



## LAND USE PLANNING COMMISSION APPLICATION

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# “ZONE CHANGE” AT BEAL POND ROAD – MADRID TWP., MAINE

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PREPARED FOR: WALTER HAINES

APRIL 2026

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## Section 1: Site Directions & Maps



**NOTES**

1. TOWN OF MADRID: TAX MAP 6 LOT 17, 14.1, 30.1, 19.2, PORTION OF 30, PORTION OF 17.1
2. AERIAL PHOTO DOWNLOADED USING MICROSOFT BING 2024 MAXAR CNES (2024) DISTRIBUTION AIRBUS DS.

LUPC Received  
4/22/2026

**NOT FOR CONSTRUCTION**

PROJECT:

**ZONING CHANGE**  
BEAL POND ROAD, MADRID, MAINE

MLDC NO.

25-024

PROJ. MGR:

EJH

DRAWN BY:

DRP

CHECKED BY:

EJH

REVISION NO.

N/A

ISSUE DATE:

2026-03-27

ISSUED FOR:

REVIEW

DRAWING:

**AERIAL PHOTO**

SCALE: 1" = 1000'

**MAIN-LAND**  
DEVELOPMENT

CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE

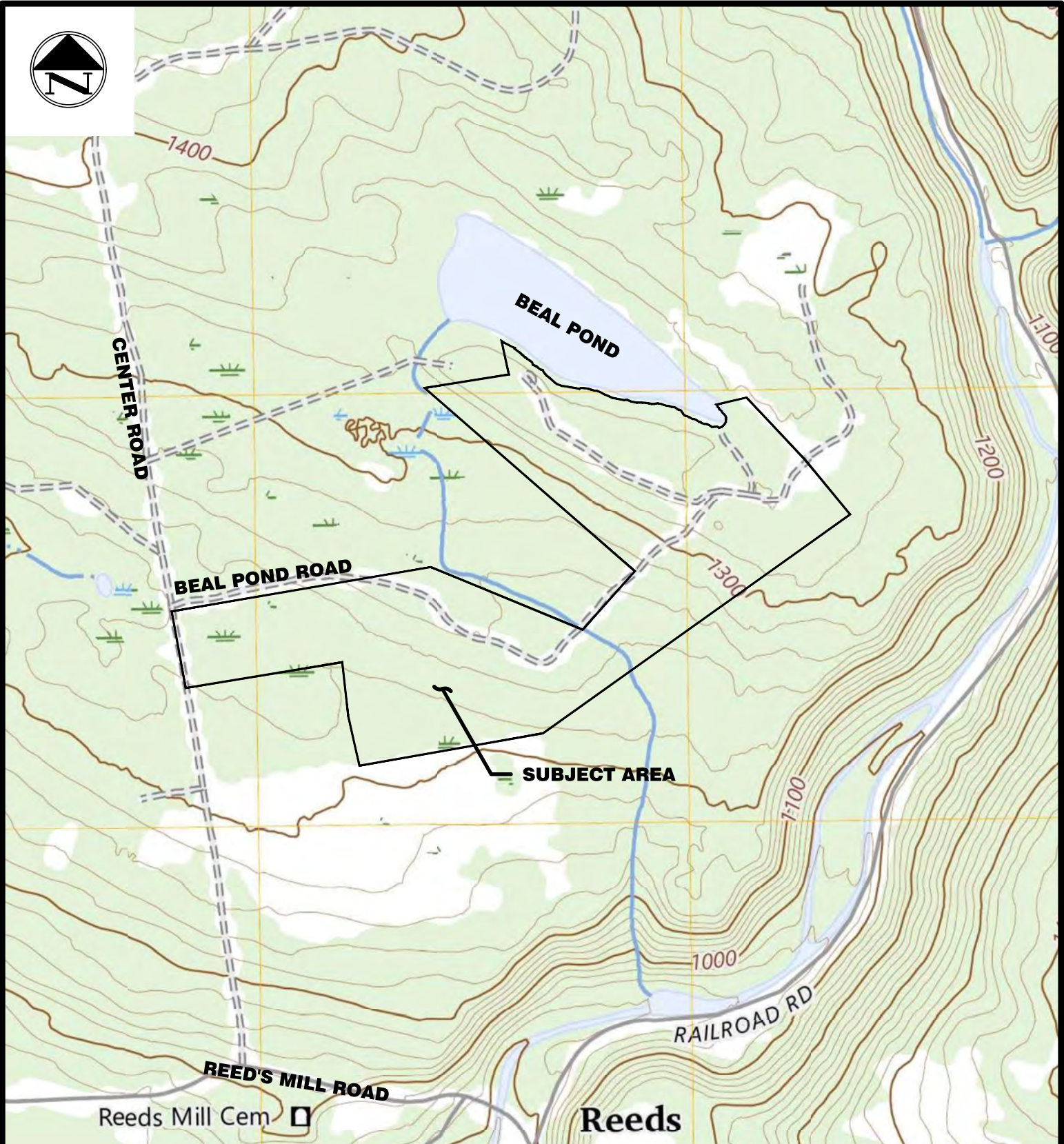
367 US ROUTE 1 FALMOUTH, MAINE

182 MOOSEHEAD TRAIL, NEWPORT, MAINE

PH: (207) 897-6752 FAX: (207) 897-5404

WWW.MAIN-LANDDCI.COM





- NOTES
1. TOWN OF MADRID: TAX MAP 6 LOT 17, 14.1, 30.1, 19.2, PORTION OF 30, PORTION OF 17.1
  1. TOPOGRAPHY SHOWN IS BASED ON MAP DOWNLOADED FROM USGS  
[HTTPS://NGMDB.USGS.GOV/TOPOVIEW/VIEWER/#12/44.9424/-70.4788](https://ngmdb.usgs.gov/topoview/viewer/#12/44.9424/-70.4788)

LUPC Received  
4/22/2026

**NOT FOR CONSTRUCTION**

PROJECT:	<b>ZONING CHANGE</b> BEAL POND ROAD, MADRID, MAINE
DRAWING:	<b>USGS SITE MAP</b>

MLDC NO.	25-024
PROJ. MGR:	EJH
DRAWN BY:	DRP
CHECKED BY:	EJH
REVISION NO.	N/A
ISSUE DATE:	2026-03-27
ISSUED FOR:	REVIEW

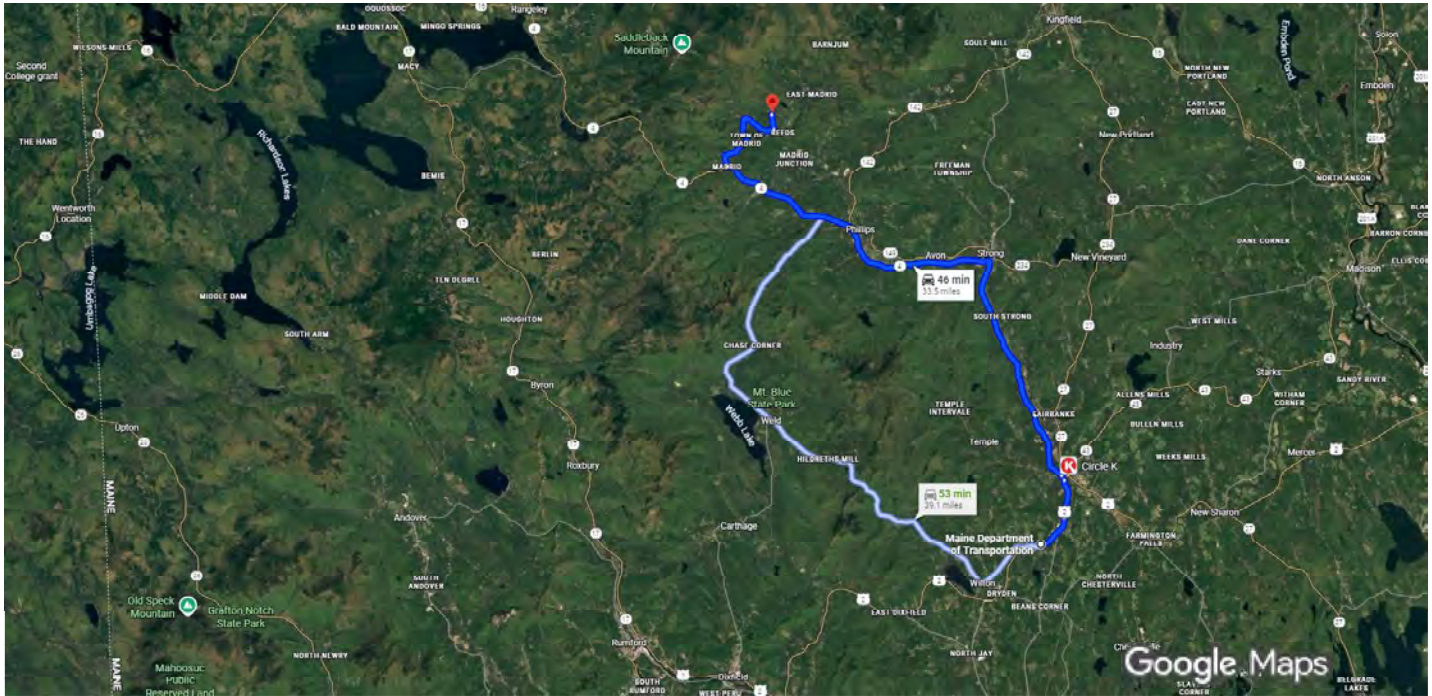
**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
[WWW.MAIN-LANDDCI.COM](http://WWW.MAIN-LANDDCI.COM)





Maine Department of Transportation, 932 US-2 East, Wilton, ME 04294 to 128 Center Rd, Phillips, ME 04966 Drive 33.5 miles, 46 min



Imagery ©2025, Map data ©2025 Google 2 mi

Maine Department of Transportation  
932 US-2 East, Wilton, ME 04294

Continue to US-2 E

- \_\_\_\_\_ 34 sec (427 ft)
- ↑ 1. Head east toward US-2 E
- \_\_\_\_\_ 105 ft
- ↘ 2. Turn right toward US-2 E
- \_\_\_\_\_ 322 ft
- ↙ 3. Turn left onto US-2 E
- \_\_\_\_\_ 7 min (3.4 mi)

Follow Town Farm Rd to ME-4 N

- \_\_\_\_\_ 5 min (3.4 mi)
- ↙ 4. Turn left onto Oakes St
- \_\_\_\_\_ 0.2 mi
- ↑ 5. Continue onto Town Farm Rd
- \_\_\_\_\_ 3.2 mi
- ↙ 6. Turn left onto ME-4 N
- \_\_\_\_\_ 25 min (21.6 mi)

Continue on Reed's Mill Rd. Drive to Beal Pond Rd

- 
- 8 min (5.1 mi)
- 7. Turn right onto Reed's Mill Rd
- 
- 4.4 mi
- ↶ 8. Turn left onto Center Rd
- 
- 0.7 mi
- 9. Turn right onto Beal Pond Rd
- 📍 Destination will be on the left
- 
- 118 ft

128 Center Rd  
Phillips, ME 04966

## Section 2: Project Info & Application

Main-Land is assisting Walter Haines with the permitting for his zoning change application in Madrid Township. This includes preliminary design and concept planning for the intended further subdivisions. Mr. Haines holds a large area of land in this region, including the subject area leading to and around Beal Pond. Currently, the majority of the land is zoned as Management General (M-GN), rendering him unable to create a residential subdivision as the area doesn't qualify for a General Management Subdivisions. Below is a breakdown of the current zoning of the acreage he is proposing to change:

M-GN: 107.9 AC

P-WL2: 2.9 AC

P-WL3: 4.6 AC

P-SL2: 14.8 AC

P-SL: 14.8 AC

**Total Acreage Rezone: 145.0 AC**

The applicant is proposing to rezone all 145 acres to Residential Development Subdistrict (D-RS). His intent in the future is to create what will likely be a moderate-density subdivision with larger lots along the existing access road and smaller lots along the Beal Pond frontage.

Further details are described in following application sections.

For office use:

60541	ZP 806	\$
Tracking No.	Permit No.	Fee Received

## Property Information - LUPC Application for Zone Change

**PROPERTY INFORMATION.** Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant Walter Haines	Township, Town or Plantation Madrid	County Franklin
Tax Map, Plan, and Lot Numbers <i>[list all applicable; check tax bill(s)]</i> Tax Map 6 Lot 17, 19.2, 30.1, and portions of 17.1, and 30.		
Lot size <i>(in acres, or in square feet if less than 1 acre)</i> <small>M-GN: 107.9 AC P-WL2: 2.9 AC P-WL3: 4.6 AC P-SL2: 14.8 AC P-SL1: 14.8 AC Total Acreage Rezone: 145.0 AC</small>	Deed Book and Page #'s, and lease information if applicable <i>(include any lessor or lease lot numbers assigned by a property owner)</i> 3910/179, 4119/243, 3910/180, 4816/247, 4816/250, 3793/173	
All Zoning on Property <i>(check the LUPC Land Use Guidance Map)</i> MG-N, P-WL3, P-WL2, P-SL2, P-SL1	Zoning at Development Site MG-N, P-WL3, P-WL2, P-SL1, P-SL2,	
<b>Road Frontage:</b> List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:  Road #1 <u>Beal Pond Road</u> Frontage <u>6,751</u> ft.  Road #2 <u>West Beal Bond road</u> Frontage <u>3,307</u> ft.	<b>Water Frontage:</b> List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:  Waterbody #1 <u>Beal Pond</u> Frontage <u>1,780</u> ft.  Waterbody #2 <u>Unnamed stream</u> Frontage <u>2,698</u> ft.	
If there is no road frontage, describe the access for the property. Not Applicable		
<b>LUPC Approved Subdivision:</b> If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers: Not Applicable  Subdivision Permit # _____ and Lot # _____ <i>(usually included in deed description)</i>		
<b>BRIEF PROJECT SUMMARY</b> <i>(include proposed zoning if submitting an application for zone change; include proposed project name, if applicable)</i> Proposing a zoning change to 145AC of land for future residential subdivision planning. Please see Project Info for a more detailed summary		
<b>APPLICATION FEE</b> <i>(see the <a href="#">Application Fee</a> exhibit for more information, including surcharges if paying online)</i> Please check <b>one</b> of the boxes below: <input checked="" type="checkbox"/> I have enclosed a check or money order to pay my application fee. <input type="checkbox"/> I would like to pay my application fee online. Please contact me with the necessary information.		

### **Section 3: Project Deeds**

DLN#1001940070548  
WARRANTY DEED

LUPC Received  
4/22/2026

KARL R. BUNNELL, of 330 Fish Hatchery Road, Madrid Township, Maine 04966, KENNETH W. BUNNELL, of P.O. Box 132, Kingfield, Maine 04947, and CRYSTAL NEWELL, Personal Representative of the Estate of ELINOR CHADBOURNE, of Salem Township, Maine 04983, and having given notice to each person succeeding to an interest in real property described below or at least ten (10) days prior to sale, for consideration paid, grant to WALTER A. HAINES, of P.O. Box 207, Phillips, Maine 04966, with **warranty covenants**, the following described real estate:

A certain lot or parcel of land together with the buildings thereon situated in Madrid Township, County of Franklin and State of Maine, bounded and described as follows:

Beginning at the southeast corner of property formerly owned by Benjamin Trask and now known as the Field property and running in a southwesterly direction on or by the East Branch of the Sandy River, or Oberton Stream, so-called, to property formerly owned by Solomon Dunham and now known as the Hight farm; thence running in a northwesterly direction along and parallel with the line of the Hight Farm, so-called, to the Old County Road; thence on or by said Old County Road to a point where the Old County Road intersects the road leading from Reeds Mills to Madrid; thence on or by said Reeds Mills Road to the property now or formerly of Gilbert Voter; thence along and following said Voter's line to the southerly line of said Field property; thence in an easterly direction along said Field's southerly line to the East Branch of the Sandy River or Oberton Stream, so-called, to the point of beginning. Meaning and intending hereby to convey the same premises that were conveyed to Elwin McLaughlin by Josephine McLeary et als by their deed of warranty dated May 1, 1912, recorded in Franklin County Registry of Deeds in Book 186, Page 152, with like exceptions and reservations.

Also hereby conveying the same premises that were conveyed to Elwin McLaughlin by Josephine McLeary et als by their deed of warranty dated April 24, 1913, recorded in said Registry of Deeds in Book 184, Page 491, with like exceptions and reservations.

Also hereby conveying the same premises that were conveyed to Elwin McLaughlin by Gilbert F. Voter by his deed of warranty dated November 13, 1920, recorded in said Registry of Deeds in Book 210, Page 470.

Also hereby conveying the same premises that were conveyed to Elwin McLaughlin by George H. True by his deed of warranty dated January 6, 1940, recorded in said Registry of Deeds in Book 265, Page 500.

The above four parcels of land now make up the parcel hereby conveyed and were formerly known as the Reed Farm, to which deeds reference may be had for a more particular description of the premises hereby conveyed.

