

Petitions to Intervene in the Public Hearing
on the Application for Subdivision Permit
SP4103, the Loaf Land Subdivision,
Mountain Road, Coplin Plantation

**STATE OF MAINE
FRANKLIN, ss.**

**LAND USE PLANNING COMMISSION
LOAF LAND SUBDIVISION
APPLICATION
Subdivision Permit No: SP4103**

**In re: Loaf Land Development, LLC
Subdivision Permit No: SP4103**

PETITION FOR INTERVENTION

NOW COME Stanwood Fish, Jr. and Jenny Burch, pursuant to CMR 01-672-005 § 5.13, and respectfully petition to intervene in the above captioned matter, as follows:

1. Stanwood Fish, Jr. and Jenny Burch (hereinafter "Petitioners") are individuals having a mailing address of 136 Front Street, Bath, Maine 04530, who own land located at 37 Mountain Road, Coplin Plantation pursuant to the deed recorded in the Franklin County Registry of Deeds, Book 4149, Page 105, abutting the land of Loaf Land Development, LLC which is the subject of Subdivision Permit No. SP4103 (hereinafter "the subdivision permit").
2. This Petition is filed prior to the commence of any public hearing of the type described in 5.16 (1) of the Rules for the Conduct of Public Hearings.
3. Petitioners will or may be substantially and directly affect by the proceeding for the following reasons:

- A. The Review Memorandum from James R. Seymour, P.E. to Tim Carr, Acting Chief Planner, et al., dated August 21, 2026 mentions Petitioners by name, stating, under Section IV, on page 7, “that the larger flooding flows exit [the pond to be created by Land Loaf Development, LLC] on the westerly side of the pond and discharge into an offsite wet area on the abutting property (Fish Jr and Jenny Burch land) . . . “ and Petitioners understand that their land will be substantially and directly impacted by such flooding.
- B. The hydrology of Petitioners’ land and improvements has already been substantially and directly impacted by previous activities on the land now owned by Loaf Land Development, LLC.
- C. Petitioners’ land, and the proposed Subdivision, are accessed via Mountain Road, and Petitioners have an apprehension that their access to their land will or may be substantially and directly affected by the increase in traffic on Mountain Road which will result if the Subdivision Application is approved for the following reasons:
 - i. Mountain Road serves as the sole access, during winter months, to eleven residential structures, including Petitioners’ structure, and is also the sole access, during winter months, to an additional five previously approved undeveloped building lots which will not require the review by the Land Use Planning Commission prior to their development; and is also the most reasonable access to Loaf Land Development LLC’s lot;

- ii. During winter, when snow banks are present, Mountain Road is not wide enough to be passable at all points by two-way traffic, creating a situation where users of the road have to take turns if a vehicle is ascending Mountain Road while another is descending;
- iii. Portions of Mountain Road have a sustained grade in excess of 15%, a grade not meeting the standards for a Class 1 Roadway, which, under LUPC rules, would be required for new development serving fifteen or more lots: Mountain Road already serves sixteen lots, and therefore should not be deemed to meet the standard of the rule for access to additional newly created lots;
- iv. Winter conditions on Mountain Road already create situations where traffic must stop on a steep and slippery grade, and often can not restart forward motion, or slides back, becoming stuck, blocking the road to other users and emergency vehicles;
- v. Winter conditions on Mountain Road already create situations where residents and their guests are not always able to navigate the grade and must find alternative places to leave vehicles for the night, continuing to their residential structures on foot;
- vi. It follows that additional proposed traffic (in excess of 100 trips per day according to the Subdivision Application) on Mountain Road, will increase the times when vehicles off the road will or may substantially and directly

affect Petitioners' use of Mountain Road and their access to emergency services; and

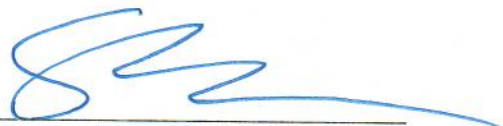
- vii. Because Mountain Road serves as the sole access to Mountain Village Road and Moose Track, the design characteristics of Mountain Road itself can not be ignored, and granting Intervenor Status to Petitioners will ensure that the design standards of Mountain Road will be considered in the review of the Subdivision Application.

