



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

August 27, 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: Application for SP4103 - Additional Information Required

Dear Mr. Doucette and Ms. Hastings:

Thank you for your July 31, 2026, submission of a revised application containing additional information requested by the LUPC for Subdivision Permit SP4103 for the Loaf Land Subdivision in Coplin Plantation. LUPC staff have reviewed the application and determined that it is ready for the public hearing and site visit approved by the Commission at its June 10, 2026, regular business meeting. The site visit is planned for the afternoon of Tuesday, October 13, 2026, with the public hearing following in the evening at the Eustis Community Center. Formal notice of the site visit and hearing is forthcoming.

LUPC staff have also determined that the application needs the additional information and clarifications described below. The LUPC has received review comments from Sebago Technics, the LUPC's contracted engineering reviewer. These comments are attached and referenced in these information requests.

List of Information Requests:

- Property Information Form (p. 3 of the application PDF file)
 - The Brief Project Description refers to a moderate-density subdivision with one lot having access from Hedgehog Trail. These details are inconsistent with all other information submitted.

BENJAMIN GODSOE
ACTING EXECUTIVE DIRECTOR
HARLOW BUILDING, 4TH FLOOR



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- Deed, Lease, Sales Contract, or Easement (Ex. 3)
 - Provide evidence of title, right, or interest allowing Loaf Land Development LLC to place a culvert under Mountain Rd.
- Financial Capacity (Ex. 5)
 - Clarify whether the estimated project cost includes the following and update the estimate as needed:
 - Costs for materials and installation of the 24-inch culvert proposed to cross under Mountain Rd
 - Inspection of roads and phosphorus and stormwater control measures during construction
 - Applicant's costs for inspection and maintenance of phosphorus and stormwater control measures after installation

Note that under Chapter 10 §10.25(L)(4)(b) of the Commission's rules, structural measures for phosphorus control are allowed under certain circumstances, including that an applicant has "financial capabilities to properly design, construct, and provide for... long-term inspection and maintenance" of the structural measures.

- Include the April 15, 2026, letter from Mr. Diebler regarding project financing.
- Site Plans (Ex. 10)
 - Provide a drainage plan that shows the soil types and boundaries to facilitate evaluation of the phosphorus export coefficients used (see Sebago Technics review comment III.2).
 - Provide plans for the filter ponds that show the forebays, including notes on elevation (see Sebago Technics review comment III.6.e).
 - On Plan C5.3 (Stream Plan & Profile), clarify the design of the wingwall and how wetland impacts will be avoided during construction (see Sebago Technics review comment IV.11 on Sheet C5.3).
 - On Plan C3.1 (Grading & Erosion Control Plan), wherever side slopes exceed 3H:1V, show the planned slope stabilizing measures and their extents (see Sebago Technics review comment IV.11 on Sheet C5.3).
 - On Plan C5.1 (Road Plan and Profile), consider moving the proposed underground electrical conduit to either side of the ditch (see Sebago Technics review comment IV.12 on Sheet C5.1).

- Subdivision Layout and Design (Ex. 14)
 - Ensure that the Table of Lot Specifications and the Site Plan are consistent. Inconsistencies noted include:
 - Lot 1: 0.10 acres (4,452 sq ft, Lot Table) vs 1.02 acres (Site Plan)
 - Lot 3: 2.65 acres (115,434 sq ft, Lot Table) vs 2.59 acres (Site Plan)
 - Lot 4: 2.35 acres (102,366 sq ft, Lot Table) vs 2.42 acres (Site Plan)
 - Lots 5 and 6 do not have a road frontage requirement because they are located at the end of a road. Chapter 10 § 10.26(C)(1)(b). The layout also makes it impossible to determine road frontage following the LUPC's requirement that "frontage must be measured along the traveled portion of the road between the points of intersection of side lot lines with the traveled portion of the road." Chapter 10 § 10.26(C)(1)(c). Please change the road frontage entries for Lots 5 and 6 to "NA" to help avoid confusion.
 - Provide the amount of vegetation clearing on each lot for structural stormwater and phosphorus controls.
- Subdivision Lot Deed or Lease Covenants (Ex. 16)
 - LUPC staff recommend removing reference to Subdivision Permit SP3001 in the Declaration of Covenants, Easements, and Restrictions (see Section 8, Rules and Regulations, last sentence). Per the communication relayed from the Applicant's attorney in Maine-Land's April 14, 2026, letter to the LUPC, the Applicant determined that it was more cost-effective to comply with the Declaration of Covenants and Restrictions of Hedge Hog Mountain Village II than to remove the restrictions from the chain of title. This conclusion does not imply that compliance with the conditions of SP3001 is required, and the LUPC agrees (see AR 23-11). Incorporating the conditions of SP3001 into the Loaf Land Subdivision Declaration may conflict with the current plans and impose an increased burden on future lot owners.
 - Section 2, Clearing of Lots:
 - This section does not include the 1,750 sq ft clearing allowance for driveways mentioned in the response cover letter. Clarify whether the covenants and restrictions will include the driveway clearing allowance.
 - Correct the statement about clearing for wellhead areas. To be consistent with Chapter 10 § 10.25(Q)(3)(c)(1), the wellhead areas may not be mowed or cut down more than once per calendar year.