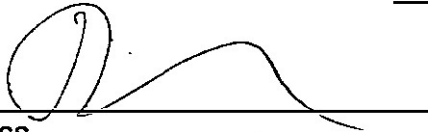
Maine Real Estate  
Transfer Tax Paid

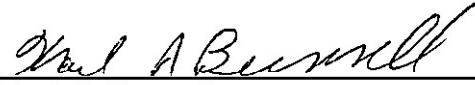
EXCEPTING from the above described premises that portion previously conveyed by deed of Philip Bunnell to Lee H. Spaulding, Jr. and Judith Holcomb Spaulding dated November 17, 1966, recorded in said Registry of Deeds in Book 396, Page 525.

EXCEPTING, HOWEVER, that portion of the above described premises described in a deed from Karl R. Bunnell, Kenneth W. Bunnell and Crystal Newall, Personal Representative of the Estate of Elinor Chadbourne, to Wesley T. Moore dated August 17, 2017, recorded in said Registry of Deeds in Book 3935, Page 271.

Being a portion of the premises described in a deed from Karl R. Bunnell, Kenneth W. Bunnell and Elinor R. Chadbourne to Karl R. Bunnell, Kenneth W. Bunnell and Elinor R. Chadbourne dated October 8, 2008, recorded in said Registry of Deeds in Book 3083, Page 86. The Elinor R. Chadbourne died August 16, 2009 and her Personal Representative is Crystal Newell.

Witness our hands and seals this 5<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Karl R. Bunnell

STATE OF MAINE  
Franklin, ss.

Sept 5, 2019

Personally appeared the above named Karl R. Bunnell and acknowledged the foregoing instrument to be his free act and deed.

Before me,  


Notary Public Paul H Mills

Name: PAUL H. MILLS  
Notary Public, State of Maine  
My Comm. Expires 12/31/2026

RECORDED  
SEP 11 2019

Deed to thomas (cont.)

Paul H. Mills

Witness

Crystal Newell

Crystal Newell, Personal  
Representative of the Estate of  
Elinor Chadbourne

STATE OF MAINE  
Franklin, ss.

Sept 5, 2019

Personally appeared the above named Crystal Newell, Personal Representative of the Estate of Elinor Chadbourne, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Paul H. Mills

Notary Public

Name: Paul H. Mills  
Notary Public, State of Maine  
My Comm. Expires Nov. 5, 2026

Deed to Hoines (cont.)

LUPC Received  
4/22/2026

[Signature]  
Witness

Kenneth W. Bunnell  
Kenneth W. Bunnell


STATE OF MAINE  
Franklin, ss.

Sept 5, 2019

Personally appeared the above named Kenneth W. Bunnell and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public  
Name: Paul H. Mills

 PAUL H. MILLS  
Notary Public, State of Maine  
My Comm. Expires May 1, 2026

Received  
Franklin County  
Susan A Black  
REGISTER

*P. Mills*

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **DAVID B. FIELD** of 191 Emerson Mill Road, Hampden, Maine 04444, **MICHAEL T. FIELD** of 147 High Street, Farmington, Maine 04938, and **SUSAN J. FIELD** of 46 Highland Ridge Drive, Hampden, Maine 04444, for consideration paid do hereby grant to **WALTER A. HAINES** of P.O. Box 207, Phillips, Maine 04966, with warranty covenants, land in **Madrid Township**, Franklin County, State of Maine, described as follows:-

Being all remaining land which the grantors herein may have in the south half of Lot 7, Range 9 in Madrid Township, Franklin County, State of Maine.

The premises conveyed herein constitute all remaining land which the grantors herein may have in said Madrid Township, Franklin County, State of Maine and are bounded on the east by the west line of premises described in deed of January 11, 2016 at Book 3793, Page 173, bounded on the south by land now or formerly of Robert and Diane Hansen; bounded on the west by the Center road a public road in Madrid Township; bounded on the north in part by land now or formerly of Peter Krug, in part by land now or formerly of Gerald Gilchrist and in part by land now or formerly of Peter Pike.

These premises are subject to the applicable provisions of a 50 foot wide right of way and easement for all purposes for which roads and ways are commonly used in the State of Maine including installation, maintenance, utilities either overhead or underground as further set forth in or referred to in said deed of January 11, 2016 at Book 3793, Page 173 and in the deed of October 30, 1992 at Book 1324, Page 211 Franklin County Registry of Deeds.

These premises are also conveyed with the benefit of but subject to the applicable provisions of deeds exchanged with Roosevelt Webber and Lillian E. Webber dated December 4, 1980 at Book 644, Page 269 and dated December 15, 1980 at Book 646, Page 117 Franklin County Registry of Deeds.

This deed is also subject to such applicable provisions of the easement deeds conveyed originally to Charles Strong, Jr. and Daniel Albani dated April 6, 1981 at Book 655, Page 76 and to Richard Welch and Virginia Welch of April 6, 1981 at Book 656, Page 16 Franklin County Registry of Deeds.

It may be noted, however, that Walter A. Haines, a grantee herein, and his father Guy Haines are now the successors in interest to said Strong, Albani, Welch and Welch under said April 6, 1981 deeds. Thus, said easement provisions run in favor of land now associated with said Guy W. and Walter A. Haines.

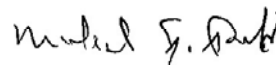
Reference for source of title may be had to abstract of devise of Jeanne B. Field dated June 11, 1980 at Book 623, Page 122 as well as to deed to Michael T. Field of October 1, 2015 at Book 3773, Page 164. Further reference for devolution and title may be had to deed of September 19, 1911 at Book 183, Page 378 and to deed of October 10, 1913 at Book 190, Page 141, the premises conveyed being a PART AND PART ONLY of the premises conveyed in said instruments.

DATED this 22<sup>nd</sup> day of May, 2017

Maine Real Estate  
Transfer Tax Paid

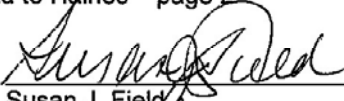


David B. Field



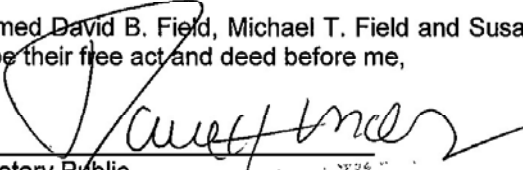
Michael T. Field

Warranty Deed – Field to Haines – page 2

  
\_\_\_\_\_  
Susan J. Field  
May 22<sup>nd</sup>, 2017

State of Maine  
Franklin, SS

Personally appeared the above-named David B. Field, Michael T. Field and Susan J. Field and acknowledged the foregoing to be their free act and deed before me,

  
\_\_\_\_\_  
Notary Public  
Name: **PAUL H. MILLS**  
Comm. Expires: **Notary Public, State of Maine  
My Comm. Expires Nov. 9, 2019**

ca:winword.DEEDS.haines.walter.warranty.deed

Received  
Franklin County Registry of Deeds  
Susan A Black, REGISTER

*Paul Mills*

**CORRECTIVE OR SUPPLEMENTAL DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **DAVID B. FIELD** of 191 Emerson Mill Road, Hampden, Maine 04444, **MICHAEL T. FIELD** of 147 High Street, Farmington, Maine 04938, and **SUSAN J. FIELD** of 46 Highland Ridge Drive, Hampden, Maine 04444, for consideration paid do hereby grant to **WALTER A. HAINES** of P.O. Box 207, Phillips, Maine 04966, **with warranty covenants**, land in Madrid Township, Franklin County, State of Maine, described as follows:-

Being any remaining interest, if any, which we may have in Lot 9, Range 8, Lot 9, Range 9 and at the south half of Lot 8, Range 9 in Madrid Township, Franklin County, State of Maine.

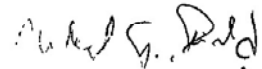
The occasion for this deed is to help clarify and supplement the deed of January 11, 2016 recorded at Book 3793, Page 173 Franklin County Registry of Deeds.

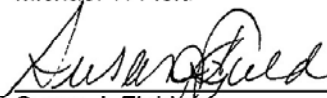
In said deed it was our intent to convey not only certain land east of the surveyed line referred to in said deed and as being in Lot 7, Range 9 but also in the above-mentioned lots and ranges referred to above. Thus, not only was real estate in the south half of Lot 7, Range 9 intended to be included in said deed but also the foregoing lot and ranges referred to above.

This being a corrective deed without additional consideration no transfer tax declaration is required.

WITNESS our hands and seals as of the 11<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
David B. Field

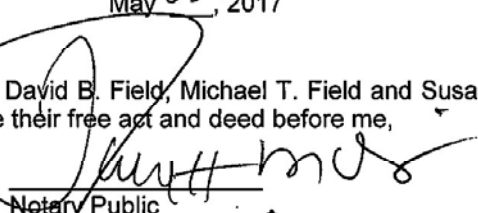
  
\_\_\_\_\_  
Michael T. Field


  
\_\_\_\_\_  
Susan J. Field

State of Maine  
Franklin, SS

May 22, 2017

Personally appeared the above-named David B. Field, Michael T. Field and Susan J. Field and acknowledged the foregoing to be their free act and deed before me,

  
\_\_\_\_\_  
Notary Public  
Name:  
Comm. Expires:

 **PAUL H. MILLS**  
Notary Public, State of Maine  
My Comm. Expires Nov. 0, 2019

ca.winword.DEEDS.haines.walter.corrective.deed

*Paul Mills*

**WARRANTY DEED  
TOGETHER WITH RELEASE OF SUBDIVISION PROHIBITION**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **DAVID B. FIELD** of 191 Emerson Mill Road, Hampden, Maine 04444, **MICHAEL T. FIELD** of 147 High Street, Farmington, Maine 04938, and **SUSAN J. FIELD** of 46 Highland Ridge Drive, Hampden, Maine 04444, for consideration paid do hereby grant to **WALTER A. HAINES** of P.O. Box 207, Phillips, Maine 04966, **with warranty covenants**, land in **Madrid Township**, Franklin County, State of Maine, described as follows:-

Being such portion of the land in Madrid Township, Franklin County, State of Maine owned by Michael T. Field, Susan J. Field, and David B. Field as lies in Lot 9, Range 8, Lot 9, Range 9, in the south half of Lot 8, Range 9, and in the south half of Lot 7, Range 9 as lies easterly of the following described line:-

Beginning on the southerly line of the northerly half of Lot 7 Range 9 at a point marked by a 3/4" iron rebar with survey cap #1170 set (1996) at the southwesterly corner of land conveyed to Walter A. Haines and Guy W. Haines by a deed dated August 1, 1996 recorded in the Franklin County Registry of Deeds in Book 1613 Page 052, also being the southeasterly corner of land conveyed to Raymond Thomas by a deed dated November 1, 1996 recorded in the Franklin County Registry of Deeds in Book 1642 Page 293;

Thence, southerly on a course of S 07°-53'-01" W through land conveyed to Michael T. Field by a deed dated October 1, 2015 recorded in the Franklin County Registry of Deeds in Book 3773 Page 163 and to Susan J. Field and David B. Field by a deed dated June 11, 1980 recorded in the Franklin County Registry of Deeds in Book 623 Page 122 a distance of one thousand three hundred ninety-four and eighty-seven hundredths (1394.87) feet to a point marked by a 3/4" capped iron rebar set on the northerly line of Lot 7 Range 10, being the northerly line of land conveyed to Robert M. Hansen and Diane M. Hansen by a deed dated September 20, 1984 recorded in the Franklin County Registry of Deeds in Book 795 Page 279.

Bearings are referenced to an observation of magnetic north, with handheld compass, dated June 1996.

All monumentation noted as 3/4" capped iron rebar set are topped with a red plastic cap inscribed S.W. Gould PLS 2318.

Reference is made to "Boundary Survey Prepared for the Acquisition of Land by: Walter A. Haines" dated December 10, 2015, and prepared by Sackett & Brake Survey, Inc., project number 2015233.

Also conveyed herein is a 50 foot wide right of way and easement for all purposes which roads and ways are used in the State of Maine including installation and maintenance of utilities either overhead or underground for the benefit of the land conveyed herein and for any subdivided portions thereof which the grantee herein his heirs, successors or assigns may create without impeachment for overburdening, this 50-foot wide right of way being in the same course as the right of way conveyed to Walter A. Haines and Guy W. Haines in deed of October 30, 1992 recorded at Book 1324, Page 211 Franklin County Registry of Deeds.

These premises are also conveyed with the benefit of but subject to the applicable provisions of deeds exchanged with Roosevelt Webber and Lillian E. Webber dated December 4, 1980 at Book 644, Page 269 and dated December 15, 1980 at Book 646, Page 117 Franklin County Registry of Deeds.

This deed is also subject to such applicable provisions of the easement deeds conveyed originally to Charles Strong, Jr. and Daniel Albani dated April 6, 1981 at Book 655, Page 76 and to Richard Welch and Virginia Welch of April 6, 1981 at Book 656, Page 16 Franklin County Registry of Deeds.

Maine Real Estate  
Transfer Tax Paid

Warranty Deed – Field to Haines – page 2

It may be noted, however, that Walter A. Haines, a grantee herein, and his father Guy Haines are now the successors in interest to said Strong, Albani, Welch and Welch under said April 6, 1981 deeds. Thus, said easement provisions run in favor of land now associated with said Guy W. and Walter A. Haines.

A further occasion of the within deed is to hereby remove the prohibition on subdivision set forth in said April 6, 1981 deeds. The same are now hereby extinguished and annulled. The said Guy W. Haines and Walter A. Haines may create further lots from those described in said April 6, 1981, deeds without impeachment for overburdening.

Reference for source of title may be had to abstract of devise of Jeanne B. Field dated June 11, 1980 at Book 623, Page 122 as well as to deed to Michael T. Field of October 1, 2015 at Book 3773, Page 164. Further reference for devolution and title may be had to deed of September 19, 1911 at Book 183, Page 378 and to deed of October 10, 1913 at Book 190, Page 141, the premises conveyed being a PART AND PART ONLY of the premises conveyed in said instruments.

WITNESS our hands and seals this 11<sup>th</sup> day of January, A.D., 2016.

David B. Field  
David B. Field

Michael T. Field  
Michael T. Field

Susan J. Field  
Susan J. Field

State of Maine  
Franklin, SS

January 11<sup>th</sup>, 2016

Personally appeared the above-named David B. Field, Michael T. Field and Susan J. Field and acknowledged the foregoing to be their free act and deed before me,

Paul H. Mills

Notary Public  
Name:  
Comm. Expires:




PAUL H. MILLS  
Notary Public, State of Maine  
My Comm. Expires Nov. 9, 2019

ca:winword.DEEDS.haines.walter.madrid.wd

*Paul Mills*

Received  
Franklin County Registry of Deeds  
Susan A Black, REGISTER

Receipt # 263057



**Bk 4816 PG 247**  
Instr # 2026-1522  
03/10/2026 08:37:01 AM  
Pages 3

Susan A. Black, Register of Deeds  
Franklin County

**DEED OF DISTRIBUTION  
BY PERSONAL REPRESENTATIVE**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Walter A. Haines**, the duly appointed and acting Personal Representative of the Estate of Guy W. Haines, deceased, testate, as shown by the Probate records of the County of Franklin and State of Maine, Docket No. 2025-0132, by the powers conferred by law, and every other power, in distribution of the estate, **GRANT** to **Walter A. Haines**, with a mailing address of PO Box 207, Phillips, Maine 04966, being the beneficiary entitled to distribution, the real property, commonly known as Lot 06-30 E. Beal Road in Madrid Township, County of Franklin and State of Maine, described as follows:

**See Schedule A attached hereto and incorporated herein.**

Also conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey the same premises as described in that certain deed from David B. Field, Susan J. Field, and Michael T. Field to Walter A. Haines and Guy W. Haines, dated October 30, 1992, and recorded in the Franklin County Registry of Deeds in Book 1324, Page 211. Guy W. Haines died on April 3, 2022.

SIGNED this 2<sup>nd</sup> day of March 2026.



\_\_\_\_\_  
Walter A. Haines, Personal Representative  
of the Estate of Guy W. Haines

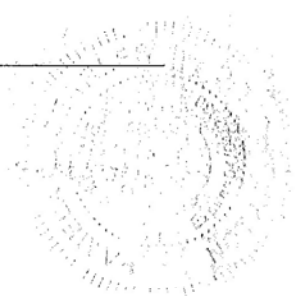
STATE OF MAINE  
FRANKLIN COUNTY

March 2, 2026

Then personally appeared before me the above-named **Walter A. Haines**, in his capacity as Personal Representative of the Estate of Guy A. Haines, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Pamela L. Searles  
Notary Public  
PAMELA L. SEARLES  
EXP: 04/04/2030



**SCHEDULE A**

LOT ONE:

A certain lot or parcel of land situated in the Town of Madrid, County of Franklin and State of Maine, described as follows, to wit:

BEING the North Half of Lot of Land Numbered Eight (8) in the Ninth (9th) Range of Lots in said Madrid.