4. Petitioners wish to participate as a party, offer testimony and evidence, and participate in oral cross-examination at hearings relating to the Subdivision Application.

NOW THEREFORE, Petitioners respectfully request that the Commission or the Presiding Officer grant Intervenor Status to Petitioners.

Dated:

9/15/2026


Stanwood Curtis Fish Jr.


Jenny Burch

Sworn to and subscribed by Jenny Burch and Stanwood Curtis Fish Jr. before me this 15 day of September, 2026.


Notary Public/Attorney at Law

**STATE OF MAINE
FRANKLIN, ss.**

**LAND USE PLANNING COMMISSION
LOAF LAND SUBDIVISION
APPLICATION
Subdivision Permit No: SP4103**

**In re: Loaf Land Development, LLC
Subdivision Permit No: SP4103**

PETITION FOR INTERVENTION

NOW COME Russell Peters and Cathryn Peters, pursuant to CMR 01-672-005 § 5.13, and respectfully petition to intervene in the above captioned matter, as follows:

1. Russell Peters and Cathryn Peters (hereinafter "Petitioners") are individuals having a mailing address of 36 Messina Drive, Skowhegan, Maine 04976, who own land located at 53 Mountain Road, Coplin Plantation pursuant to the deed recorded in the Franklin County Registry of Deeds, Book 4687, Page 89, abutting the land of Loaf Land Development, LLC which is the subject of Subdivision Permit No. SP4103 (hereinafter "the subdivision permit").
2. This Petition is filed prior to the commence of any public hearing of the type described in 5.16 (1) of the Rules for the Conduct of Public Hearings.
3. Petitioners will or may be substantially and directly affect by the proceeding for the following reasons:

- A. Multiple subdivision lots are planned to be accessed via Moose Track, a small trail crossing Petitioners' land, running extremely close to Petitioner's home (about fifteen feet); which would irreparably harm Petitioners' land, and would overburden the, as the size, terrain and grade of Moose Track makes it impossible that such a use would have been contemplated at the time the easement was originally granted, and the express easement language does not contemplate multiple lots.
- B. Petitioners' land, and the proposed Subdivision, are accessed via Mountain Road, and Petitioners have an apprehension that their access to their land will or may be substantially and directly affected by the increase in traffic on Mountain Road which will result if the Subdivision Application is approved for the following reasons:
 - i. Mountain Road serves as the sole access, during winter months, to eleven residential structures, including Petitioners' structure, and is also the sole access, during winter months, to an additional five previously approved undeveloped building lots which will not require the review by the Land Use Planning Commission prior to their development; and is also the most reasonable access to Loaf Land Development LLC's lot;
 - ii. During winter, when snow banks are present, Mountain Road is not wide enough to be passable at all points by two-way traffic, creating a situation where users of the road have to take turns if a vehicle is ascending

and Moose Track, the design characteristics of Mountain Road itself can not be ignored, and granting Intervenor Status to Petitioners will ensure that the design standards of Mountain Road will be considered in the review of the Subdivision Application.

4. Petitioners wish to participate as a party, offer testimony and evidence, and participate in oral cross-examination at hearings relating to the Subdivision Application.

NOW THEREFORE, Petitioners respectfully request that the Commission or the Presiding Officer grant Intervenor Status to Petitioners.

Dated:

9/15/2026

R. P.
Russell Peters

Cathryn Peters
Cathryn Peters

Sworn to and subscribed by Russell Peters and Cathryn Peters before me this day of September, 2026.

Ashley Carter
Notary Public/Attorney at Law

ASHLEY CARTER
Notary Public, Maine
My Commission Expires January 2, 2027