- Wastewater Disposal (Ex. 21)
 - Lot 12 must have a test pit located within the building envelope.
- Harmonious Fit and Natural Character (Ex. 24)
 - Provide the methods for determining the viewshed depicted in Image 1 (p. 104).
 - Address Sebago Technics review comment IV.1 regarding discharge from Filter Pond 1 and potential downgradient impact. Other exhibits may also need to be modified to address this comment.
 - Address Sebago Technics review comment III.6.d regarding slope stability and energy reducing measures for the spillways.
- Erosion, Sedimentation, and Drainage Control Measures (Ex. 29)
 - Under Temporary Erosion Control, Section E. Topsoil Stockpile, the language should be amended to be consistent with Chapter 10 § 10.25(M)(2)(f): “Effective, temporary stabilization of all disturbed and stockpiled soil shall be completed at the end of each workday.”
 - For the Post-Construction Stormwater Inspection and Maintenance Plan:
 - Ensure that the Narrative and Inspection sections of the plan are consistent with regard to responsibility for inspection and maintenance.
 - Include in the Inspection/Maintenance Responsibility section:
 - That the HOA, once formed, will assume responsibility for inspection and maintenance;
 - That the HOA must maintain detailed records of the inspections and maintenance performed; and
 - During transfer of responsibility from the Applicant to the HOA, the Applicant must provide the HOA with copies of the logs for inspection and maintenance performed during the Applicant’s period of oversight.
- Phosphorus Control (Ex. 33)
 - Clarify the number of lots served by Filter Ponds 2 and 3. The narrative states that Filter Ponds 2 and 3 serve five lots each. Sheet #5 (Maine DEP Phosphorus Worksheet #2) shows Filter Pond 2 serving four lots and Filter Pond 3 serving 6 lots (see Sebago Technics review comment III.2).
 - On the Filter Design calculation worksheets, include the elevation at which the desired water quality volume is achieved for each Filter Pond (see Sebago Technics review comment III.6.c)

- Wetland Alteration Supplement (Ex. 35)
 - Clarify the amount of wetland impact proposed. The Subdivision Plan (Ex. 10, S2.1) shows 354 sq ft (Note 11), the Grading Plan (Ex. 10, C3.1) shows 374 sq ft, and the Wetland Alterations Supplement (S-3) shows 514 sq ft proposed (Q. 7).
 - LUPC staff recommend including the 636 sq ft mapped wetland in Lot 5 (Wetland ID W-9) in the cumulative wetland impact. If that area is not included and this proposal is permitted, the Applicant or a future lot owner would need to apply for a permit amendment to impact that area.
- Clarify whether the diameter of the culvert planned for the stream crossing is 4 ft (Ex. 5, Ex. 10 C5.3) or 5 ft (Ex. 2, Ex. 9). The Erosion and Sedimentation Control Plan (Ex. 29) states that “all culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm” (Section 4.A).
- If you are planning responses to any of the agency review comments provided earlier, please include them with this next submission of application materials.

LUPC staff will be in touch in the near future to schedule a meeting to discuss the site visit, public hearing, and the next application submission. If you have any questions regarding this information request or need additional assistance, please do not hesitate to contact Tim Carr at 207-592-4129 or via email at tim.carr@maine.gov.

Thank you for your patience and cooperation throughout this process.

Sincerely,



Tim Carr
Acting Chief Planner



David Hediger
Senior Planner

Attachments: Review Memorandum II, Sebago Technics



Review Memorandum

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

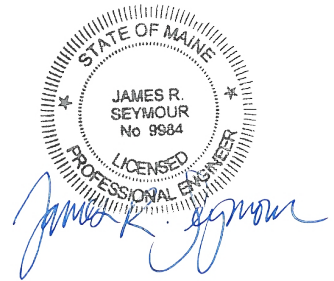
From: James R. Seymour, P.E. - Sebago Technics, Inc.