EXCEPTING AND RESERVING, HOWEVER, from said lot or parcel of land that portion of said lot or parcel of land that is covered by Beal Pond;

ALSO EXCEPTING AND RESERVING from said lot or parcel of land, to the said David B. Field, Susan J. Field and Michael T. Field, their heirs and assigns forever, the right-of-way for all purposes, including the right to establish and maintain utility service lines, over and along a fifty (50) foot wide right-of-way centered in the dirt woods road as it now exists, running northerly from the south line of the north half of Lot Eight (8) in the Ninth (9th) Range through the said north half of Lot Eight (8) in the Ninth (9th) Range, to reach other land of the said David B. Field, Susan J. Field and Michael T. Field situated in Lot Nine (9) in the Eighth (8th) Range and in Lot Nine (9) in the Ninth (9th) Range.

ALSO EXCEPTING AND RESERVING from said lot or parcel of land, the right-of-way conveyed by the said David B. Field, Susan J. Field and Michael T. Field to Roosevelt A. Webber and Lillian E. Webber by Deed dated December 4, 1980, recorded in the Franklin County Registry of Deeds in Book 644, Page 269; the right-of-way conveyed by said David B. Field, Susan J. Field and Michael T. Field to Richard Welch and Virginia Welch by Deed dated April 6, 1981, recorded in said Registry of Deeds in Book 656, Page 16; and the right-of-way conveyed by the said David B. Field, Susan J. Field and Michael T. Field to Charles Lester Strong, Jr. and Daniel Andrew Albani by Deed dated April 6, 1981, recorded in said Registry of Deeds in Book 655, Page 76.

ALSO conveying hereby to the said Walter A. Haines and Guy W. Haines, their heirs and assigns, forever, a right-of-way for all purposes, including the right to establish and maintain utility service lines, in common with others, over and along a fifty (50) foot wide right-of-way running from the Madrid Center Road easterly and southeasterly along the old town road leading to the Ross Place, so-called, as it runs across the southwesterly corner of the north half of Lot Seven (7) in the Ninth (9th) Range, to the southerly line of the north half of lot Seven (7) in the Ninth (9th) Range, and as it continues across the south half of Lot Seven (7) in the Ninth (9th) Range toward the Ross Place, and branching off near the east line of the south half of lot Seven (7) in the Ninth (9th) Range, and continuing northeasterly, centered on a dirt woods road, across the south half of Lot Eight (8) in the Ninth (9th) Range, to the lot or parcel of land herein conveyed.


LOT TWO:

ALSO another certain lot or parcel of land situated in the said Town of Madrid, County of Franklin and State of Maine, and being the southwest corner of Lot Numbered Eight (8), bounded and described as follows, to wit:

COMMENCING at the point where the shore of Beal Pond, so-called, intersects the west line of said lot and running southerly along said lot line to the southwest corner of said lot; thence, running easterly along the southerly line of said lot to the point where the shore of said Beal Pond intersects the lot line; thence, running northwesterly along the shore of Beal Pond to the point of beginning, being a triangular piece of land and containing one (1) acre, more or less.

LUPC Received  
4/22/2026

Receipt # 263057



**Bk 4816 PG 250**  
Instr # 2026-1523  
03/10/2026 08:37:01 AM  
Pages 2

Susan A. Black, Register of Deeds  
Franklin County

**DEED OF DISTRIBUTION  
BY PERSONAL REPRESENTATIVE**


KNOW ALL PERSONS BY THESE PRESENTS, that I, **Walter A. Haines**, the duly appointed and acting Personal Representative of the Estate of Guy W. Haines, deceased, testate, as shown by the Probate records of the County of Franklin and State of Maine, Docket No. 2025-0132, by the powers conferred by law, and every other power, in distribution of the estate, **GRANT** to **Walter A. Haines**, with a mailing address of PO Box 207, Phillips, Maine 04966, being the beneficiary entitled to distribution, the real property, commonly known as Lot 06-19.2 R.O.W. from private road off Center Road, in Madrid Township, County of Franklin and State of Maine, described as follows:

**See Schedule A attached hereto and incorporated herein.**

Also conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey the same premises as described in that certain deed from Stanwood C. Tingley to Walter A. Haines and Guy W. Haines, dated August 1, 1996, recorded in Franklin County Registry of Deeds in Book 1613, Page 52. Guy W. Haines died on April 3, 2022.

SIGNED this 2<sup>nd</sup> day of March 2026.




---

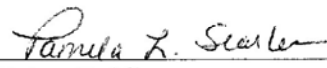
Walter A. Haines, Personal Representative  
of the Estate of Guy W. Haines

STATE OF MAINE  
FRANKLIN COUNTY

March 2, 2026

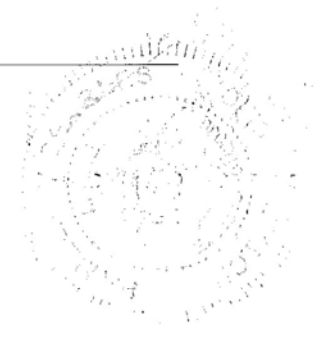
Then personally appeared before me the above-named **Walter A. Haines**, in his capacity as Personal Representative of the Estate of Walter Guy W. Haines, and acknowledged the foregoing instrument to be his free act and deed.

Before me,




---

Notary Public  
**PAMELA L. SEARLES**  
EXP: 04/04/2030



### SCHEDULE A

A certain lot or parcel of land located on the easterly side of the northerly  $\frac{1}{2}$  of Lot 7, Range 9, in Madrid, County of Franklin and State of Maine, bounded and described as follows, to wit:

Commencing at a point marked by a wooden post and pile of stones located at the northeast corner of Lot 7, Range 9 in the Town of Madrid and the northwest corner of Lot B, Range 9. Being the northeast corner of the premises herein described located on the westerly line of land of Walter A. Haines and Guy W. Haines; thence, southerly along the easterly line of Lot 7, Range 9 being the westerly line of land of said Haines on a course of S  $07^{\circ} 53' 01''$  W a distance of one thousand three hundred thirty-three and ninety-six hundredths feet (1333.96') to a wooden post standing 24" high in a pile of stones; thence, westerly along the southerly line of land of said Stanwood C. Tingley and the northerly line of land now or formerly of Michael T. Field, David B. Field, and Susan J. Field, following a blazed and painted line of a course of N  $82^{\circ} 23' 59''$  W a distance of eight hundred thirteen and forty-nine hundredths feet (813.49') to a point to be marked by a  $\frac{3}{4}$ " rebar; thence, northerly along other land of Stanwood C. Tingley on a course of N  $07^{\circ} 53' 01''$  E a distance of one thousand three hundred forty-four and one hundredth feet (1344.01') to a point to be marked by a  $\frac{3}{4}$ " iron rebar located on the southerly line of land now or formerly of Phillip W. Roy, Sheryl L. Mosher and Arthur Dustin Roy; thence, easterly along the southerly line of said Roy, Mosher and Roy, being the southerly line of Lot 7, Range 9 on a course of S  $81^{\circ} 40' 32''$  E following a blazed and painted line a distance of eight hundred thirteen and fifty hundredths feet (813.50') to the point and place of beginning. Containing 25.00 acres of land, more or less.

Bearings are reference to an observation of Magnetic North with handheld compass dated June 1996.

Being a portion only of the premises conveyed to Stanwood C. Tingley by deed from Evelyn L. Norton, Malcolm R. Webber and Melvyn B. Webber, acting as Personal Representatives of the Estate of Lillian E. Webber dated August 23, 1995, and recorded in the Franklin County Registry of Deeds in Book 1541, Page 035.

Any and all other rights, easements, privileges and appurtenances belong to the granted estate are hereby conveyed.

## Section 4: Application Fee

Below is the fee calculation:

Base Fee: \$1,000

Per Acre: \$25 per acre to Change to Development Subdistrict

Total Acres: 145 acres

$$\$1,000 + \$25 * 145 = \$4,625$$

## **Section 5: Land Division History**

**For Use with [Exhibit 5](#): Land Division History**

Applicant/Project Name: \_\_\_\_\_

Use this table to present the ownership and land division history of your parcel. Be sure to start the history 20 years ago and include drawings. See further instructions and an example in [Land Division History \(Exhibit 5\)](#).

Drawing (does not have to be to scale)	Transaction Details, Including Names of <u>Seller/Grantor and Buyer/Grantee</u>	<u>Date of Transaction</u>	<u>Book &amp; Page Numbers</u>	<u>Lot Size (in acres)</u>
<b>Lots 06-14.1 &amp; 06-15</b>				
	Philip Bunnell to Ruth Bunnell	10-25-2003	2379/296	
	Ruth Bunnell to Karl Bunnell, Kenneth Bunnell & Elinor Chadbourne (estate)	10-8-2008	3083/86	
	Karl Bunnell, Kenneth Bunnell & Elinor Chadbourne (estate) to Walter Haines	9/5/2019	4119/243	
<b>Lots 06-17</b>				
	Jeanne Fields to Michael Fields Living Trust	6-11-1980	623/122	
	Michael Fields Living Trust to Michael Fields & Susan Fields	10-1-2015	3773/163	
	Michael Fields & Susan Fields to Walter Haines	5-22-2017	3910/180	

**Note:** If you own or are under contract to buy the property to be developed, your county registry of deeds office or the previous owner of the property may provide helpful information. If you lease your property, contact your lessor for information on the history of your lot.

**For Use with [Exhibit 5](#): Land Division History**

Applicant/Project Name: \_\_\_\_\_

Use this table to present the ownership and land division history of your parcel. Be sure to start the history 20 years ago and include drawings. See further instructions and an example in [Land Division History \(Exhibit 5\)](#).

Drawing (does not have to be to scale)	Transaction Details, Including Names of Seller/Grantor and Buyer/Grantee	Date of Transaction	Book & Page Numbers	Lot Size (in acres)
<b>Lots 06-17.1</b>				
	Jeanie Fields to David Fields, Michael Fields, & Susan Fields	6/11/1980	623/122	
	David Fields, Michael Fields, & Susan Fields to Walter Haines	1/11/2016	3793/173	
	Walter Haines - Corrective Deed	1/11/2016	3910/179	
<b>Lots 06-19.2</b>				
	Stanwood Tingley to Walter Haines & Guy Haines	8/1/1996	1613/052	
	Walter Haines & Guy Haines to Walter Haines	3/10/2026	4816/250	
<b>Lots 06-30 &amp; 06-30.1</b>				
	David Fields, Michael Fields, & Susan Fields to Walter Haines & Guy Haines	10/30/1992	1324/211	
	Walter Haines & Guy Haines to Walter Haines	3/10/2026	4816/247	

**Note:** If you own or are under contract to buy the property to be developed, your county registry of deeds office or the previous owner of the property may provide helpful information. If you lease your property, contact your lessor for information on the history of your lot.

## **Section 6: Structures, Features & Uses**

**For Use with [Exhibit 6](#): Structures Table**

Applicant/Project Name: \_\_\_\_\_

Refer to [Structures, Features, Uses \(Exhibit 6\)](#) for instructions. Name structures consistent with the labeling used on the [Site Plans \(Exhibit 7\)](#).

Type of Structure and Use (specify if temporary)	Duration in Place if Temporary (specify days or months)	Current Exterior Dimensions (LxWxH) in ft	Proposed Exterior Dimensions (LxWxH) in ft	Distance (in feet) of structure from nearest:					
				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing Structures</u>									
No proposed or existing structures									
<u>Proposed Structures</u>									

**For Use with [Exhibit 6](#): Infrastructure Table**

Applicant/Project Name: \_\_\_\_\_

Refer to [Structures, Features, Uses \(Exhibit 6\)](#) for instructions. Name infrastructure consistent with the labeling used on the [Site Plans \(Exhibit 7\)](#).

Infrastructure Type and Use (specify if temporary)	Proposed alterations (check all that apply)							Dimensions (LxW) in ft	Year Built or Duration (if temporary)	Average Slope (%)	Max. Sustain. Slope (%)	Distance (in feet) of infrastructure from nearest:											
	Change in Use	New Construction	Change Dimensions	Reconstruct or Replace	Relocate	Change Setbacks	Other					Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland						
<u>Existing Infrastructure</u>																							
Beal Pond Rd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5619' x 16.5'	35+ years	4.0%	10.5%	0	105'	674'	0	225'	N/A						
West Beal Pond Rd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1550' x 16.5'	35+ years	2.0%	5%	0	108'	180'	760'	500'	N/A						
Loop Road near pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1515' x 14'	35+ years	3.0%	6%	0	225'	225'	1,122'	63'	N/A						
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
<u>Proposed Infrastructure</u>																							
Turn Out's along road - location to be determined during design	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60' x 10' each		match road grade							TBD						
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																

## **Section 7: Site Plans**

Please see attached CP1.0 Concept Plan and C2.1 Zoning Plan.



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.  
69 MAIN ST., LEWISBORO FALLS, MAINE  
307 US ROUTE 1, FUNKYVILLE, MAINE  
182 MOORSHEAD TRAIL, NEWBURY, MAINE  
TEL: (207) 897-6028 FAX: (207) 897-5404  
WWW.MAIN-LAND.CONSULTANTS.COM

PROJECT  
**RESIDENTIAL DEVELOPMENT**  
REAL POND RD  
MADRID, MAINE, 04966  
OWNER OF RECORD  
**WALTER HAINES**  
P.O. BOX 207  
PHILLIPS, ME, 04966  
MADE FOR  
**WALTER HAINES**  
P.O. BOX 207  
PHILLIPS, ME, 04966

DRAWING SCALE:  
200 0 100 200  
( IN FEET )  
1 INCH = 200 FT

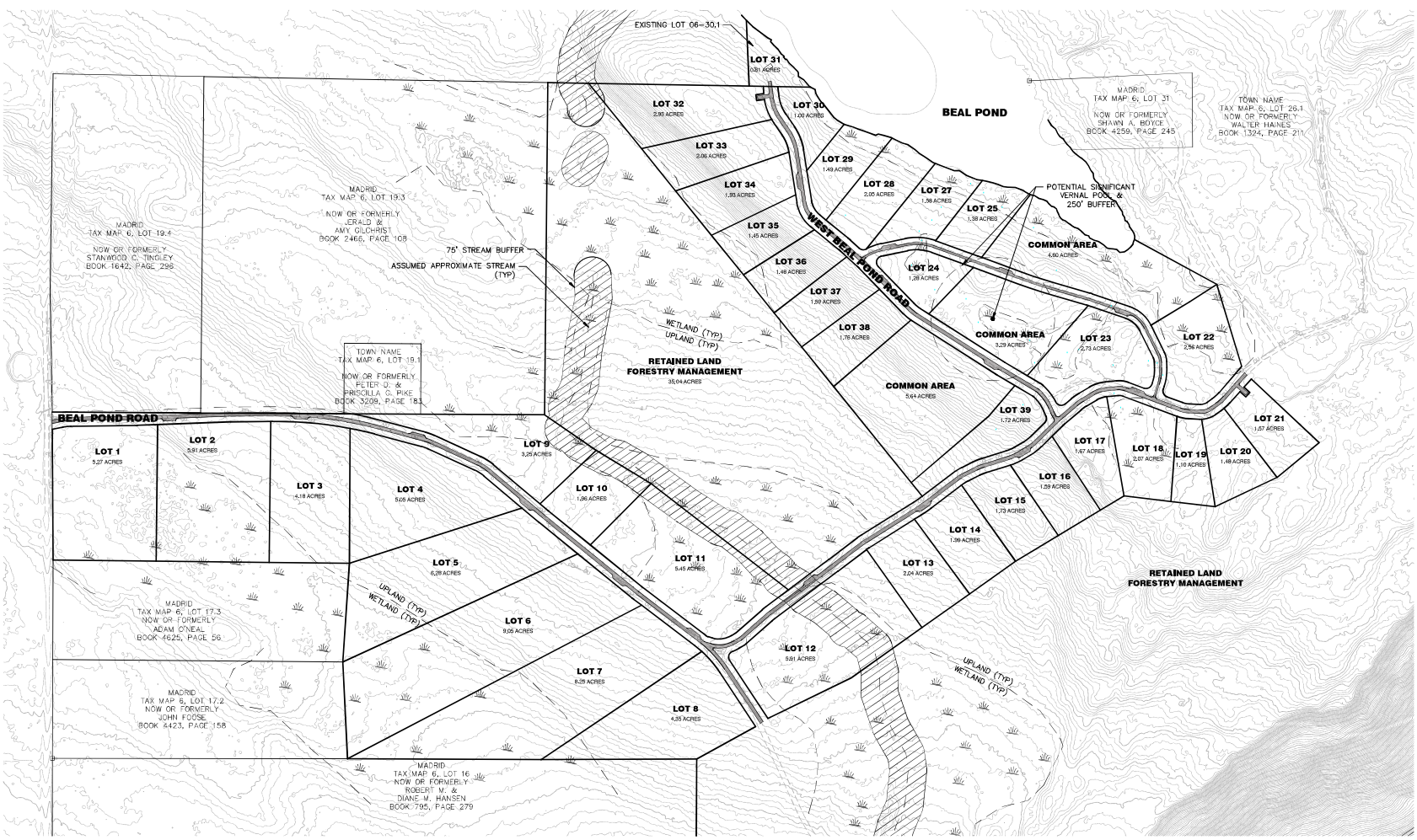
REVISION NOTES:	NO.	DATE	DESCRIPTION

PROJ. MGR: EJM  
DRAWN BY: EJM  
CHECKED BY: RMD  
SURVEY DATE: --  
PLAN DATE: 2026-04-08  
SUBMITTED FOR: REVIEW

**NOT FOR CONSTRUCTION**  
**CONCEPT PLAN**

SCALE:  
**DRAFT**

EMILY J. HASTINGS, ME, PE#10337  
DRAWING NO.  
**CP1.0**  
M.L.D.C. NO. 25-224 1 OF 1



- NOTES**
- NATURAL RESOURCES SHOWN WERE APPROXIMATED BY HUNTER DALTON, LSE OF MAIN-LAND BASED ON NHI DATA, SOIL MAPPING AND SITE INVESTIGATIONS. FULL NATURAL RESOURCE DELINEATION & MAPPING WAS NOT PERFORMED.
  - CONTOURS SHOWN ARE BASED ON DOWNLOADED LIDAR WITH CONTOUR INTERVAL OF 2'-FOOT. THE VERTICAL DATUM IS NAVD83.
  - BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING PERFORMED AND SUPPLIED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

**LEGEND**

	BOUNDARY LINE (APPROX.)
	ABUTTING BOUNDARY LINES (APPROX.)
	NEW/IMPROVED GRAVEL
	75' STREAM BUFFER (APPROX.)
	WETLAND BOUNDARY (APPROX.)

