



TOWN OF PHILLIPS PLANNING BOARD
124 Main Street, Phillips, ME 04966

April 22, 2026
Ms. Emily Hastings, Senior Project Manager
Main-Land Development Consultants
PO Box Q
Livermore Falls, ME 04254

RE: Solid Waste Capacity Concerns

Dear Ms. Hastings,

The Town of Phillips Planning Board has reviewed your submission titled “*Project Review (25-024 LUPC Single Family Residential Subdivision – Madrid Township)*” concerning Walter Haines’ proposed development on Beal Pond in Madrid Township.

Based on our review, the proposal includes one or more single-family subdivisions with the potential to create approximately 20–40 lots. You have requested that the Phillips Planning Board review the potential development to determine if the Town has the capacity to accommodate the associated infrastructure demands.

While the Board supports thoughtful and appropriate development, we are obligated to ensure that municipal services can adequately meet any increased demand resulting from such projects.

At the Planning Board’s meeting on April 21, 2026, the Board discussed the potential impacts of this development on the Town’s Transfer Station. Regardless of whether the lots are residential or non-residential, the addition of 20–40 new lots is expected to significantly increase solid waste volume, potentially exceeding the facility’s current operational capacity. This concern is particularly important as the Town of Phillips must also rely on the Transfer Station to accommodate the needs of its own growing community.

Furthermore, the Transfer Station is located on a town road serving existing residential properties. Increased traffic—both from additional residents and waste-hauling vehicles—raises concerns regarding road safety, wear, and overall neighborhood impact, particularly given that the proposed development lies outside the Town of Phillips. In conversation with the Phillips Road Commissioner, Eugene Caton, he expressed the same concern.

We appreciate the opportunity to review this in the early stages of development and encourage Mr. Haines to seek alternative means of waste disposal. We strongly encourage Mr. Haines to

consider the use of personal container /dumpsters for his subdivision. There are several reputable businesses in the region that will serve the needs of his subdivision plans.

For questions, please contact the Town Office or email phillipsplanningboard@gmail.com.

Sincerely,

Phillips Planning Board

(Ethan Tracey, Shelby Rousseau, David Sylvestre, Dennifer Hardy)