



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

February 13, 2026

Via Email

Loaf Land Development, LLC
c/o: Tyler Doucette
626 Carrying Place Road
Carrying Place Township, ME 04961
Email: tylerhamc@gmail.com

Main-Land Development Consultants, Inc.
c/o Emily Hastings
PO Box Q
Livermore Falls, ME 04254
Email: emily@main-landdci.com

RE: Incomplete Application for Subdivision Permit SP 4103, Loaf Land Development, LLC.
Maine Revenue Service Map FRP01 Plan 07, Lot 2 and Lot 12, Coplin Plantation, Franklin
County, Maine.

Dear Mr. Doucette and Ms. Hastings:

The Maine Land Use Planning Commission (Commission or LUPC) has received your permit application for a 13-lot, high-density, basic layout, single-family residential subdivision in Coplin Plantation.

Staff have completed an initial review and determined that the application is missing information necessary to be considered complete for processing [Chapter 4, § 4.05(A)(5)(a)]. Please submit the information requested below by April 14, 2026. If the information is not received by the due date, the Commission may return the application as incomplete. Returning the application does not preclude the applicant from submitting another subdivision permit application for the property.

1. LUPC staff interpret Section 4 of the Operating Agreement of Loaf Land Development, LLC, to mean that all current managers must sign the application. Provide the signatures of all current managers or evidence that one manager is authorized to sign for the company.

BEN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



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

2. The application fee for the Subdivision Permit is \$9,182.50. A breakdown of the fee is available on request. You will receive an email message with directions for paying the fee online. The fee is based on the current application. Changes to the plan or new information may increase or decrease the fee.
3. Clarification is needed regarding the applicant's title, right or interest (TRI) in the property proposed for the subdivision. It is unclear whether Lot 07-2 is included in the deed. The deed states "excepting and reserving, however, all of the lots of land previously conveyed along said Mountain Road" which may include Lot 07-2. Explain how Lot 07-2 is included in the deed or submit additional information establishing the applicant's TRI for that lot. [Note that if an additional deed is provided establishing the applicant's TRI in Lot 07-2, the Land Division History (Exhibit 8) would need to be updated.]
4. Provide the date(s) that notices were sent. Indicate which completed notice form was used, as two inconsistent forms were submitted in the application. One of the forms incorrectly identifies the proposal as a moderate-density subdivision.

Also, notice may not have been provided to all property owners within 1,000 feet of the project area:

- a. Lots 05-44 and 07-21 are within 1,000 ft of the project area but are not included in the table of notice recipients provided (Exhibit 7). LUPC records indicate that Coplin Plantation is the owner of Lot 05-44 and that John and Josephine Marr are the owners of Lot 07-21, reference Franklin County Registry of Deeds (FCRD) Book 497 Page 107. Please note that this information may be outdated.
- b. Four lots are listed as having unknown owners. LUPC records indicate the following owners for three of those lots, although please note that this information may be outdated:
 - Lot 05-19: Richard Cranston (FCRD Book 3307 Page 297)
 - Lot 07-20: Coplin Plantation
 - Lot 07-28: Marcelo Dalelio, Misty Rae Starbuck (FCRD Book 3998 Page 314)
 - Lot 07-67: no additional information available
- c. There are three lease lots on the large Ursa Major parcel, Lot 01-04, to the west that are listed in Coplin Plantation's 2025 Real Estate Tax Commitment Book. Provide notice to the lessees of any lease lots within 1,000 ft of the project area.

Inquire with Coplin Plantation and the Maine Revenue Service as to the owners of the above lots. Provide notice to any owners who are identified, if not already provided. For lots whose owners cannot be identified, provide evidence of the attempts to find those owners.

Please note that the LUPC will require additional notice to be provided with a future submission that addresses the information needed to consider the application complete for processing [Chapter 4, § 4.04(A)(3)].