	MINIMUM (AC)	MAXIMUM (AC)	AVERAGE (AC)
LUPC MOD. DENSITY SUBDIVISION REQUIREMENTS	<b>1.00</b>	<b>10.00</b>	<b>2-4</b>
PROPOSED SUBDIVISION CONCEPT	<b>1.10*</b>	<b>9.05</b>	<b>2.89</b>
	*LOT 31 IS 0.81AC AS AN EXISTING RECORDED LOT		



**Section 8: Site Photographs**



Beal Pond Road – 11/24/24



Beal Pond Road – 11/24/25

Walter Haines – Zone Change – Madrid TWP - Maine



West Beal Pond Road 11/24/25



Beal Pond Shore 11/24/25

## Section 9: Goals & Policies of the Comprehensive Land Use Plan

The Applicant asserts this proposal for rezone of land is consistent with the Goals and Policies of the Comprehensive Land Use Plan (CLUP). The following narrative responds specifically to meeting the goals listed in subsections of the CLUP – Section 1.2. CLUP text is followed by justification by the Applicant in bold typeset.

### *I. Development Goals and Policies*

#### A. LOCATION OF DEVELOPMENT

Goal: Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another and to allow for a reasonable range of development opportunities important to the people of Maine, including property owners and residents of the unorganized and deorganized townships.

**The Applicant seeks to rezone a portion of contiguous holdings to allow for medium density subdivision which will create first and second home opportunities for folks seeking recreational opportunities close to the beaten path. The applicant intends to continue forestry management practices, including harvests, in areas not rezoned for development. The proposed rezone is a 6.1 mile drive from Route 4 in Madrid Plantation, the majority of which is along Reeds Mill Road, a well established, paved, public road with power lines running within the right of way. There are two other D-RS zones along Reeds Mill Road, the closest of which is less than a mile, and there are dwellings sprinkled along the road in the M-GN district. Yet the development would provide recreational access to Beal Pond which is a remote feeling body of water. Proposed lots would have views due to elevation.**

#### B. ECONOMIC DEVELOPMENT

Goal: Encourage economic development that is connected to local economies, utilizes services and infrastructure efficiently, is compatible with natural resources and surrounding uses, particularly natural resource-based uses, and does not diminish the jurisdiction's principal values.

**With declining population and economic pressures, the Town of Madrid disincorporated in 2000 and became part of unorganized territory of Franklin County. This rezoning proposal seeks to increase the population of the Township and the economic viability of the micro-region. Future subdivision proposal would seek to provide generously sized inland lots, waterfront lots on Beal Pond, and locations with views of the river valley with the intent of bringing new and diverse property offerings and population to the area. Access to the lake via a hand carry launch could be included in the proposal.**

#### C. SITE REVIEW

Goal: Assure that development fits harmoniously into the existing communities, neighborhoods and the

natural environment.

**Proposed subdivision is likely to utilize a network of existing modest gravel roads appropriate to the level of traffic anticipated to be generated from single family residential lots. Turnouts are anticipated on a regular interval to allow traffic passage during winter months when snowbanks can creep in on the travel ways. While lots may be generously sized, building envelopes are anticipated to be somewhat limited, intending to keep development fairly tight to the road network and avoid unnecessary impacts to protected natural resources and areas such as wetlands and shoreland zone resource protection district.**

**While the area is at a reasonably high elevation (1200+ ft above MSL) the area does not encompass a ridgeline or areas where structures are likely to be silhouetted against the skyline or lights will be visible from public vantage points. Lighting for single family dwellings will be limited by deed covenant to downward cast and sharp cut-off (dark-sky compliant) fixtures.**

#### D. INFRASTRUCTURE

Goal: Ensure that infrastructure improvements are well planned and do not have an adverse impact on the jurisdiction's principal values.

**Within the rezoned area, the proposed subdivision is likely to utilize a network of existing modest gravel roads appropriate to the level of traffic anticipated to be generated from single family residential lots. The public road network is more than adequate starting with Route 4 in Madrid, continuing to Reeds Mill Road, and Center Road - paved roads of significant width and well established drainage. Power and telecom lines run overhead on poles within public rights of ways and the existing private road network. Significant new infrastructure will not be necessary to serve the development, demonstrating that it is well suited for the location and use.**

#### E. DEVELOPMENT RATE, DENSITY AND TYPE

Goal: Ensure that development is of a rate, density and type conducive to maintaining the jurisdiction's principal values.

**The subject property is well suited for infill of moderate density subdivision. There are already some camps on the lake and other dwellings along the private roads. Soils have been mapped on the property and in areas where development is proposed are generally loamy glacial tills that are moderately well drained and suitable for development such as subsurface wastewater disposal systems, stormwater management, and basements with full foundation if appropriately drained.**

#### F. AFFORDABLE HOUSING

Goal: Facilitate the provision of affordable housing in appropriate locations to households with a full range of incomes.

**Waterfront lots are intended to be higher value market rate offerings. These lots help cover the risk and cost of the permitting process. Inland lots are likely to be more affordable as market rate for rural lots in Madrid is reasonable.**

## G. LAND CONSERVATION

Goal: Encourage the long-term conservation of select areas of the jurisdiction that are particularly representative of its cultural and natural values, including working forests, high-value natural resources and recreational resources.

**The applicant is a forester by trade and manages his land on a small private scale. There are no large scale working forests or farms on the subject land. Natural resources on the subject property include mostly low value wetlands, limited high value wetlands (adjacent to the pond) and Beal Pond itself. Most natural areas are either being retained by the Applicant for protection or included in open space within the subdivision. Public access to the pond through the hand carry launch is intended to be maintained as part of open space and wildlife corridor along the pond frontage.**

## *II. Natural and Cultural Resources Goals and Policies*

### A. AGRICULTURAL RESOURCES

Goal: Conserve and protect working farms, encourage the development of new farming enterprises, and conserve agricultural soil resources.

**There are no large-scale working forests or farms on the subject land. Given the proximity to Beal Pond, this land use would not be appropriate.**

### B. AIR AND CLIMATE RESOURCES

Goal: Protect and enhance the quality of air and climate resources throughout the jurisdiction.

**Rezoning to D-RS and the proposal of a moderate density single family residential subdivision does not pose undue risk to the quality of air and climate resources. Residential scale heating systems are not of significant BTU production such that further air protections would be necessary.**

### C. COASTAL RESOURCES

Goal: Protect and conserve the special natural and cultural resources of coastal islands and mainland townships, and help sustain the traditional resource-based economies of these areas.

**The subject parcel is not part of a coastal resource.**

#### D. CULTURAL, ARCHAEOLOGICAL AND HISTORICAL RESOURCES

Goal: Protect and enhance archaeological and historical resources of cultural significance.

**There are no known or identified areas of cultural, archaeological, or historical significance on the subject property, as indicated by State Historic Preservation Office in a review response letter.**

#### E. ENERGY RESOURCES

Goal: Provide for the environmentally sound and socially beneficial utilization of indigenous energy resources where there are not overriding public values that require protection.

**There are no known or identified indigenous energy resources on the subject property and the distance to the nearest substation is prohibitive to solar or other local energy generation.**

#### F. FOREST RESOURCES

Goal: Conserve, protect and enhance the forest resource in a way that preserves its important values, including timber and fiber production, ecological diversity, recreational opportunities, as well as the relatively undeveloped remote landscape that it creates.

**The applicant is a forester by trade and manages his land on a small private scale. There are no large scale working forests or farms on the subject land. The Applicant intends to continue timber management and harvest on a small private scale.**

#### G. GEOLOGIC RESOURCES

Goal pertaining to geologic resources: Conserve soil and geological resources by controlling erosion and by protecting areas of significance.

**Slopes on the subject property are shallow to moderate in areas proposed for rezone and subdivision. There are steep areas within the site which are not suitable for development however those are either not included in saleable lots or building envelopes are restricted to prevent construction within steeper areas. Soils are generally suitable for development, especially with engineered strategies such as erosion and sedimentation control devices and practices, specified soils for structural support of roads and foundations/footings, and subdrainage design to prevent super-saturated soils. Please refer to the soils mapping and report.**

**Gravels have been harvested from specific areas on the subject property for the construction of roads but not at a scope or scale that would require mineral mining permits. It is not anticipated that significant mining of soils will occur in areas of the property outside of the proposed rezone area.**

#### H. PLANT AND ANIMAL HABITAT RESOURCES

Goal: Conserve and protect the aesthetic, ecological, recreational, scientific, cultural and economic values of wildlife, plant and fisheries resources.

**A requests for review of the proposed rezone area have been made of the Maine Department of Inland Fisheries and Wildlife (IF&W) and the Maine Natural Areas Program (MNAP). Response from MNAP indicated no known rare or significant botanical features mapped within the area. Response from IF&W indicated that there is Inland Water Fowl/Wading Bird Habitat within the project bounds. The agency additionally identified that streams over elevation 1,000 feet above MSL may contain high elevation Species such as Roaring Brook Mayfly and Northern Spring Salamander. Streams mapped within the site will be recommended to be provided a 250' buffer for protection unless additional work is done to determine presence/absence of species or further characterize the stream with the department. The potential for endangered bat species is noted, though this is the case with nearly all property within the state and additional protections such as clearing restricted to certain times of the year would likely be proposed to mitigate the potential for impacts to the species.**

**Per LUPC rules, a 500 foot wide wildlife corridor is planned for future subdivision with approval of rezone. The corridor would connect species' access to Beal Pond with other significant habitat features including a potential significant vernal pool, intermittent stream, freshwater forested wetlands, and a larger swath of land to be retained by owner for forestry management.**

#### **I. RECREATIONAL RESOURCES**

Goal: Conserve the natural resources that are fundamental to maintaining the recreational environment that enhances diverse, abundant recreational opportunities.

**The subdivision proposal will provide additional housing in an area that has significant aesthetic value, access to trails, adjacency to land currently open to hunting, and formal recreational access to Beal Pond via hand carry launch. Access to the Interstate Trail System is available from the property which makes the development well suited to provide diverse recreational opportunities within the property and within the region via ATV and snowmobile travel.**

#### **J. SCENIC RESOURCES**

Goal: Protect the high-value scenic resources of the jurisdiction by fitting proposed land uses harmoniously into the natural environment.

**There are no nearby scenic resources of regional, state, or national significance. Subdivision and single family homes can fit harmoniously into the landscape without being silhouetted on the skyline or visible from public viewpoints.**

#### **K. WATER RESOURCES**

Goal: Preserve, protect and enhance the quality and quantity of surface waters and groundwater.

**Proposed development would apply nicely within the proposed rezone area without significantly challenging aquatic habitats. Streams will be provided requisite setback and buffer protections to ensure quality riparian areas which filter surface run-off and provide water cooling prior to entering the channel. Shoreland zoning protections are in place limiting the amount of impervious surface coverage, opening in forest canopy, and cutting of trees within 100 feet of the pond.**

**Public access to the pond via hand carry launch will allow IF&W to stock the pond with native fish**

**species for ecological balance and recreational opportunity, as well as recreational access to the pond. Additionally, shorefront lots will provide recreation based properties currently not available on the pond.**

**The proposed rezone area is not mapped with modernized data by the Federal Emergency Management Agency (FEMA) for flood probability. However, anecdotally the area does not flood as the pond provides attenuation of run-off peaks and the area is generally high ground, above nearby waterways.**

**There are no mapped significant sand and gravel aquifers within the subject area. Lot density is anticipated to be moderate, but with Maine Subsurface Wastewater Disposal Rules met, single family residential homes are not anticipated to have a significant impact on groundwater quality. Correspondingly, with the density of lots and water use patterns for single family residential homes, a subdivision development in the rezoned area is not anticipated to have a significant impact on groundwater availability and/or levels.**

**It is anticipated that a future subdivision proposal be subject to management and mitigation of phosphorus in run-off as is determined by Maine Stormwater Best Practices Manual - Volume II. Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development.**

#### **L. WETLAND RESOURCES**

**Goal: Conserve and protect the ecological functions and social and economic values of wetland resources.**

**The proposed rezone area contains some forested wetlands, though the majority of the land is upland. Approximate wetland boundaries are shown on the proposed maps. More precise wetland delineation and mapping will be performed in conjunction with planning and design of a formal subdivision proposal and application. The goal of proposed development patterns, as shown on the provided plans, is to avoid wetland areas, minimize impacts where necessary, and generally limit wetland losses to less than 10,000 sf, well within norms and tolerances for development in the unorganized territories.**

## Section 10: Surrounding Uses & Anticipated Impacts

The proposed rezoning area is located in Madrid Plantation, Franklin County, Maine, and is projected to consist of approximately thirty residential subdivision lots. The project includes a mix of waterfront lots on Beal Pond and inland lots, with an average lot size of approximately three acres. Access to the subdivision will be provided via existing private gravel roads that currently serve the surrounding area.

### **Surrounding Land Uses**

Surrounding land uses in the vicinity of the proposed subdivision are predominantly rural and residential in character. Existing development patterns include seasonal and year-round single-family residences, camps, and undeveloped forestland. Waterfront development on Beal Pond is generally characterized by low-density residential use, with individual camps and homes set on relatively large lots, consistent with traditional land use patterns in Madrid Plantation.

Inland areas surrounding the proposed development consist primarily of managed forestland, undeveloped parcels, and scattered residential uses accessed by private roads. No commercial or industrial uses are located in the immediate vicinity of the project. The surrounding area is not served by public water or sewer utilities, and existing development relies on private wells and subsurface wastewater disposal systems.

The proposed subdivision is consistent with the existing pattern of rural residential development in the area and does not introduce any new or incompatible land use.

### **Anticipated Impacts to Surrounding Uses**

The proposed subdivision is anticipated to be compatible with surrounding land uses. The average lot size of approximately three acres, combined with a mix of waterfront and inland lots, maintains a low-density development pattern similar to existing residential development in the area. The project does not propose commercial or high-intensity uses and is intended solely for residential purposes.

Access to the subdivision will be provided by existing private gravel roads. Traffic generated by the proposed development is expected to be low and consistent with traffic levels typically associated with rural residential subdivisions of this size. The

*Walter Haines – Zone Change – Madrid TWP - Maine*

anticipated increase in traffic is not expected to result in adverse impacts to road safety or function, and no new public road connections are proposed.

The subdivision layout is intended to accommodate development while maintaining the rural and natural character of the area. Waterfront development will be subject to applicable shoreland zoning and environmental protection standards. The use of moderately sized lots and dispersed development is expected to limit land clearing and reduce potential impacts to wildlife habitat, surface waters, and scenic resources. No significant adverse impacts to surrounding natural resources are anticipated as a result of the proposed rezoning.

All lots will be served by individual private wells and subsurface wastewater disposal systems designed and installed in accordance with Maine Subsurface Wastewater Disposal Rules. Given the lot sizes proposed and compliance with regulatory standards, wastewater disposal is not expected to adversely affect groundwater or surface water quality, including that of Beal Pond.

The proposed subdivision is expected to maintain the existing rural character of the area. Development will occur incrementally over time, consistent with market demand, rather than as a single concentrated construction project. Vegetative buffers, natural topography, and existing forest cover are expected to limit visual impacts from adjacent properties and from Beal Pond.

Addition of single-family residential lots to the area, including shorefront lots, is anticipated to have a positive fiscal impact on the area. Madrid, faced with declining population and increasing financial pressures, disincorporated in the year 2000. While fiscal issues are now handled by the County, additional residences (some of which will likely be second/vacation homes) accessed by private roads, increase tax base without stressing services. This additional tax base helps meet the baseline revenue necessary to maintain the existing infrastructure and services in the Township. In the short term there is infrastructure cost borne by the Applicant. In the long term, there are ongoing tax revenues and maybe someday a return to vibrancy of community if this generates momentum for the area.