Date: August 21, 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.



I. Project Description & Background

On August 3, Sebago Technics, Inc. (Sebago) received revised application materials for a 24.5 -acre subdivision located in Coplin Plantation in Franklin County, Maine by Maine-Land Development Consultants (MLDC), Inc. The revised materials include responses to the Sebago Review Memorandum dated June 3, 2026, and as such, Sebago has reviewed the following items as they pertain to phosphorus control, stormwater management, and general engineering practices:

- Revised Section 33: Phosphorus Control narrative and calculations
- Revised 12-page plan set dated July 31, 2026.
- A Response Cover Letter dated July 31, 2026

It is our understanding that the project will consist of the creation of 12 single family residential lots, a common area lot, and a gravel road. The lot configuration and number of lots were revised from the original plan set dated April 8, 2026, by MLDC due to the feedback provided by LUPC. Vehicular Access to the subdivision is proposed by Mountain Village Road, an approximately 1,100-foot gravel road, having a spur road, Courtney Lane, approximately two thirds down the length with both roads ending at hammer head turnarounds. Power is proposed to be brought to the lots by means of underground conduit that runs along the southerly drainage swale for Mountain Village Road and southerly fill slope for Courtney Lane. Power for Lots 1 and 2 shall be the responsibility of the individual lot owner.

II. Technical Review

The following sections outline compliance with the Maine Department of Environmental Protection (MDEP) Best Management Practices (BMP) Manual and LUPC Chapter 10 regulations. The information provided in response to our initial review has addressed many of our previous comments or provided information as to how these comments will be addressed in the future. Please refer to the previous Review Memorandum dated June 3, 2026, for an explanation of the methodology used when reviewing and the original technical review comments.

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

The applicant has provided a revised Phosphorus Treatment Plan and supporting calculations utilizing four filter ponds that have been designed to meet the requirements of the MDEP Stormwater BMP Manual Volume II & III. It is our understanding that the commission may consider design options such as the use of Structural BMPs as an engineering practice for this subdivision due to wooded buffers being impractical given the steep slope of the terrain and other requirements of Chapter 10.25.E.2.b and Chapter 10.25. L.4.b. However, determination and or acceptance of the design and engineering practices are not deemed final until the entire application has been reviewed and approved by LUPC.

We offer the following comments on the revised phosphorus treatment plan and MDEP worksheet calculations:

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.

MLDC Response: Maine-Land has revised the phosphorous calculations and pond sizing to reflect this comment. The treatment factors for Filter Ponds 2 & 4 have been set to 0.25.

Sebago Response: No further comment.

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.

MLDC Response: The deed covenants have been updated to include the restrictions set forth by the Maine DEP Phosphorus Control Manual for low-export areas. The restrictions state that the cleared area per lot must not exceed 12,000 square feet and the driveway parking area not exceed 1,750 square feet.

Sebago Response: Worksheet 2 lists 4 Lots for FP2 and 6 lots for FP3 whereas the narrative lists 5 lots for both Filter Ponds. Additionally, the

drainage plan does not show the soil types and boundaries, so it is difficult to evaluate whether the correct export coefficients are being used for the lots. Below you can see for FP2 Lots HSG-C 4 lots (6th row), and on the Line FP4- Lots HSG C , 2 lots are listed (last row). These differ from the narrative and should be clarified in the report.

Project name: LoafLand Subdivision			Development type: SFR Residential			Sheet # 5
Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coef.	Pre-treat. Export (lbs P/year)	Treat. Factor	Post-treat. Export (lbs P/year)	Description of BMPs
Untreated - Road (High Export)	0.042	1.750	0.074	1.000	0.074	No BMP
Untreated - Lots, HSG D	0.000	0.230	0.000	1.000	0.000	No BMP
FP1 - Road (High Export)	0.192	1.750	0.336	0.300	0.101	Filter Pond #1
FP1 - Lots, HSG C	0.000	0.200	0.000	0.300	0.000	Filter Pond #1
FP2 - Road (High Export)	0.104	1.750	0.182	0.250	0.046	Filter Pond #2
FP2 - Lots, HSG C	4.000	0.200	0.800	0.250	0.200	Filter Pond #2
FP2 - Lots, HSG D	0.000	0.230	0.000	0.250	0.000	Filter Pond #2
FP3 - Road (High Export)	0.076	1.750	0.133	0.270	0.036	Filter Pond #3
FP3 - Lots, HSG D	6.000	0.230	1.380	0.270	0.373	Filter Pond #3
FP4 - Lots, HSG C	2.000	0.200	0.400	0.250	0.100	Filter Pond #4
			0.000		0.000	
			0.000		0.000	
	12.414	Pre-PPE	3.305	Post PPE	0.928	
			After Mitigation:		0.905	

- 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.