5. Responses have not been included for all applicable questions and exhibits in the application:
 - a. Exhibit 10 – Site Plans: Drawings C6.1 through C6.4, Filter Pond Plan & Profile have not been provided. Roads (travel ways) should be included on the subdivision plan. Please also provide high-resolution digital images of all plans.
 - b. Exhibit 15 – Common Open Space: Common open space for wildlife passage is required unless the proposal meets one of the exemptions in Chapter 10, § 10.25(Q)(3)(d)(3)(a) and (b). Provide responses to the applicable information requests in Exhibit 15 or evidence that the proposal meets an exemption.
 - c. Exhibit 16 – Subdivision Lot Deed or Lease Covenants: Respond to the information request. Include deed language for lots 1 and 2 establishing access along Moose Track Road. The association by-laws belong in Exhibit 30.
 - d. Exhibit 17 – Fire, Police, and Ambulance Services: Provide letters from the Franklin County Sheriff and local EMT providers documenting availability and capacity to provide the necessary services.
 - e. Exhibit 18 – Solid Waste Disposal: Provide a letter from one or more solid waste facilities documenting availability and capacity to accept construction wastes and regular residential waste from the proposed project.
 - f. Exhibit 19 – Electricity and Telephone Service: Submit letters from electricity and telephone providers confirming capacity to provide the service.
 - g. Exhibit 25 – Rare or Special Plant Communities and Wildlife Habitat: Provide the required letter from the Maine Natural Areas Program (MNAP). In response to recommendations from the Maine Department of Inland Fisheries and Wildlife (MDIFW), submit the results of field surveys conducted by qualified professionals determining the presence or absence of the natural resources and rare species discussed in their letter and/or describe plans for meeting the alternatives recommended, such as maintaining riparian buffer zones. Additionally, provide the data pages for the wetland delineation shown on the site plan.
 - h. Exhibit 28 – Water Quality: Respond to the information request. Information on phosphorus belongs in Exhibit 33.
 - i. Exhibit 29 – Erosion, Sedimentation, and Drainage Control Measures: Provide information on the planned maintenance of filter ponds. Describe how any roadways proposed are designed to minimize the use of ditching, cuts, and fills.
 - j. Exhibit 31 – Roadway Construction: Respond to the applicable information requests regarding the new roads proposed.

- k. Exhibit 32 – Roadway Maintenance: Respond to the applicable information requests regarding road, water crossing, and drainage control maintenance for proposed internal roads and for Moose Track Road.
- l. Exhibit 34 – Provide a response indicating whether there has been a timber harvest on any of the property in the last 5 years. If so, submit the liquidation harvesting information requested.
- m. Because the project proposes to disturb wetlands, the Wetland Alterations Supplement (S3) must be included as part of the application.

Once the additional application materials are received, staff will determine whether the application can be accepted as complete for processing. After the application is accepted and further review is conducted, staff may have additional questions or information requests. Staff will also distribute the application to applicable reviewing agencies, the county, the plantation, and the surrounding towns for comment.

In addition to the items listed above necessary to consider the application complete for processing, staff noted the items below that will require additional information or reconfiguration of the subdivision design. Please note that this list may not be exhaustive:

- Concerns with the site plans and related information, including:
 - Lots with insufficient road frontage (required frontage is 100 feet)
 - Inconsistencies between the table of lot specifications and the subdivision plan
 - Test pit locations that appear to be outside of building envelopes (TB-7, for example)
 - Unclear reference for measurements on the plan (for example: L9, L17)
 - Building envelopes that may exceed 40% of the lot (for example: Lot 13, including the area of the filter pond)
 - Building envelopes that may not be consistent with hillsides and/or vegetation clearing standards
 - Grading plans that may not provide sufficient detail as to how stormwater will flow to the filter ponds
 - The potential for vegetative buffers to be more suitable than ponds for stormwater and phosphorus management should be evaluated to ensure that the proposed approach produces no adverse impact on resources or uses in the area
 - The total area of wetland impact indicated on the plan may not include all impacted wetland areas
 - Difficulty relating the soil mapping to specific proposed development