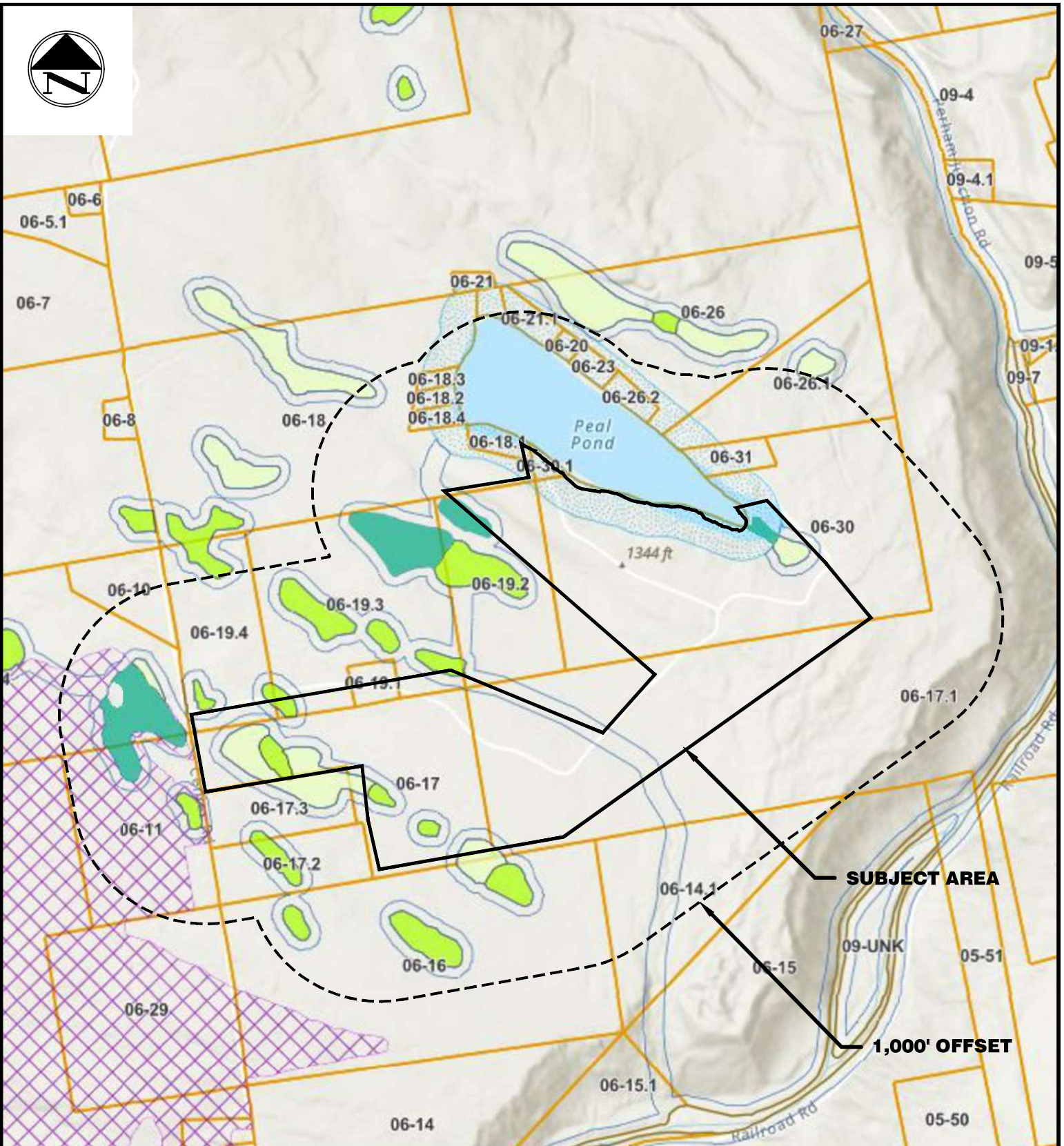
## **Section 11: Rezone to/from Protection Subdistrict**

As shown and indicated previously in the application, there are some protection subdistricts within the subject area. Like many areas in Maine, there are known streams and wetlands scattered throughout the subject parcels. Of the 145 acres proposed to be rezoned, there are 2.9 acres of P-WL2, 4.6 acres of P-WL3, 14.8 acres of P-SL2 and 14.8 acres of P-SL1. While these areas will be a part of the zoning change, no impacts are anticipated, other than the existing road crossings. During the subdivision design and application process, if further impacts are necessary they will be permitted and reviewed at that point. We anticipate the building envelopes to be outside these protected areas.

## **Section 12: Corporate Good Standing**

Not applicable as applicant is an individual.

## Section 13: Notice of Filing



**SUBJECT AREA**

**1,000' OFFSET**

**NOTES**

1. TAX MAP IMAGE FROM LUPC PARCEL VIEWER
2. THIS IS NOT A BOUNDARY SURVEY. ALL LINES SHOWN ARE BASED ON TOWN TAX MAP DATA AND ARE AN APPROXIMATION ONLY.

**NOT FOR CONSTRUCTION**

PROJECT: **ZONING CHANGE**  
BEAL POND ROAD, MADRID, MAINE

DRAWING: **TOWN TAX MAP**

MLDC NO. 25-024  
 PROJ. MGR: EJH  
 DRAWN BY: DRP  
 CHECKED BY: EJH  
 REVISION NO. N/A  
 ISSUE DATE: 2026-03-27  
 ISSUED FOR: REVIEW

**MAIN-LAND DEVELOPMENT CONSULTANTS, INC.**  
 69 MAIN ST. LIVERMORE FALLS, MAINE  
 367 US ROUTE 1 FALMOUTH, MAINE  
 PH: (207) 897-6752 FAX: (207) 897-5404  
 WWW.MAIN-LANDDCI.COM

SCALE: 1" = 1000'

First Name	Last Name	Address	City	State	Zip Code	Tax Map	Lot Number	Book	Page
WALTER	HANIES	PO BOX 207	PHILLIPS	ME	4966	6	19.2		
						6	23		
						6	15		
						6	30.1		
						6	17.1		
						6	30		
						6	17		
						6	14.1		
MATHEW	BICKFORD	83 MCLAUGHLIN ROAD	WILTON	ME	04294	6	20		
ARTHUR	ROY	PO BOX 318	WILTON	ME	04294	6	18.1		
SHERYL	MOSHER								
ARTHUR	ROY	PO BOX 318	WILTON	ME	04294	6	18		
PHILIP	ROY								
JOHN	KRUG	59 VINE ROCK ST	DEDHAM	MA	02026	6	19.3		
ROBERT	HANSEN	106 WEIGOLD RD	TOLLAND	CT	06084-3845	6	16		
DIANE	HANSEN								
MITCHELL	HAINES	PO BOX 207	PHILLIPS	ME	04966	6	26		
MITCHELL	HAINES	PO BOX 207	PHILLIPS	ME	04966	6	26.1		
SHAWN	BOYCE	PO BOX 195	PHILLIPS	ME	04966	6	31		
PIKE	PRISCILLA	50 BEAL POND RD	MADRID	ME	04966	6	19.1		
PETER	PRISCILLA								
JERALD	GILCHRIST	112 WESTWOOD ROAD	STAMFORD	CT	06902-1522	6	19.4		
AMY	GILCHRIST								
JOHN	KRUG	59 VINE ROCK ST	DEDHAM	MA	02026	6	24		
DAVID	WARREN	PO BOX 86	DIXFIELD	ME	04224	6	11		
ADAM	O'NEAL	128 KERNS HILL ROAD	MANCHESTER	ME	04351-3505	6	17.3		
JOHN	FOOSE	PO BOX 47	RANGELEY	ME	04970	6	17.2		
SUSAN	PARRELLI	59 VINE ROCK STREET	DEDHAM	MA	02026	6	10		
PETER	KRUG								
GRISCOM BRONSON TRUST		1 UNION STREET SUITE 302	PORTLAND	ME	04101	6	26.2		
JONATHAN	ANDREWS	171 B GREAT ROAD	LITTLETON	MA	01460	6	21.1		
RANDY	WHINERY	418 MAIN ROAD NORTH	HAMPDEN	ME	04444	6	25		
RICKEY	WHINERY								
GERRY	NORTON	196 ECHO VALLEY ROAD	PHILLIPS	ME	04966	6	18.3		
KEVIN	NORTON								
TIMOTHY	NORTON								
DENNIS	WEBBER	486 REEDS MILLS ROAD	MADRID TOWNSHIP	ME	04966	6	18.2		
DANIEL	WEBBER								
MALCOLM	WEBBER	8849 MEIRING STREET	CLAYTON	OH	45315-9694	6	18.4		
JOANNE	WEBBER								
BROWN	CLIFFORD	7 2 CENTER ROAD	MADRID	ME	04966	6	29		
Tom	Saviello	60 Applegate Lane	Wilton	ME	04294				Franklin County Commissioner
Fen	Fowler	260 Perham Street	Farmington	ME	04938				Franklin County Commissioner
Tom	Skolfield	349 Phillips Road	Weld	ME	04285				Franklin County Commissioner
Bob	Carlton	45 Ramsdell Road	Kingfield	ME	04947				Franklin County Commissioner
Jeff	Gilbert	3 Forest Circle	Jay	ME	04239				Franklin County Commissioner



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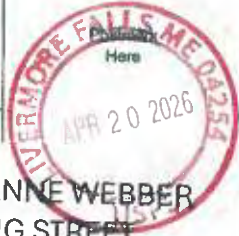
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GERRY & KEVIN & TIMOTHY HORTON  
196 ECHO VALLEY ROAD  
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59 VINE ROCK ST  
DEDHAM, MA 02026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage

Total Postage and  
Sent To

Street and Apt. N

City, State, ZIP+4

JOHN KRUG  
59 VINE ROCK ST  
DEDHAM, MA 02026

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JOHN FOOSE  
PO BOX 47  
RANGELEY, ME 04970

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Tom Saviello  
60 Applegate Lane  
Wilton, ME 04294

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Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Bob Carlton  
45 Ramsdell Road  
Kingfield, ME 04947

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and	\$
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

SHAWN BOYCE  
PO BOX 195  
PHILLIPS, ME 04966

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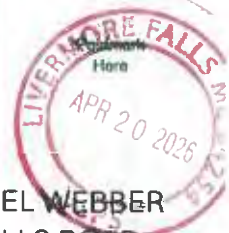
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and	\$
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Street and Apt. No.	
City, State, ZIP+4®	

DENNIS & DANIEL WEBBER  
486 REEDS MILLS ROAD  
MADRID TOWNSHIP, ME 04966

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and	\$
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BROWN CLIFFORD  
7 2 CENTER ROAD  
MADRID, ME 04966

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage

Total Postage on  
\$10.44

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Street and Apt. N

City, State, ZIP+4



Tom Skolfield  
349 Phillips Road  
Weld, ME 04285

## Section 14: Financial Practicability

In this section is an account statement for Mr. Haines with funds he intends to use towards the proposed project.

Currently, for the re-zoning process, Mr. Haines is in good standing with Main-Land who is performing the necessary design, permitting, and surveying needs for this application.

Since the design of the subdivision is not complete, it is difficult to refine any anticipated construction cost associated with the proposed developed. However, since the project will utilize existing roads, new infrastructure will be minimal. Below is an approximate estimate of the next phase of the project:

Engineering Design & Subdivision Permitting: \$50,000

Additional Infrastructure (turn-outs and stormwater controls): \$150,000

Legal: \$5,000

Monumentation: \$5,000

Total: \$210,000

LUPC Received  
 4/22/2026

# Individual Retirement Account Statement

\* 0074842 02 AV 0.593 02 TR 00352 X101PD09 000000

IRA FBO WALTER HAINES  
 PERSHING LLC AS CUSTODIAN  
 PO BOX 207  
 PHILLIPS ME 04966-0207



Scan for  
 Online Access



January 1, 2026 - January 31, 2026  
 Account Number: [REDACTED]

## Portfolio at a Glance

	This Period	Year-to-Date
<b>BEGINNING ACCOUNT VALUE</b>	<b>\$244,364.65</b>	<b>\$244,364.65</b>
<b>Adjusted Previous Account Value</b>	244,364.65	244,364.65
Dividends, Interest and Other Income	134.70	134.70
Fees	-903.81	-903.81
<b>Net Change in Portfolio<sup>1</sup></b>	<b>15,846.42</b>	<b>15,846.42</b>
<b>ENDING ACCOUNT VALUE</b>	<b>\$259,441.96</b>	<b>\$259,441.96</b>
Accrued Interest	\$0.00	
<b>Account Value with Accrued Interest</b>	<b>\$259,441.96</b>	
Estimated Annual Income	\$2,431.82	

<sup>1</sup> Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.

**Your Investment Representative:**  
 CLIFFORD DOW JR  
 (207) 329-9468

## Asset Summary

Percent	Asset Type	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	1,070.98	301.87
99%	Equities	243,293.67	259,140.09
<b>100%</b>	<b>Account Total</b>	<b>\$244,364.65</b>	<b>\$259,441.96</b>

Please review your allocation periodically with your Investment Representative.



# ROTH Individual Retirement Account Statement

\* 0074841 02 AV 0.593 02 TR 00352 X101PD09 000000

IRA FBO WALTER HAINES  
 PERSHING LLC AS CUSTODIAN  
 ROTH ACCOUNT  
 PO BOX 207  
 PHILLIPS ME 04966-0207



Scan for  
 Online Access



January 1, 2026 - January 31, 2026  
 Account Number: [REDACTED]

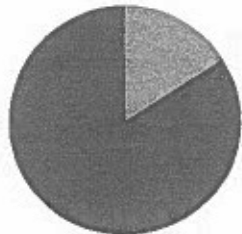
## Portfolio at a Glance

	This Period	Year-to-Date
<b>BEGINNING ACCOUNT VALUE</b>	<b>\$54,956.91</b>	<b>\$54,956.91</b>
<b>Adjusted Previous Account Value</b>	54,956.91	54,956.91
Dividends, Interest and Other Income	50.03	50.03
Fees	-203.27	-203.27
<b>Net Change in Portfolio<sup>1</sup></b>	<b>3,600.97</b>	<b>3,600.97</b>
<b>ENDING ACCOUNT VALUE</b>	<b>\$58,404.64</b>	<b>\$58,404.64</b>
Accrued Interest	\$0.00	
<b>Account Value with Accrued Interest</b>	<b>\$58,404.64</b>	
Estimated Annual Income	\$223.93	

<sup>1</sup> Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.

**Your Investment Representative:**  
 CLIFFORD DOW JR  
 (207) 329-9468

## Asset Summary



Percent	Asset Type	Last Period	This Period
16%	Cash, Money Funds, and Bank Deposits	9,406.59	9,253.35
84%	Equities	45,550.32	49,151.29
<b>100%</b>	<b>Account Total (Pie Chart)</b>	<b>\$54,956.91</b>	<b>\$58,404.64</b>

Please review your allocation periodically with your Investment Representative.



## Section 15: Location Requirements

Below is a brief narrative associated with each of the following Chapter 10 Location Requirements. More details and information are provided throughout the application.

- a. Emergency Services. Review requests have been sent to both North Star Ambulance Service and Phillips Fire Department, twice now. These two entities are the closest emergency units to the proposed area. There has been no response from either, however there is no anticipated concern with ability to serve as that area already has single family residential homes. These request letters can be found in Section 17.
- b. Compatibility. The applicant understands the beauty of the area, as he also has recreational camp in the vicinity and he currently allows recreational use to Beal Pond on his property through a carry in and out boat launch. He hopes to continue allowing that use with his proposed concept. The proposed concept also does not anticipate any additional new road infrastructure, only improvements to existing infrastructure to help minimize development impacts. This concept can be found in Section 7.
- c. Character. There is other D-RS zoned area within 0.5 miles of this proposed area. The area is scattered with residential houses. More details on harmonious fit and natural character can be found in Section 16.
- d. Area for Development. The area is being proposed to change to D-RS and located in a primary location as required.
- e. Access to Development. There is public road access from Center Road to the proposed start of the development. There is an existing road network that will be improved and utilized for access to the residential lots. These roads, during the subdivision process, will create a road association to provide means for ongoing maintenance and upkeep of the private subdivision roads. More details can be found in Section 21 & 22.

## Section 16: Harmonious Fit & Natural Character

The proposed residential subdivision has been designed to achieve a harmonious fit with the existing natural character of the area and to maintain the rural, low-density development pattern characteristic of Madrid Plantation. The subdivision concept plan demonstrates a layout that responds to existing natural features, topography, and surrounding land uses while minimizing visual and environmental impacts.

As shown on the subdivision concept plan, development is organized around existing natural constraints, including wetlands, streams, and shoreline resources associated with Beal Pond. Significant areas of land are retained as common open space and managed forestland, which helps preserve existing vegetation, wildlife habitat, and the overall forested character of the site. Lot boundaries and building envelopes are arranged to avoid sensitive natural resources to the greatest extent practicable, allowing development to occur primarily within upland areas.

Waterfront lots are configured to provide reasonable access to Beal Pond while maintaining appropriate setbacks and spacing between structures. Inland lots are similarly sized and distributed to maintain a consistent development pattern and to avoid concentrated clearing or visual dominance in any single area.

The subdivision proposes approximately thirty residential lots with an average lot size of approximately three acres. This lot size and overall density are consistent with existing development patterns in the surrounding area and support the continued rural character of Madrid Plantation. The concept plan reflects a moderate-density residential layout that balances private ownership with preserved open space, reducing the visual and environmental footprint of development.

