will this be done? We would recommend having a third party inspector to look over the construction site and roads. Our reasoning for this would be that LUPC is so understaffed that they do not get around as often as they should. We feel this is a big concern because potentially there can be a lot of erosion and can cause property damage and town road damage. Due to the amount of rain storms we have been getting for the last 3-4 years, this can cause substantial damage.

Sincerely yours, Coplin Board of Assessors

Danial Barker, Chair

Robert Farrar, member

John Dodson, member



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING  
93 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

AMANDA E. BEAL  
COMMISSIONER

To: Tim Carr, Land Use Planning Commission  
From: Ryan Gordon, Maine Geological Survey  
Date: July 22, 2026  
Subject: Loaf Land Development, LLC, Coplin Plantation, Map 7, Lots 2 and 12  
(Permit/Tracking #: SP4103/ 60138)

Maine Geological Survey Senior Geologist Lindsay Theis has reviewed available surficial geologic data and lidar topographic imagery for the proposed development area, as well as the permit application materials. A reconnaissance surficial map of the area (Borns, 1986) described the proposed development area as thin glacial till. Modern lidar topographic imagery, nearby water well overburden thickness observations (see attached map), and soil test borings included in the permit application confirm the original mapping. Glacial till is a mix of sediments, from clay to boulders, and may be very compact on north to northwest facing slopes (which applies to the proposed development) due to high glacial ice pressures during its deposition.

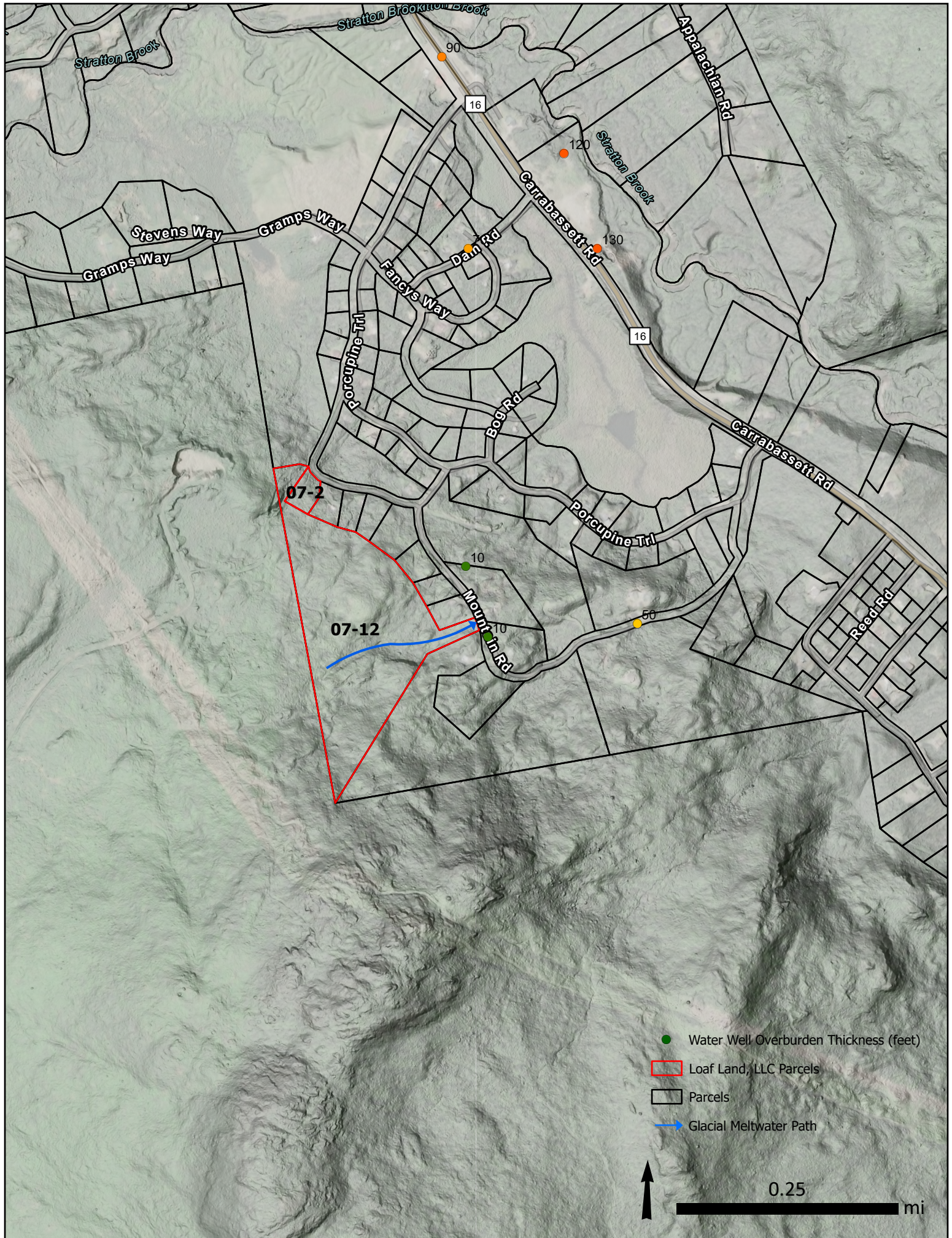
This area does not have any obvious evidence of prior mass wasting (landslide or rockfall) events; however, thin soils in compacted glacial till on steep slopes are likely to have low water permeability, which may increase the probability of surface runoff. High intensity thunderstorms and rain-on-snow events have recently led to flash-flooding and debris flows in areas of western Maine with similar soils and topography. A possible former glacial meltwater path (see attached map) would be the likely path for water or debris flow during extreme events, crossing the proposed Mountain Village Road.

Reference:

Borns, H.W., Jr., 1986, [Reconnaissance surficial geology of the Stratton quadrangle, Maine](#): Maine Geological Survey, Open-File Map 86-21, map, scale 1:62,500.

Sincerely,

Ryan Gordon  
State Geologist and Director



Stratton Brook

Stratton Brook

Appalachian Rd

16

Stevens Way

Gramps Way

Gramps Way

Porcupine Trl

Fancy's Way

Dan Rd

Bog Rd

Carrabassett Rd

Stratton Brook

16

Carrabassett Rd

Reed Rd

07-2

07-12

10

Mountain Rd

10

50

90

120

130



**STATE OF MAINE**  
**DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY**  
**LAND USE PLANNING COMMISSION**  
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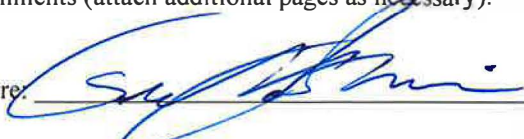
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