- Financial Capacity: As Loaf Land Development, LLC is the applicant, the financial capacity of Loaf Land Development, LLC will need to be demonstrated or the legal relationship between the personal financial capacity of manager Daniel Diebler and the financial capacity Loaf Land Development, LLC presented.
- The deed submitted states that “the said premises are conveyed subject to all of the restrictions contained in a certain “Declaration of Restrictions on Residential Lots in Hedge Hog Mountain Village II,” reference FCRD Book 507, Page 1. This “Declaration of Restrictions” is the text of LUPC Subdivision Permit SP 3001. SP 3001 contains conditions but also references “an extensive list of proposed deed restrictions.” Language in SP 3001 indicates that these deed restrictions are intended to apply, but SP 3001 does not list these restrictions. A copy of the proposed declaration of restrictions, titled “Declaration of Restrictions on Residential Lots in Hedge Hog Mountain Village II,” from the LUPC’s SP 3001 application file is attached. LUPC staff believe that SP 3001 was erroneously filed as FCRD Book 507, Page 1 in place of the attached declaration of restrictions.

A review of LUPC Advisory Rulings AR04-6 and AR23-11 and subdivision permits from the area indicates that neither Plan 07 Lot 2 nor Plan 07 Lot 12 is part of the subdivision approved under SP 3001 or part of any other LUPC approved subdivision. The LUPC recommends that the applicant investigate obtaining a corrected deed.

To date, the LUPC has received five requests for a public hearing on the application. Holding a hearing on a permit application is at the discretion of the Commission [Chapter 4, § 4.06(A)]. No action will be taken on any requests for a hearing until the application is complete for processing. Due to the public interest, the LUPC created a webpage for the project as a way to keep the public informed of the review process and to provide the public and the applicant with relevant materials (e.g., public comments): <https://www.maine.gov/dacf/lupc/projects/coplin-subdivision>.

Thank you for your patience and cooperation throughout this process. If you have any questions regarding this information request, would like to schedule a meeting, or need additional assistance, please do not hesitate to contact Tim Carr at 207-592-4129 or via email at tim.carr@maine.gov.

Sincerely,



Tim Carr
Acting Chief Planner



David Hediger
Senior Planner

Attachment: “Declaration of Restrictions on Residential Lots in Hedge Hog Mountain Village II, Coplin Plantation, Maine” from the LUPC’s SP 3001 file, received July 13, 1976.

DECLARATION OF RESTRICTIONS ON RESIDENTIAL LOTS IN
HEDGE HOG MOUNTAIN VILLAGE II,
COPLIN PLANTATION, MAINE

This declaration is made this 12th day of February, 1976 by
Robert H. Tague of Searsport, Maine.

Robert H. Tague is the owner of certain real property situated in Coplin Plantation, Franklin County, Maine, which property is described in a deed from Bernard Butts et al to Robert H. Tague and Janice M. Tague dated November 16, 1960 and recorded in the Franklin County Registry of Deeds in Book 369, Page 559. The said real property is further referred to in a certain deed from Janice M. Tague to Robert H. Tague dated October 4, 1966, recorded in the said Registry in Book 339, Page 607 and in a certain deed from Madeleine B. Tague dated September 22, 1975 and recorded in the said Registry of Deeds in Book 475, Page 53. Certain parcels have been conveyed out of the said real property between November 16, 1960 and the present time.

Robert H. Tague desires to create on a portion of the said real property more particularly described in Exhibit A attached hereto, a residential community with certain established standards for construction, location and permitted uses for the benefit of the entire community, to be known as Hedge Hog Mountain Village II.

Robert H. Tague desires to provide for the preservation of the values and amenities by subjecting the residential real property contained within the parameters of Hedge Hog Mountain Village II, as described in

Exhibit A, together with such additions to the said Hedge Hog Village to as may hereafter be made, to the restrictions set forth below, each and all of which are for the benefit of the said property and for each owner individually.