Development is expected to occur incrementally over time, rather than as a single, large-scale construction effort, further limiting short-term disturbance and allowing the landscape to remain predominantly natural in appearance.

The visual character of the subdivision is intended to remain consistent with the surrounding rural landscape. Natural vegetation, existing topography, and retained forest cover are expected to screen structures from adjacent properties and from Beal Pond, reducing visibility from both land and water.

*Walter Haines – Zone Change – Madrid TWP - Maine*

To further protect nighttime character and minimize light pollution, the subdivision will be subject to deed restrictions or covenants requiring that all exterior lighting be fully downcast and equipped with sharp cutoff fixtures. These restrictions are intended to prevent light trespass, preserve dark skies, and maintain the natural nighttime environment for residents, neighboring properties, and wildlife.

The proposed residential use is compatible with surrounding land uses, which consists primarily of low-density residential development, seasonal camps, and undeveloped forestland. The subdivision does not introduce commercial, industrial, or high-intensity uses and does not rely on urban infrastructure. Access via existing private gravel roads further reinforces compatibility with the established rural setting.

## **Section 17: Fire, Police, and Ambulance**

This section contains project review request letters that have been sent to the NorthStar Emergency Services and Phillips Fire Department. Letter's have been sent twice. There have been no responses provided.

This section also contains the Franklin County Sheriff's response, confirming capacity to serve the proposed project.



# Franklin County Sheriff's Office

Scott R. Nichols, Sheriff

Steve Lowell, Chief Deputy

Business Office: (207) 778-2680  
Toll Free: (800) 773-2680  
Fax: (508) 296-4032

120 County Way  
Farmington, ME 04938

March 26, 2026

Main-Land Development Consultants, Inc.  
P.O. Box 0  
Livermore Falls, ME 04254

## Re: Project Review – 25-024 LUPC Zoning Petition, Madrid Township, Maine

Dear Sir/Madam,

This letter is in response to your correspondence regarding the proposed zoning petition and anticipated residential development by Walter Haines in Madrid Township, specifically in the vicinity of Beal Pond Road and West Beal Pond Road.

The Franklin County Sheriff's Office provides primary law enforcement coverage to Madrid Township, including the area identified in your application. Our office currently responds to calls for service, conducts patrol operations, and provides general law enforcement services throughout this region.

Based on the information provided and recognizing the rural nature of the area and existing residential presence, it is anticipated that the proposed development, as described, would not have a significant adverse impact on the Sheriff's Office's ability to provide law enforcement services. The Franklin County Sheriff's Office will continue to provide coverage to this area consistent with current operational capacity and resources.

Should you require any additional information or clarification, please do not hesitate to contact my office.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Scott R. Nichols', is written over a light blue circular stamp.

**Scott R. Nichols**  
Sheriff

Franklin County Sheriff's Office



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

November 13, 2025

NorthStar Emergency Services  
111 Franklin Health Cmns  
Farmington, ME 04938

Subject: Project Review  
25-024 LUPC Single Family Residential Subdivision – Madrid Township, Maine.

Dear Reviewer,

Main-Land Development Consultants, Inc. is representing Walter Haines in his Zoning Petition Application in the Township of Madrid. While Mr. Haines has a large holding within this township, the petition is regarding a concentrated area along Beal Pond Road and West Beal Pond Road, which includes frontage on Beal Pond. Attached is a USGS Map and Aerial Photo Map for reference.

Under the current zoning, Mr. Haines is very limited on his development options. Upon the zoning change, the Applicant intends to develop one or more single-family residential subdivisions. Due to the early stages of this process, the exact subdivision configuration and lot count has not yet been determined. That information will be included in a Subdivision Application, which will later be compiled and submitted for review, following Maine's Land Use Planning Commission (LUPC) lot and road design standards. That being said, it is estimated that a full build-out to result in between 20 to 40 lots, with many of the lots anticipated to be used for camps or other seasonal uses.

As part of the zoning petition application, LUPC requests your department's review of the potential development for ability to serve and capacity. It is our hope that the impact of this development would be minimal as there are other existing residences (including the applicant's full-time residence) in this rural area.

Please review the enclosed material and respond with a letter or email ([emily@main-landdci.com](mailto:emily@main-landdci.com)) to me for use in regulatory permit applications. If you have any questions or require further information please do not hesitate to contact me. We appreciate your time!

Sincerely,

Main-Land Development Consultants, Inc.

  
Emily Hastings, P.E.  
Senior Project Manager

Encl: USGS Map  
Aerial Location Map



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

November 13, 2025

Phillips Fire Department  
Attn: Sean Allen, Chief  
138 Park Street  
Phillips, Maine 04966

Subject: Project Review  
25-024 LUPC Single Family Residential Subdivision – Madrid Township, Maine.

Dear Chief Allen,

Main-Land Development Consultants, Inc. is representing Walter Haines in his Zoning Petition Application in the Township of Madrid. While Mr. Haines has a large holding within this township, the petition is regarding a concentrated area along Beal Pond Road and West Beal Pond Road, which includes frontage on Beal Pond. Attached is a USGS Map and Aerial Photo Map for reference.

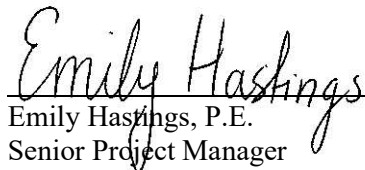
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As part of the zoning petition application, LUPC requests your department's review of the potential development for ability to serve and capacity. It is our hope that the impact of this development would be minimal as there are other existing residences (including the applicant's full-time residence) in this rural area.

Please review the enclosed material and respond with a letter or email ([emily@main-landdci.com](mailto:emily@main-landdci.com)) to me for use in regulatory permit applications. If you have any questions or require further information please do not hesitate to contact me. We appreciate your time!

Sincerely,

Main-Land Development Consultants, Inc.

  
Emily Hastings, P.E.  
Senior Project Manager

Encl: USGS Map  
Aerial Location Map

## **Section 18: Educational Services**

This section contains the review request letter sent to the MSAD 58 Superintendent.  
There has been no response at the time of this submittal.



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

November 13, 2025

MSAD 58

Attn: Laura Columbia, Superintendent  
1401 Rangeley Road  
Phillips, ME 04966

Subject: Project Review  
25-024 LUPC Zoning Petition – Madrid Township, Maine.

Dear Ms. Columbia,

Main-Land Development Consultants, Inc. is representing Walter Haines in his Zoning Petition Application in the Township of Madrid. While Mr. Haines has a large holding within this township, the petition is regarding a concentrated area along Beal Pond Road and West Beal Pond Road, which includes frontage on Beal Pond. Attached is a USGS Map and Aerial Photo Map for reference.

Under the current zoning, Mr. Haines is very limited on his development options. Upon the zoning change, the Applicant intends to develop one or more single-family residential subdivisions. Due to the early stages of this process, the exact subdivision configuration and lot count has not yet been determined. It is estimated that a full build-out to result in between 20 to 40 lots, with many of the lots anticipated to be used for camps or other seasonal uses. That information will be included in a Subdivision Application, which will later be compiled and submitted for review, following Maine's Land Use Planning Commission (LUPC) standards

As part of the zoning petition application, LUPC requests your department's review for capacity and ability to serve. It is our hope that the impact to your school system would be minimal as many of the lots would be anticipated as camps or seasonal uses.

Please review the enclosed material and respond with a letter or email ([emily@main-landdci.com](mailto:emily@main-landdci.com)) to me for use in regulatory permit applications. If you have any questions or require further information please do not hesitate to contact me. We appreciate your time!

Sincerely,

Main-Land Development Consultants, Inc.

  
Emily Hastings, P.E.  
Senior Project Manager

Encl: USGS Map  
Aerial Location Map

## **Section 19: Solid Waste Disposal**

This section contains the review request letter sent to the Philips Transfer Station, where residential solid waste would be taken for this project. There has been no response at the time of this submittal.



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

March 25, 2026

Town of Phillips  
Attn: Transfer Station  
124 Main Street  
Phillips, Maine 04966

Subject: Project Review  
25-024 LUPC Single Family Residential Subdivision – Madrid Township, Maine.

Dear Reviewer,

Main-Land Development Consultants, Inc. is representing Walter Haines in his Zoning Petition Application in the Township of Madrid. While Mr. Haines has a large holding within this township, the petition is regarding a concentrated area along Beal Pond Road and West Beal Pond Road, which includes frontage on Beal Pond. Attached is a USGS Map and Aerial Photo Map for reference.

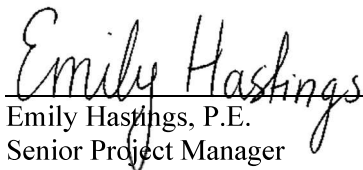
Under the current zoning, Mr. Haines is very limited on his development options. Upon the zoning change, the Applicant intends to develop one or more single-family residential subdivisions. Due to the early stages of this process, the exact subdivision configuration and lot count has not yet been determined. That information will be included in a Subdivision Application, which will later be compiled and submitted for review, following Maine's Land Use Planning Commission (LUPC) lot and road design standards. That being said, it is estimated that a full build-out to result in between 20 to 40 lots, with many of the lots anticipated to be used for camps or other seasonal uses.

As part of the zoning petition application, LUPC requests your department's review of the potential development for ability to serve and capacity. It is our hope that the impact of this development would be minimal.

Please review the enclosed material and respond with a letter or email ([emily@main-landdc.com](mailto:emily@main-landdc.com)) to me for use in regulatory permit applications. If you have any questions or require further information please do not hesitate to contact me. We appreciate your time!

Sincerely,

Main-Land Development Consultants, Inc.

  
Emily Hastings, P.E.  
Senior Project Manager

Encl: USGS Map  
Aerial Location Map

## **Section 20: Electricity & Telephone**

Attached is a letter from Central Maine Power confirming the ability to serve and connect into their system. There does not appear to be telephone options in that area.

3/24/2026

**Ms. Emily Hastings**  
**20-40-lot subdivision**  
**Beal Pond and West Beal Pond Rd**  
**Madrid, Maine**

**Single Phase Service for new proposed subdivision plan in Madrid, SAP #xxx CMP Acct#xxx**  
*Sent via email: Emily Hastings <emily@main-landdci.com>*

RE: Ability to Serve Letter for Main-Land Development Subdivision in Beal Pond and West Beal Pond, Madrid, Me

Dear Ms. Hastings,

CMP has the ability to serve your proposed project located on Beal Pond and West Beal Pond Roads in Madrid, Maine, in accordance with our CMP Handbook (web link below).

CMP can provide you the desired pad or pole mounted transformer to be requested in accordance with CMP Standards Handbook and the present Terms & Conditions of the Power Line Extension Policy. If you have any questions on the process, or need help in completion of CMP documents, please feel free to contact me.

To initiate the CMP process when final site plans and electric load information is available; please contact CMP by calling 1-800-565-3181 to establish an account number and an SAP job number.

**This process can take many months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours.** In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. These utilities may have additional work or charges in addition to the CMP work required to bring your project on-line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[www.cmpco.com/handbook](http://www.cmpco.com/handbook)

If you have any questions, please contact me.

Best,  
Suzy



**Susan Hastings**  
Energy Service Specialist II  
Farmington / Dover / Skowhegan Service Area

209 Whittier Road, Farmington, Me 04938  
Telephone 207-320-6813  
[susan.hastings@cmpco.com](mailto:susan.hastings@cmpco.com)



Take  
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[CMP 1190 FORM](#)

[CMP 1360 FORM](#)

[CMP Easement Information Sheet](#)

[CMP Getting Connected Packet](#)

## **Section 21: Public Roads**

According to Maine DOT's Map Viewer, Center Road is a Town maintained road with an hourly capacity of 1,000 vehicles and a Factored AADT of 24. The proposed development would enter directly onto Center Road from Beal Pond Road, which would be a private subdivision road.

In the current Concept Plan, there are 37 lots proposed. Anticipated traffic generation, from the ITE Trip Generation Manual, 11<sup>th</sup> Edition, is 3.3 average trips per day per dwelling unit – totaling 122 trips. This is assuming 1 single family residential recreational home on each of the lots. This is well under the receiving roads capacity.

## **Section 22: Site Access/ Legal Right of Access**

There is public road access to the property. The existing private road system connects directly to the public road and is on Mr. Haines' property.

The intent is to form a Homeowners Association in the next project phase to provide shared cost of maintenance and upkeep of the private roads.

The existing roads are in good condition. There will be additional turn-outs located throughout to meet LUPC standards. Exact locations will be determined during subdivision planning & permitting.

## **Section 23: Soil Suitability**



# Coppi Environmental, LLC

Wetland & Soil Services, Consulting & Permitting

PO BOX 226 Hollis Center, ME 04042  
207.756.3245 cjc1829@gmail.com

Main-land Development Consultants, Inc.  
Beal Pond Road, Madrid TWP  
June 9, 2025

## SOIL NARRATIVE REPORT

**DATE:** Soil profiles observed on February 2, 3 and 4<sup>th</sup> and May 19, 20, 21st 2025.

**BASE MAP:** Base map provided by Mainland Development Consultants. Contour map 2-foot intervals, scaled 1" = 80', from the Maine Office of GIS.

**GROUND CONTROL:** Test pits located with a Trimble Geo 7x Hand-Held GPS.

**THE SOIL MAPPING CONFORMS WITH A HIGH-INTENSITY (CLASS A) SURVEY.**

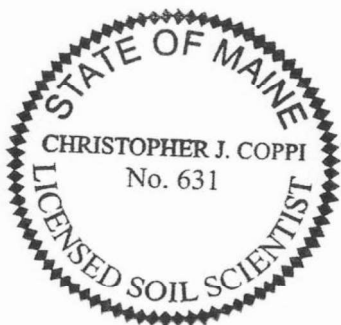
### Class A - Soil Survey

1. Mapping units of 1/8 acre or greater.
2. Scale of 1" = 100' or larger.
3. Map units not to contain dissimilar limiting inclusions greater than 1/8 acre; dissimilar inclusions may total > 1/8 acre per map unit delineation, if not continuous.
4. Ground control – Base map provided by Mainland Development Consultants, Inc.
5. Base map with 2' contour lines.

This was prepared for a residential subdivision project served by private water and sewer. The accompanying soil profile descriptions, soil map and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

*Christopher J. Coppi*

\_\_\_\_\_  
Christopher J. Coppi L.S.S. #631, S.E. #403 6 / 9 / 2025  
Date



## BECKET (Typic Haplorthods)

### SETTING

<b>Parent Material:</b>	Sandy glacial till.
<b>Landform:</b>	Generally located on drumlins and glaciated uplands.
<b>Position in Landscape:</b>	Upper portions of landform; crests and upper sideslopes.
<b>Slope Gradient Ranges:</b>	(B) 3-8% (C) 8-20% (D) 20%+

### COMPOSITION AND SOIL CHARACTERISTICS

**Drainage Class:** Well drained, with a perched water table 2.0 to 3.5 feet beneath the soil surface, through spring run-off and during periods of heavy precipitation.

<b>Typical Profile Description:</b>	<b>Surface layer:</b>	Pinkish gray & dark reddish brown fine sandy loam, 0-3"
	<b>Subsurface layer:</b>	Reddish brown & strong brown fine sandy loam, 3-12"
	<b>Subsoil layer:</b>	Yellowish brown & light olive brown gravelly sandy loam, 12-31"
	<b>Substratum:</b>	Mixed olive gravelly sandy loam & sand, 31-65"

<b>Hydrologic Group:</b>	Group C
<b>Permeability:</b>	Moderate in the solum, and moderately slow to slow in the substratum.
<b>Depth to Bedrock:</b>	Deep, greater than 40 inches
<b>Hazard to Flooding:</b>	None

### INCLUSIONS (Within Mapping Unit)

<b>Similar:</b>	Marlow
<b>Dissimilar:</b>	Chesuncook, Made Land, Skerry, Telos

### USE AND MANAGEMENT

**Development with subsurface wastewater disposal:** The limiting factor for building site development is wetness due to the presence of a perched water table 2.0 to 3.5 feet beneath the soil surface in the spring of the year. Proper foundation drainage is recommended for construction. Becket soil is suitable for subsurface wastewater disposal in accordance with State of Maine Rules for Subsurface Wastewater Disposal.

**Stormwater Management:** Becket soils are well drained with occasional perched water table 2.0 to 3.5 inches beneath the soil surface. Soil solum (0-31") typically exhibits permeabilities of 0.6 to 2.0 inches per hour, while firm substratum (31"-60") has a permeability of 0.06-0.6 inches per hour.