MLDC Response: *The previous intent was for the residential lots to be constructed in a manner that promotes drainage to the Filter Pond. Main-Land recognizes this could be cumbersome to ensure and potentially limiting in site design for the future lot owner. The design for Filter Pond 4 has been revised to include additional drainage swales to ensure that the pond captures the intended runoff from Lots 1 & 2.*

Sebago Response: No further comment.

- 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.

MLDC Response: *Main-Land has prepared an additional phosphorus worksheet to reflect that shown as Worksheet 4 in MDEP Phosphorus manuals, which depicts a phosphorus export summary. This worksheet is included as part of this submission.*

Sebago Response: No further comment.

- 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.

***MLDC Response:** Clearing limits have been added to the plan set for the drainage swales in the form of proposed tree lines. Proposed tree lines for individual lot clearing have not been added to the plans, as that is a decision to be made by the individual lot buyers. Lot clearing limitations in regard to stormwater management are described in the proposed deed covenants and restrictions.*

Sebago Response: No further comment.

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.

***MLDC Response:** Test pits have not been completed as the design considers limitations. Each filter is proposed with an impermeable liner to prevent potential groundwater leaching. Due to design, soil, topography and layout constraints, the pond locations do not have much flexibility. Therefore if ledge is encountered, it will be removed.*

Sebago Response: No further comment.

- 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.

***MLDC Response:** Each filter pond was modeled using HydroCAD 10.00 software of TR-55 methodology. Those hydrographs have been provided in the updated submission.*

Sebago Response: No further comment.

- 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.

***MLDC Response:** The filter ponds have been sized for the land area draining to them. The existing topography of the area provides natural cut-off drainage for Filter Ponds 2 & 3. The area flowing to Filter Pond 1 is controlled through the use of the proposed road grading and cross-culverts. Filter Pond 4 is sized for the area of hillside that naturally flows to that location.*

Sebago Response: Acknowledged. The Filter Design calculation worksheets should include at what elevation the desired water quality volume is achieved for each Filter Pond.

- 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.

MLDC Response: No formal pre-development and post-development modeling of the entirety of the site has been performed as it is not a requirement with phosphorus calculations. However, Main-Land and the Applicant understand the importance of not causing adverse effects on neighboring properties. As shown in the hydrographs in Exhibit 33, the ponds reduce the incoming flow to a smaller outflow rate.

In addition, as mentioned above, the proposed entrance to Mountain Village Road and the Filter Pond 1 outlet configuration has been adjusted with a new cross culvert, bypassing the downhill property and directing flow into a wooded buffer. Filter Ponds 2, 3 & 4 purposefully discharge into natural water courses.

Sebago Response: Acknowledged. The submitted hydrographs show that the emergency spillway is being activated for all the Ponds in the 10-year storm event. We would like to reiterate the importance of slope stability and energy reducing measures for these spillways.

- e. Design elevations should be provided for the proposed sediment forebays.

MLDC Response: Contour and profile data can be inferred for elevation of forebays, for ease a note a been added to the Filter Pond Plan & Profile plans.

Sebago Response: Based on the updated calculations the forebays should be included for all the filter ponds shown. Currently, we can only see pond 1 showing the forebay location, and all ponds for treatment should include the installment of forebays. In some cases the presence of two channels entering one pond should be addressed as to how the engineer plans to place forebays in line to collect heavier sediment and reduce velocities prior to entering the actual pond filter containment. The data to support the forebay sizing was included, but not shown on the plan where it would be installed upstream of all the proposed filter ponds.

- 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.

***MLDC Response:** Due to elevation and configuration constraints there is no alternative spillway location. The spillway and underdrain discharge into a natural water course. To help alleviate concerns, a level spreader at the bottom of the spill way has been added to the design. This will further dissipate and slow the runoff before leaving the property.*

Sebago Response: No further comment.

- 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.

***MLDC Response:** Filter Pond 4 was shifted slightly; this will allow for the discharge to enter an 18% to 20% slope. It will then connect with the stream channel. The underdrain outlet was shifted to discharge within the rip-rap spillway apron, away from the wetland.*

Sebago Response: No further comment.

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.