NOW THEREFORE, Robert H. Tague declares for himself, his heirs, successors and assigns, that the residential real property contained within the parameters of Hedge Hog Mountain Village II and described in Exhibit A attached hereto and made a part hereof and such additions to Hedge Hog Mountain Village II as may hereafter be made, is and shall be held, sold, transferred, conveyed and occupied subject to the following conditions:

1. No buildings, septic tanks, sewerage systems, water systems or excavations shall be erected, placed, dug or altered upon any lot until a permit for such activity shall have been granted to the individual lot owner by the Maine Land Use Regulation Commission.

2. No temporary structure, other than those necessary and used in the course of construction of permanent buildings, shall be built or placed upon any lot, and all such temporary structures shall be removed promptly upon the completion of the said permanent buildings. No permanent buildings or structures shall be covered with tar paper, sheathing paper, or any wall covering other than permanent finish siding. No temporary structure shall be permitted to remain on a lot longer than one year from the time construction of permanent buildings on the said lot have begun.

3. All masonry chimneys intended for live fires, constructed inside or outside of buildings upon any lot, shall have flues lined throughout their entire height with flue tile or equivalent material

and shall be constructed with the base on a solid foundation on the ground or on a solid foundation at the ground floor level. All masonry chimneys shall have spark screens at the outlet. All metal chimneys used in any building shall bear the Underwriters' Laboratories, Inc. seal of approval, and shall be erected in conformity with State Fire Code Requirements.

4. All domestic sewage from any lot shall be disposed of by means of a septic system, gas fired toilet, chemical toilet or composting toilet. Any such domestic sewage disposal system shall be installed only in accordance with a LURC permit authorizing the specific disposal method for the particular lot, and shall be installed and maintained in strict conformity with the requirements of the Maine Plumbing Code contained in Title 12 of the Maine Revised Statutes, and the regulations adopted thereunder.

5. Use of the residential lot shall be limited to single family residential purposes. No manufacturing or commercial enterprise of any kind shall be permitted on any lot, including so-called "home occupations." No more than one residential building shall be constructed on any lot. Garages, storage sheds, well houses, and other out-buildings incidental to normal residential and recreational use of a single family residential dwelling shall be permitted. No modular or mobile homes of any kind shall be permitted on any lot. For purposes of these restrictions, modular or mobile home shall mean a dwelling unit with one or more axles and sets of wheels permanently attached or a dwelling unit having a one-piece metallic underframing delivered to a lot by means of attached axles and wheels, whether such axles and wheels are subsequently removed following siting on the site.

6. The roofs of all permanent buildings erected upon any lot shall be made of fire resistant materials meeting the requirements of the Maine State Fire Code.

7. All lots shall be graded to provide off-street parking space for two automobiles, and shall have drainage systems, when necessary, adequate to protect existing roadways.

8. All single story permanent residential buildings shall contain at least 400 square feet of floor space on the ground floor, not including porches or outside stairways. All permanent residential buildings having two or more stories shall contain at least 300 square feet of floor space on the ground floor, not including porches or outside stairways.

9. No part of any house, except open steps, terraces or patios, (not including porches), shall be within 25 feet from lot lines abutting roads and within 15 feet from any other lot line. No part of any house, except open steps, terraces or patios, (not including porches), shall be within 75 feet of normal high water of any perennial water course.

10. All houses, which shall include dwellings with basements and dwellings situated on concrete piers extending a minimum of five (5) feet into the ground or to bedrock, shall be built only on the portion of those lots having a soil type defined as suitable for house construction under the terms of Maine Land Use Regulation Commission Permit No.SP3001, paragraph 2 of the Terms and Conditions. All cottages, which shall include dwellings situated on mud sills, shallow posts or other similar foundations shall be situated only on the portions of those lots defined

as suitable for cottages under the terms of the said paragraph.

Either houses or cottages may be constructed upon concrete pads having perimeter heels where;

- (a) The original ground slope is five (5%) percent or less;
- (b) The pads are located on a minimum of 18 inches of course gravel or crushed stone;
- (c) The finished grade slopes away from the pad on all sides; and
- (d) The building site is excavated to the minimum necessary for organic material removal and site leveling.