**BURNHAM**  
(Frigid Histic Humaquepts)

SETTING

<b>Parent Material:</b>	Coarse-loamy glacial till.
<b>Landform:</b>	Nearly level to sloping soils.
<b>Position in Landscape:</b>	Occupies lower positions in the landscape, base of long slopes, swales, and depressional areas.
<b>Slope Gradient Ranges:</b>	<b>(A)</b> 0-3%

COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Very poorly drained with a perched ground water table 0 to 0.5 feet beneath the soil surface from October to May and during periods of heavy precipitation. May be ponded from time to time.	
<b>Typical Profile Description:</b>	<b>Surface layer:</b>	Black to dark reddish brown muck (organic), 0-13"
	<b>Subsurface layer:</b>	Mottled gray, gravelly silt loam, 13-34"
	<b>Substratum:</b>	Mottled dark grayish brown, gravelly silt loam, 34-65"
<b>Hydrologic Group:</b>	Group D	
<b>Permeability:</b>	0-2.0"	0.6 - 2.0 in/hr
	> 2.0"	0.06 - 2.0 in/hr
<b>Depth to Bedrock:</b>	Greater than 60".	
<b>Hazard to Flooding:</b>	None	

**INCLUSIONS**  
(Within Mapping Unit)

**Dissimilar:** Monarda (Brayton), Chesuncook, Skerry, Telos

USE AND MANAGEMENT

**Subsurface Wastewater and Stormwater:** The limiting factor for building site development is wetness, due to the presence of a shallow water table for a portion of the year. Proper foundation drainage or other site modification is recommended for construction. Burnham soils are usually classified as wetlands, based on the combined consideration of hydric conditions, hydrology, and vegetation.

# CHESUNCOOK

## (Typic Haplorthods)

### SETTING

<b>Parent Material:</b>	Loamy glacial till.
<b>Landform:</b>	Glaciated uplands.
<b>Position in Landscape:</b>	Side slope.
<b>Slope Gradient Ranges:</b>	(B) 3-8% (C) 8-20% (D) 20%+

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Moderately well drained, with a perched water table 1.5 to 3.0 feet beneath the existing soil surface March through May and during periods of excessive precipitation.	
<b>Typical Profile Description:</b>	<b>Surface layer:</b>	Dark reddish brown organic, 0-3"
	<b>Subsurface layer:</b>	Light gray, dark reddish brown to reddish brown and yellowish brown silt loam and loam, 3-14"
	<b>Subsoil layer:</b>	Olive brown to grayish brown, gravelly loam, 14-24"
	<b>Substratum:</b>	Olive gravelly loam, 24-36"
<b>Hydrologic Group:</b>	Group C and D (if hardpan or seasonal high-water table is within 24")	
<b>Permeability:</b>	Moderate in the solum, moderately slow or slow in the compact substratum.	
<b>Depth to Bedrock:</b>	Very deep, greater than 60 inches.	
<b>Hazard to Flooding:</b>	None	

### INCLUSIONS

*(Within Mapping Unit)*

<b>Similar:</b>	Marlow, Peru, Skerry
<b>Dissimilar:</b>	Monarda, Telos

### USE AND MANAGEMENT

**Subsurface wastewater disposal:** The limiting factor for building site development is wetness due to the presence of a perched water table 1.5 to 3.0 feet beneath the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Chesuncook soil is suitable for subsurface wastewater disposal, in accordance with the State of Maine Rules for Subsurface Wastewater Disposal.

**Stormwater Management and Construction:** The limiting factor for building site development is wetness, due to the presence of a perched water table 1.5 to 3.0 feet beneath the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Expected permeability for Chesuncook soils ranges from 0.6-2.0 in/hr in the soil solum (A & B horizons) to 0.0-0.2 in/hr in the dense till (C horizon).

## MADE LAND

### SETTING

<b>Parent Material:</b>	Variable
<b>Landform:</b>	Variable
<b>Position in Landscape:</b>	Variable
<b>Slope Gradient Ranges:</b>	(A) 0-3% (B) 3-8%

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	None assigned
<b>Typical Profile Description:</b>	<b>Surface layer:</b> ) Typically this map unit <b>Subsurface layer:</b> ) consists of areas <b>Subsoil layer:</b> ) excavated and reworked <b>Substratum:</b> ) by man, then smoothed.
<b>Hydrologic Group:</b>	None assigned
<b>Surface Run Off:</b>	Variable
<b>Permeability:</b>	Variable
<b>Depth to Bedrock:</b>	Variable
<b>Hazard to Flooding:</b>	None

### INCLUSIONS (Within Mapping Unit)

<b>Similar:</b>	Filled Land
<b>Dissimilar:</b>	Small 'made' depressions that contain standing water or have other drainage implications. These may be caused by compaction by vehicular traffic, which is not synonymous with seasonal water tables.

### USE AND MANAGEMENT

This map unit consists of areas reworked by man, so that the soils are no longer taxonomically classifiable. Limiting factor for development is soil drainage, though somewhat difficult to determine in these map units. This map unit usually has sandy soil material over the underlying finer textured original soils (silt and silty clay).

## MARLOW (Paxton)

### SETTING

<b>Parent Material:</b>	Loamy soils underlain by compact, loamy glacial till.
<b>Landform:</b>	Drumlins and glaciated uplands.
<b>Position in Landscape:</b>	Uppermost portions of landform.
<b>Slope Gradient Ranges:</b>	(C) 8-20% (D) 20+%

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Well drained, with a perched water table 2.0 to 3.5 feet below the soil surface through March and April, and during periods of excessive rainfall.		
<b>Typical Profile Description:</b>	<b>Surface layer:</b>	Dark gray and gray fine sandy loam, 0-6"	
	<b>Subsurface layer:</b>	Yellowish red fine sandy loam, 6-13"	
	<b>Subsoil layer:</b>	Light olive brown fine sandy loam, 13-17"	
	<b>Substratum:</b>	Olive and olive gray fine sandy loam, 17-65"	
<b>Hydrologic Group:</b>	Group C		
<b>Surface Run Off:</b>	Moderate		
<b>Permeability:</b>	Moderate in solum, and moderately slow to slow in the compact substratum.		
<b>Depth to Bedrock:</b>	Very deep, greater than 60".		
<b>Hazard to Flooding:</b>	None		
<b>Erosion Factors:</b>	K: .20 - .32		

### INCLUSIONS

(Within Mapping Unit)

<b>Similar:</b>	Becket
<b>Dissimilar:</b>	Chesuncook, Peru, Skerry, Telos

### USE AND MANAGEMENT

**Development with subsurface wastewater disposal:** Marlow soils are well suited to building site development, however, proper foundation drainage or other site modification is recommended since there is a perched water table 2.0 to 3.5 feet beneath the soil surface for a portion of the year. Marlow soil is suitable for subsurface wastewater disposal, in accordance with the State of Maine Rules for Subsurface Wastewater Disposal.

**Stormwater Management and Construction:** Marlow soils exhibit soil permeabilities of .6 to 2.0 inches/hour in the soil solum and 0.0 to .2 in the dense C-horizon.

MONARDA  
(Aeric Haplaquepts)

SETTING

<b>Parent Material:</b>	Loamy glacial till.
<b>Landform:</b>	Nearly level to sloping soils.
<b>Position in Landscape:</b>	Occupies lower positions in the landscape, base of long slopes, swales, and depressional areas.
<b>Slope Gradient Ranges:</b>	(A) 0-3% (B) 3-8% (C) 8-20%

COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Poorly drained with a perched groundwater table 0 to 1.5 feet beneath the soil surface from October through May and during periods of heavy precipitation.	
<b>Typical Profile Description:</b>	<b>Surface layer:</b>	Black organic layer, 0-4"
	<b>Subsurface layer:</b>	Light brownish gray, gravelly silt loam, 4-9"
	<b>Subsoil layer:</b>	Gray, olive gray and olive, gravelly silt loam, 9-33"
	<b>Substratum:</b>	Gray, gravelly silt loam, 33"+
<b>Hydrologic Group:</b>	Group D	
<b>Permeability:</b>	Moderate to moderately slow in the solum, moderately slow to slow in the substratum.	
<b>Depth to Bedrock:</b>	Deep, greater than 60".	
<b>Hazard to Flooding:</b>	None, except adjacent to small waterbodies	
<b>Erosion Factors (KF):</b>	0-6"-20-.28 6"-65" .32	

INCLUSIONS  
(Within Mapping Unit)

<b>Similar:</b>	Telos (somewhat poorly drained)
<b>Dissimilar:</b>	Pecham and Burnham, VPD

USE AND MANAGEMENT

**Subsurface wastewater disposal:** The limiting factor for building site development is wetness due to the presence of a high perched water table 0 to 1.5 feet below the existing the soil surface for a significant portion of the year. This soil is unsuitable for on-site subsurface wastewater disposal. Monarda soil may be classified as wetlands, based on the combined consideration of hydric conditions, hydrology, and vegetation.

**Stormwater Management and Construction:** Monarda soils are limiting use soils due to presence of a high-water table throughout the year. Proper foundation and erosion and sedimentation control measures are necessary in Monarda soil areas for construction purposes. Expected permeability rates for Monarda soils are 0.6 – 6.0 in/hr in the soil solum and 0.0 – 0.2 in/hr in the dense till.

## PERU (Typic Haplorthods)

### SETTING

<b>Parent Material:</b>	Compact loamy glacial till.
<b>Landform:</b>	Glaciated uplands and drumlins.
<b>Position in Landscape:</b>	Upper portions of landform.
<b>Slope Gradient Ranges:</b>	<b>(B)</b> 3-8% <b>(C)</b> 8-20%

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Moderately well drained, with a perched water table 1.5 to 2.5 feet beneath the existing soil surface from November through April and during periods of excessive precipitation.
<b>Typical Profile Description:</b>	<b>Surface layer:</b> Grayish brown and dark brown fine sandy loam, 0-6" <b>Subsurface layer:</b> Strong brown and dark yellowish brown fine sandy loam, 6-19" <b>Subsoil layer:</b> Light olive brown gravelly fine sandy loam, 19-24" <b>Substratum:</b> Light olive brown gravelly sandy loam, 24-65"
<b>Hydrologic Group:</b>	Group C or D if hardpan is 24" or less.
<b>Surface Runoff:</b>	Moderate in the solum, moderately slow or slow in the compact substratum.
<b>Permeability:</b>	Moderate in the solum, moderately slow or slow in the compact substratum.
<b>Depth to Bedrock:</b>	Very deep, greater than 40".
<b>Hazard to Flooding:</b>	None
<b>Erosion Factors:</b>	K: .17 - .24

### INCLUSIONS (Within Mapping Unit)

<b>Similar:</b>	Chesuncook and Skerry
<b>Dissimilar:</b>	Brayton, Monarda, Telos

### USE AND MANAGEMENT

**Stormwater design:** Peru soils are moderately well drained, with seasonal high groundwater table of approximately 1.5 to 3.5 feet beneath the soil surface. Peru soils generally exhibit permeabilities of 0.6-2.0 inches/hour in the upper horizons, and 0.06-0.6 inches/hour in the firm basal till horizons of 1.5'+ (approximately).

**Subsurface wastewater disposal:** Peru soil is suitable for subsurface wastewater disposal.

## SKERRY (Aquic Haplorthods)

### SETTING

<b>Parent Material:</b>	Loamy glacial till underlain by sandy textured denser till.
<b>Landform:</b>	Drumlins and glaciated uplands.
<b>Position in Landscape:</b>	Usually occupies upper components of landform.
<b>Slope Gradient Ranges:</b>	(B) 3-8% (C) 8-20%

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Moderately well-drained, with a perched water table 1.5 to 3.5 feet below the soil surface from November through May.
<b>Typical Profile Description:</b>	<b>Surface layer:</b> Light gray fine sandy loam, 0-4" <b>Subsurface layer:</b> Dark reddish brown fine sandy loam, 4-20" <b>Subsoil layer:</b> Yellowish brown fine sandy loam, 20-25" <b>Substratum:</b> Mixed brown and light olive brown fine sandy loam and sand, 25-65"
<b>Hydrologic Group:</b>	Group C or D if hardpan is 24" or less
<b>Surface Run Off:</b>	Moderate
<b>Permeability:</b>	Moderate in solum and slow or moderately slow in the compact substratum.
<b>Depth to Bedrock:</b>	Deep, greater than 40".
<b>Hazard to Flooding:</b>	None

### INCLUSIONS (Within Mapping Unit)

<b>Similar:</b>	Peru and Chesuncook
<b>Dissimilar:</b>	Brayton and Monarda, Telos (Colonel)

### USE AND MANAGEMENT

**Development with subsurface wastewater disposal:** The limiting factor for building site development is wetness due to the presence of a water table 1.5 to 3.5 feet beneath the soil surface for some period during the year. Proper foundation drainage is recommended for construction. Skerry soil is suitable for subsurface wastewater disposal as defined by the State of Maine Rules for Subsurface Wastewater Disposal. Steep slopes may nullify the allowance for soil conditions of a Skerry.

**Stormwater design:** Skerry soils are moderately well drained. Soil permeabilities are expected to be 0.6 – 2.0 inches/hour in the upper portions of soil profile, and 0.06 – 0.6 inches/hour in the compact substratum, generally 25" – 65" beneath the soil surface.

## TELOS (Typic Haplorthods)

### SETTING

<b>Parent Material:</b>	Loamy dense basal till.
<b>Landform:</b>	Lower side slopes in glaciated uplands.
<b>Position in Landscape:</b>	Nearly level to steeply sloping soils on upland till ridges.
<b>Slope Gradient Ranges:</b>	(B) 3-8% (C) 8-20%

### COMPOSITION AND SOIL CHARACTERISTICS

<b>Drainage Class:</b>	Somewhat poorly drained, with a seasonal water table generally 9-15" beneath the soil surface in spring and during wettest seasons.	
<b>Typical Profile Description</b>	<b>Surface layer:</b>	Pinkish gray silt loam, 0-4"
	<b>Subsurface layer:</b>	Dark reddish to yellowish brown silt loam, 4-15"
	<b>Subsoil layer:</b>	Light olive brown silt loam, 15-20"
	<b>Substratum:</b>	Olive gravelly silt loam, 20-65"
<b>Hydrologic Group:</b>	Group D	
<b>Surface Run Off:</b>	Slow	
<b>Permeability:</b>	Moderate in the solum, and slow or very slow in the substratum.	
<b>Depth to Bedrock:</b>	Very deep, greater than 65".	
<b>Hazard to Flooding:</b>	None	

### INCLUSIONS

*(Within Mapping Unit)*

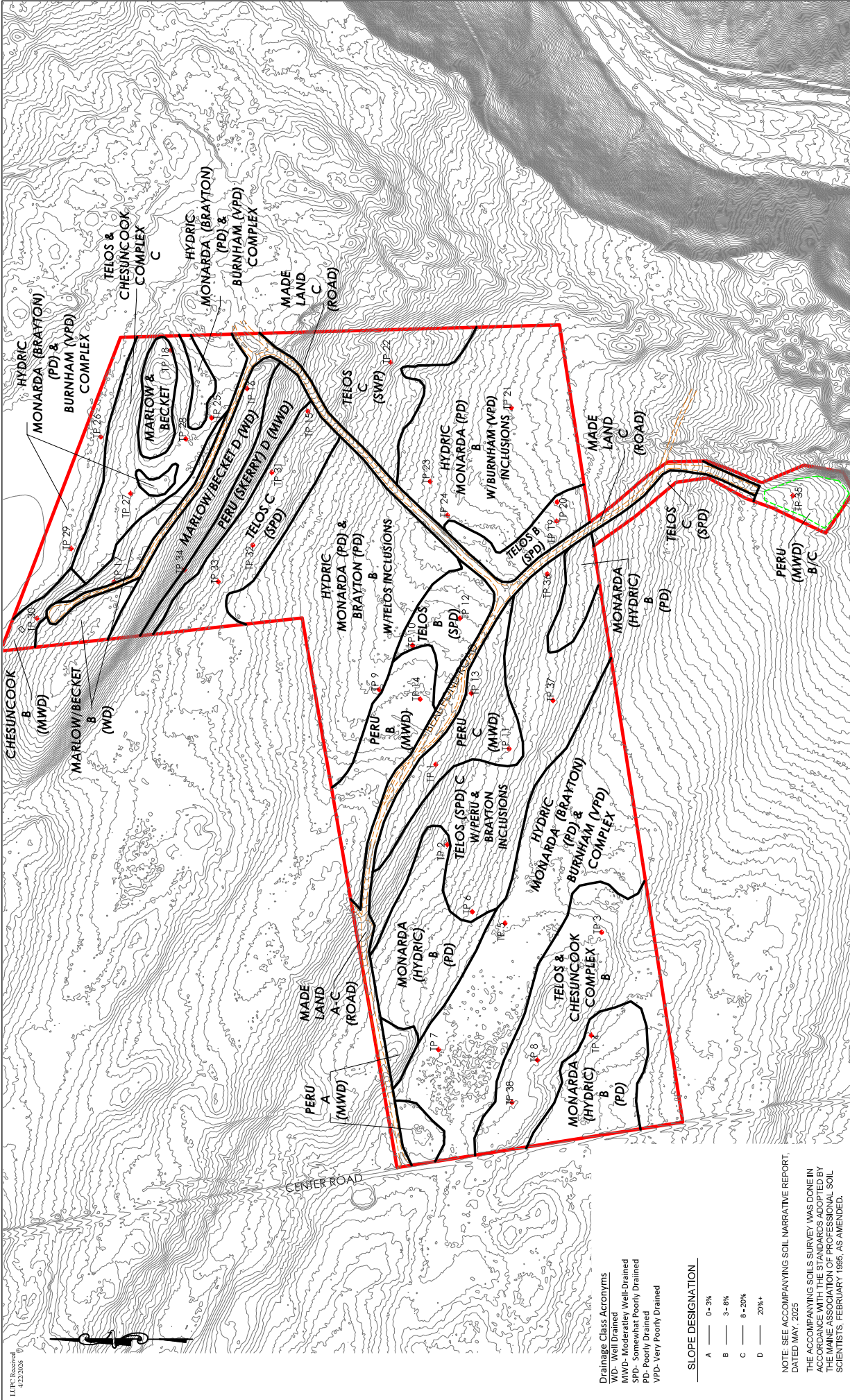
**Similar:** Chesuncook and Peru

**Dissimilar:** Burnham, Monarda

### USE AND MANAGEMENT

**Subsurface wastewater disposal:** The limiting factor for building site development is wetness, due to the presence of a groundwater table 1.0 to 1.5 feet below the soil surface for some portion of the year. Proper foundation drainage or other site modification is recommended for construction. Telos soils typically meet the minimum soil conditions for subsurface wastewater disposal rules in most cases.