***MLDC Response:** This location was specifically discussed at the LUPC staff site walk in May. To mitigate this concern, the design was amended to discharge the culvert across Mountain Road into a wooded buffer area and rip-rap apron, within the right of way. See updated Site Plans.*

Sebago Response: Based on the installation of two 24 inch diameter culverts at this location and the discharge for the undertrained treated volume from FP-1, we are still unable to assess if this point discharge will have any impact on downgradient properties. We did not receive computations to review for pre or post development conditions looking at flooding conditions so it is difficult to assess if the rerouting from the existing condition will have any detrimental downgradient impacts onto abutting lands. The applicant states they are installing a level-lipped spreader to be located in the Mountain Road ROW but we did not see that improvement located on the plans. It is possible that runoff was channeling in the existing road trail and may have detrimental impacts at the intersection during large rain events, but based on the contours and plans attached for review it is difficult to

assess the volume. The applicant shall provide appropriate culvert sizing to select the two-24 inch culverts to cross the new road and Mountain Road. The inclusion of the underdrained discharge from the treated runoff from the 4-inch line exiting the pond is likely a minimal influence on the final flow through the last 24-inch culvert. That evidence or statement of downstream impacts, eventual discharge from the parcel property lines, and next water course that the proposed drainage enters should be stated and presented by the applicant. We can decipher from the pond discharge in Hydrocad sheets included, that the larger flooding flows exit on the westerly side of the pond and discharge into an offsite wet area on the abutting property (Fish Jr and Jenny Burch land) which does by the ACME Land Surveying, LLC plan indicates by the topography provided. In principle we agree with the improvements but need calculations, evidence, and engineering statement that the discharge point does not negatively impact downstream landowners, then currently in the existing condition.

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?

***MLDC Response:** As with many mountainside developments, there is a chance localized ledge areas will be encountered. The contractor may elect to hammer the ledge out with an excavator. We do not anticipate the need for blasting. However, if blasting is chosen as more cost effective, it will be the contractor's responsibility to hire a licensed and experienced contractor who will then pull the necessary permits.*

Sebago Response: No further comment.

6. 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.

***MLDC Response:** The design has been revised to include riprap sections of swale in these steep areas. This update is reflected in the revised plan set.*

Sebago Response: No further comment.

Sheet C5.3 – Stream Plan and Profile

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.

MLDC Response: *Plan C5.3 Stream Plan & Profile has been updated to reflect the above comments.*

Sebago Response: The stream profile appears to indicate the need for a 7-foot-tall wing wall on the outlet side. The plans should better depict the design intent of this wingwall and how wetland impacts will be avoided during its construction. Silt fence is also shown through the wetland in this area with no stated wetland impact in this area.

Additionally, the design plans include lengths of side slopes that are at 2H:1V or steeper. It should be shown on the grading plan which slope stabilizing measures are to be used and their extents where the side slope exceeds 3H:1V.

Sheet C6.2 – Filter Pond 2 Plan and Profiles

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.

MLDC Response: *Since the treatment factor for Filter Pond 2 has been set to 0.25, the pond size was able to be slightly reduced. Because of this, the need for a retaining/boulder wall has been eliminated. This update is reflected in the revised plan set.*

Sebago Response: No further comment.

Sheet C5.1 – Road Plan and Profile

8. The submitted plans do not indicate how power will be provided to Lots 1 and 2.

MLDC Response: *Electricity will be the responsibility of the Lot 1 & 2 owners, whichever method they elect will be run within the easement along Moose Track Lane. This is indicated in Exhibit 19.*

Sebago Response: No further comment.

12. 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.

MLDC Response: C9.1 Site Details and C5.1 Road Plan and Profile have been updated to address this comment.

The electricity has been moved to underground, so this location is no longer an interaction concern.

Sebago Response: The proposed electrical conduit is shown running down the centerline of the roadside ditch for Mountain Village Road. The designer should consider moving the conduit to either side of the ditch to avoid shallow cover and water intrusion.

IV. Summary:

Our review of the project finds that in general the strategies to address Phosphorus are acceptable. It is our understanding that the commission may consider design options such as the use of Structural BMPs as an engineering practice for this subdivision due to wooded buffers being impractical given the steep slope of the terrain and other requirements of Chapter 10.25.E.2.b and Chapter 10.25.L.4.b. However, determination and or acceptance of the design and engineering practices are not deemed final until the entire application has been reviewed and approved by LUPC. With the possibility to use these design options for a structural BMP, we can agree with their 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 minor comments from this memo are addressed/answered.

The item for proposed culverts installed at the intersection with Mountain Road, may not impact the overall phosphorus treatment computation, but may need more design data or summary from the applicants engineer to fully determine any detrimental or negative downstream impacts.

All comments provided by Sebago Technics are to be 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, appearing to read "James R. Seymour". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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