The foundation restrictions listed previously in this paragraph shall apply to the entire ground floor area of a house or cottage, but shall be exclusive of the area under outside stairways and porches.

11. The term "lot" as used in these restrictions means any private residential lot delineated on Exhibit A, but shall not include any area or parcels which may be designated thereon as common land, easements, ways, commercial or reserved areas. These restrictions shall not be applicable to common land, easements, ways, commercial or reserved areas, with respect to which separate conditions will be declared. The owner of a lot and a part of an adjoining lot or of two or more adjoining lots as shown on Exhibit A may elect to treat such land as a single lot and erect buildings thereon which would violate the provisions of Paragraph 9 above as applied to lot lines as shown on Exhibit A, but which would conform to the provisions of Paragraph 9 as applied to the combined adjoining parcels of such owner, provided that thereafter the owner of such land shall be prohibited from transferring any portion of it if the effect of such transfer would be to cause the buildings then existing on the said land, or any

of it, to violate the restrictions of Paragraph 9 above.

12. In order to maintain and improve Hedge Hog Village II, particularly to improve the common areas and to maintain roads and ways within the community, other than public roads and ways, and to provide for other matters of mutual concern and benefit, the owner of each residential lot shall, by virtue of such ownership, be a member of the Hedge Hog Mountain Village II Association, if and when the same shall be incorporated as a non-profit corporation located at Coplin Plantation, Maine, or any other non-profit corporation which shall be formed in lieu thereof for the mutual benefit of the owners of land in Hedge Hog Mountain Village II (hereinafter referred to as the "Association"). Such non-profit corporation shall be solely responsible for the maintenance and improvement of all common lands and all ways and roads (other than public roads and those on individual lots) within Hedge Hog Mountain Village II. Each member shall pay to said Association such annual dues as may be required by it under its Certificate of Organization and/or By-laws, and any amendments thereto. The grantor, Robert H. Tague, shall not be liable for such dues by virtue of his lot ownerships. Annual dues shall constitute a lien on each such lot and if not paid by September 15 of each calendar year the Association, its successors or assigns, may enforce said lien as provided by law for foreclosure of mortgages as and when the lienor shall elect, provided that any mortgagee or mortgagees of record of any such lot shall be given notice by certified mail, return receipt requested, not less than 30 days prior to the date of any foreclosure hereunder. If two or more lots are held as one parcel, upon which is situated a single dwelling, the annual dues provided for in this paragraph shall not exceed that for a single lot, but the lien of said

annual dues shall extend to all of said lots and in the event the said tract is again subdivided and a residential lot sold therefrom, the purchaser of such a lot shall thereupon become liable for equivalent annual dues to all other lot owners, which shall be a lien on said lot and enforceable under the same conditions as provided above.

13. These covenants are imposed as a part of a common plan for the protection and benefit of the Hedge Hog Mountain Village II area and each subsequent owner of a lot in the community and their respective successors and assigns and shall run with the land and be binding upon Robert H. Tague and all individual lot owners and their respective heirs, successors and assigns.

Dated at Searsport, Maine this day of February, 1976.

Robert H. Tague

STATE OF MAINE

_____, SS.

Personally appeared the above named Robert H. Tague, known to me, this day of February, 1976, and acknowledged before me the foregoing instrument to be his free act and deed.

Notary Public/Justice of the Peace

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annual dues shall extend to all of said lots and in the event the said tract is again subdivided and a residential lot sold therefrom, the purchaser of such a lot shall thereupon become liable for equivalent annual dues to all other lot owners, which shall be a lien on said lot and enforceable under the same conditions as provided above.

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Dated at Westbrook, Maine this _____ day of February, 1976.

Robert H. Tague

STATE OF MAINE

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Personally appeared the above named Robert H. Tague, known to me, this _____ day of February, 1976, and acknowledged before me the foregoing instrument to be his free act and deed.

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AUGUSTA, MAINE

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