**Stormwater Management and Construction:** Telos soils are somewhat limiting for construction due to the presence of a high-water table near the surface. Proper foundation and erosion and sedimentation control measures is advised especially on sloping areas of ground water seepage. Expected permeability rates for Telos soils range from 0.6 – 2.0 in/hr in the soil solum to 0.0 – 0.2 in the dense till.

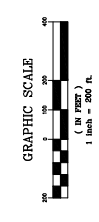


LEVIN, INCORPORATED  
4-23-2025

**Drainage Class Acronyms**  
 WD - Well Drained  
 MWD - Moderately Well-Drained  
 SPD - Somewhat Poorly Drained  
 PD - Poorly Drained  
 VPD - Very Poorly Drained

**SLOPE DESIGNATION**  
 A 0-3%  
 B 3-8%  
 C 8-20%  
 D 20%+

NOTE: SEE ACCOMPANYING SOIL NARRATIVE REPORT, DATED MAY 2025  
 THE ACCOMPANYING SOIL SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, FEBRUARY 1995, AS AMENDED.



MAP COMPILED FROM:  
 \*MADRID TOWNSHIP TAX MAP  
 \*AERIAL PHOTOGRAPH FROM THE MAINE OFFICE OF GIS  
 \*2' TOPOGRAPHIC CONTOURS FROM THE NOAA  
 \*ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

**SOILS MAP LEGEND:**  
 - - - - - EDGE OF CLEARING FLAGGED & GPS LOCATED BY COPPI ENVIRONMENTAL, LLC  
 \* SOIL TEST PT. (GPS LOCATED BY COPPI ENVIRONMENTAL, LLC)  
 ——— SOIL BOUNDARY LINE  
 ——— LIMITS OF SOIL INVESTIGATION



REVISIONS:

DATE:	DESCRIPTION:

**Coppi Environmental, LLC**  
 SOIL SURVEY  
 PREPARED FOR  
 MAINLAND DEVELOPMENT  
 CONSULTANTS, INC  
 BEAL POND ROAD  
 MADRID TWP., MAINE

Drawn By: B.J.J.  
 Checked By: C.C.  
 Date: 1/29/2025  
 Scale: 1" = 200'

Town, City, Plantation  
**MADRID TOWNSHIP**

Street, Road Subdivision  
**BEAL POND ROAD**

Owner's Name  
**MAIN-LAND DEVELOPMENT CONSULTANTS, INC**

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 1**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		DARK BROWN	
SANDY LOAM	DARK BROWN	YELLOW BROWN/ OLIVE BROWN	NONE EVIDENT
LIMIT OF EXCAVATION/ REFUSAL WITH PROBE			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **24"**  Ground Water Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Drainage Class: **MODERATELY WELL** Hydrologic Group: **C/D**

Soil Series Name: **PERU**

Observation Hole **TP 2**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
LOAM	FRIABLE	OLIVE GRAY	IRON CONCENTRATIONS
LIMIT OF EXCAVATION/ REFUSAL WITH PROBE			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **<10"**  Ground Water Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Soil Series Name: **BRAYTON**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 3**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BROWN	
SANDY LOAM	FRIABLE	YELLOW BROWN	
		OLIVE BROWN	FEW, FAINT
LIMIT OF EXCAVATION/ REFUSAL WITH PROBE			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **20"**  Ground Water Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

Soil Series Name: **PERU**

Observation Hole **TP 4**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		BLACK	
SILT LOAM/ LOAM	FRIABLE	OLIVE GRAY	NONE EVIDENT
LIMIT OF EXCAVATION/ REFUSAL WITH PROBE			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **8"**  Ground Water Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Soil Series Name: **MONARDA**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

*Christopher J. Coppi*  
Site Evaluator / Soil Scientist Signature

403 / 631  
SE/CSS #

2/3/2025  
Date

Town, City, Plantation  
**MADRID TOWNSHIP**

Street, Road Subdivision  
**BEAL POND ROAD**

Owner's Name  
**MAIN-LAND DEVELOPMENT CONSULTANTS, INC**

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 5**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Redox features
			<b>FREE WATER</b>
		<b>BLACK</b>	<b>WATER</b>
			<b>GLEEDED</b>
<b>LOAM</b>		<b>BLUEISH GRAY</b>	
	<b>FRIABLE</b>		

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_  
Slope: \_\_\_\_\_ %  
Limiting Factor: **0-6"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **PEACHAM/BURNHAM** Drainage Class: **VERY POORLY DRAINED** Hydrologic Group: **D**

Observation Hole **TP 6**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Redox features
		<b>DARK BROWN</b>	
<b>LOAM</b>	<b>FRIABLE</b>	<b>YELLOW</b>	
		<b>BROWN</b>	
		<b>DARK REDDISH BROWN</b>	<b>FEW, FAINT</b>
<b>LIMIT OF EXCAVATION/ REFUSAL WITH PROBE</b>			

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_  
Slope: \_\_\_\_\_ %  
Limiting Factor: **9"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **COLONEL** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 7**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
**BY SHOVEL, AUGER & PROBE**

Texture	Consistency	Color	Redox features
<b>FINE SANDY LOAM</b>		<b>BLACK</b>	
<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>VERY DARK GRAY</b>	<b>FEW, FAINT</b>
<b>LOAM/SANDY LOAM</b>	<b>FIRM</b>	<b>GRAY</b>	<b>COMMON, DISTINCT</b>
<b>LIMIT OF EXCAVATION</b>			

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_  
Slope: \_\_\_\_\_ %  
Limiting Factor: **<8"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **BRAYTON/PEACHAM** Drainage Class: **POORLY DRAINED/ VERY POORLY DRAINED** Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Observation Hole **TP 8**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
**BY SHOVEL, AUGER & PROBE**

Texture	Consistency	Color	Redox features
<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>BROWN</b>	
		<b>YELLOW BROWN TO OLIVE BROWN</b>	
	<b>FIRM</b>	<b>OLIVE GRAY</b>	<b>COMMON, DISTINCT</b>
<b>LIMIT OF EXCAVATION</b>			

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_  
Slope: \_\_\_\_\_ %  
Limiting Factor: **18"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **PERU** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

*Christopher J. Coppi*  
Site Evaluator / Soil Scientist Signature

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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 9**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			<b>VERY DARK GRAY</b>	
0-10	<b>LOAM TO FINE SANDY LOAM</b>	<b>FRIABLE</b>	<b>GRAY</b>	
10-20		<b>FIRM</b>	<b>GRAY</b>	<b>COMMON, DISTINCT &amp; FREE WATER</b>
20-30				
30-40				
40-50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ %  
Limiting Factor: **7"**  
 Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_  
Soil Series Name: **BRAYTON** Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Observation Hole **TP 10**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0				
0-10	<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>DARK BROWN</b>	
10-20				
20-30		<b>FIRM</b>	<b>OLIVE GRAYISH BROWN</b>	<b>COMMON, DISTINCT</b>
30-40				
40-50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ %  
Limiting Factor: **14"**  
 Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_  
Soil Series Name: **COLONEL** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL  
FOR SOILS MAPPING

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 11**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			<b>DARK BROWN</b>	
0-10	<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>YELLOW BROWN</b>	
10-20				
20-30			<b>OLIVE BROWN</b>	<b>FEW, FAINT</b>
30-50	<b>LIMIT OF EXCAVATION/ REFUSAL WITH PROBE</b>			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ %  
Limiting Factor: **22"**  
 Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_  
Soil Series Name: **PERU** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

Observation Hole **TP 12**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			<b>BROWN</b>	
0-10	<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>LIGHT GRAY</b>	
10-20			<b>YELLOW BROWN</b>	<b>IRON CONCENTRATIONS (DKR6)</b>
20-50	<b>LIMIT OF EXCAVATION/ REFUSAL WITH PROBE</b>			

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ %  
Limiting Factor: **8"**  
 Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_  
Soil Series Name: **COLONEL** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL  
FOR SOILS MAPPING

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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 13**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			DARK BROWN	
10	FINE SANDY LOAM	FRIABLE	YELLOW BROWN	
20			OLIVE BROWN	
30			GRAY	COMMON, DISTINCT
40		FIRM		
50	LIMIT OF EXCAVATION @56"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
Profile Condition	%	28"	<input type="checkbox"/> Restrictive Layer
Soil Series Name: <b>PERU</b>	Drainage Class: <b>MODERATELY WELL</b>	Hydrologic Group: <b>C</b>	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole **TP 14**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			BROWN	
10	FINE SANDY LOAM	FRIABLE	YELLOW TO OLIVE BROWN	
20			OLIVE GRAY	IRON CONCENTRATIONS
30		FIRM		
40				FREE WATER
50	LIMIT OF EXCAVATION			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
Profile Condition	%	19"	<input type="checkbox"/> Restrictive Layer
Soil Series Name: <b>PERU</b>	Drainage Class: <b>MODERATELY WELL</b>	Hydrologic Group: <b>D</b>	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

FOR WASTEWATER DISPOSAL  
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 15**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			VERY DARK BROWN	
10	FINE SANDY LOAM	FRIABLE	YELLOW BROWN	
20			OLIVE BROWN/ OLIVE GRAY	MATRIX COLORS
30	LOAMY SAND	FIRM	DARK GRAYISH BROWN	FREE WATER
50	LIMIT OF EXCAVATION @54"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
Profile Condition	%	16"	<input type="checkbox"/> Restrictive Layer
Soil Series Name: <b>SKERRY</b>	Drainage Class: <b>MODERATELY WELL</b>	Hydrologic Group: <b>D</b>	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole **TP 16**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			BROWN	
10	LOAM/ SANDY LOAM	FRIABLE	YELLOW BROWN	
20			OLIVE BROWN	NONE EVIDENT
30		FIRM		
40	LOAMY SAND		GRAY	
50	LIMIT OF EXCAVATION			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	48"	<input type="checkbox"/> Restrictive Layer
Soil Series Name: <b>MARLOW/BECKET</b>	Drainage Class: <b>WELL DRAINED</b>	Hydrologic Group: <b>C</b>	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

FOR WASTEWATER DISPOSAL  
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 17**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0	LOAM	FRIABLE	BROWN	
10	STONY LOAM		YELLOW BROWN	
15			OLIVE BROWN	NONE EVIDENT
20	LOAMY SAND (W/GRAVEL)	FIRM	GRAYISH BROWN	
50	LIMIT OF EXCAVATION			

Soil Classification: **BECKET**  
Slope: \_\_\_\_\_%  
Limiting Factor: **48"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **BECKET**      Drainage Class: **WELL DRAINED**      Hydrologic Group: **C**

Observation Hole **TP 18**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY BACKHOE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			BLACK	
10			YELLOW BROWN/DARK YELLOW BROWN	
15	SANDY LOAM	FRIABLE		
20			OLIVE BROWN	NONE EVIDENT
35			GRAYISH BROWN	
40	LOAMY SAND	FIRM		
50	LIMIT OF EXCAVATION @56"			

Soil Classification: **BECKET**  
Slope: \_\_\_\_\_%  
Limiting Factor: **56"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **BECKET**      Drainage Class: **WELL DRAINED**      Hydrologic Group: **C**

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 19**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0		FRIABLE	BROWN	
10	LOAM		OLIVE BROWN	
20			OLIVE BROWN/DARK GRAYISH BROWN	MATRIX COLORS (FREE WATER @14")
50	LIMIT OF EXCAVATION			

Soil Classification: **TELOS**  
Slope: \_\_\_\_\_%  
Limiting Factor: **13"**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **TELOS**      Drainage Class: **SOMEWHAT POORLY**      Hydrologic Group: **D**

Observation Hole **TP 20**  Test Pit  Boring  
Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			DARK OLIVE BROWN	FREE WATER
10	LOAM	FRIABLE	BLACK	
50	LIMIT OF EXCAVATION			

Soil Classification: **MONARDA**  
Slope: \_\_\_\_\_%  
Limiting Factor: **6"+**  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Soil Series Name: **MONARDA**      Drainage Class: **POORLY DRAINED**      Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL  
FOR SOILS MAPPING

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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 21**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		<b>BLACK</b>	
<b>FINE SANDY LOAM/ SILT LOAM</b>	<b>FRIABLE</b>	<b>YELLOW BROWN</b>	
		<b>BROWN/ DARK BROWN</b>	<b>MATRIX COLORS (SOIL SATURATED @24")</b>

Soil Classification: Profile **MONARDA** Condition **POORLY DRAINED** Slope **0-4%** Limiting Factor **0-4"**

Soil Series Name: **MONARDA** Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Observation Hole **TP 22**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		<b>BROWN</b>	
<b>LOAM TO SANDY LOAM</b>	<b>FRIABLE</b>	<b>YELLOW BROWN/ DARK BROWN</b>	
		<b>YELLOW BROWN/ REDDISH BROWN</b>	<b>MATRIX COLORS</b>

Soil Classification: Profile **TELOS** Condition **SOMEWHAT POORLY DRAINED** Slope **15%** Limiting Factor **15"**

Soil Series Name: **TELOS** Drainage Class: **SOMEWHAT POORLY DRAINED** Hydrologic Group: **D**

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 23**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
<b>LOAM</b>		<b>BLACK TO VERY DARK BROWN</b>	
	<b>FRIABLE</b>	<b>VERY DARK GRAYISH BROWN</b>	

Soil Classification: Profile **MONARDA** Condition **POORLY DRAINED** Slope **0-9%** Limiting Factor **0-9"**

Soil Series Name: **MONARDA** Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Observation Hole **TP 24**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
<b>MUCKY PEAT TO ORGANIC MATTER</b>	<b>FRIABLE</b>	<b>BLACK AND VERY DARK GRAY</b>	
<b>MINERAL MATERIAL LOAMY SAND</b>		<b>REFUSAL WITH PROBE</b>	

Soil Classification: Profile **BURNHAM** Condition **VERY POORLY DRAINED** Slope **0%** Limiting Factor **0"**

Soil Series Name: **BURNHAM** Drainage Class: **VERY POORLY DRAINED** Hydrologic Group: **D**

*Christopher J. Coppi*  
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 25**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
		<b>BLACK</b>	
		<b>DARK YELLOW BROWN</b>	
<b>LOAM</b>	<b>FRIABLE</b>	<b>YELLOW BROWN &amp; OLIVE BROWN</b>	<b>SOIL SATURATED/FREE WATER</b>
<b>LIMIT OF EXCAVATION/ REFUSAL WITH PROBE</b>			

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **19"**

Soil Series Name: **CHESUNCOOK** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

Ground Water  Restrictive Layer  Bedrock  Pit Depth

FOR WASTEWATER DISPOSAL

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Observation Hole **TP 26**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
<b>FINE SANDY LOAM</b>		<b>DARK BROWN</b>	
<b>SANDY LOAM</b>	<b>FRIABLE</b>	<b>GRAY</b>	<b>IRON CONCENTRATIONS &amp; DEPLETIONS</b>

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **4"**

Soil Series Name: **BRAYTON** Drainage Class: **POORLY DRAINED** Hydrologic Group: **D**

Ground Water  Restrictive Layer  Bedrock  Pit Depth

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 27**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
<b>FINE SANDY LOAM/ LOAM</b>		<b>BROWN</b>	
	<b>FRIABLE</b>	<b>YELLOW BROWN</b>	
		<b>OLIVE BROWN</b>	<b>SOIL SATURATED/FREE WATER</b>

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **12-16"**

Soil Series Name: **TELOS** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

Ground Water  Restrictive Layer  Bedrock  Pit Depth

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

Observation Hole **TP 28**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

Texture	Consistency	Color	Redox features
<b>LOAM</b>		<b>BLACK DULL GRAY</b>	
	<b>FRIABLE</b>	<b>YELLOW BROWN</b>	
		<b>DARK YELLOW BROWN</b>	<b>MATRIX COLORS</b>

Soil Classification: Profile \_\_\_\_\_ Condition \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **10"**

Soil Series Name: **BURNHAM** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

Ground Water  Restrictive Layer  Bedrock  Pit Depth

*Christopher J. Coppi*  
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 33**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			BLACK	
			DARK OLIVE	
			BROWN	
10	FINE SANDY LOAM/ SILT LOAM	FRIABLE	DARK OLIVE BROWN/ VERY DARK BROWN	SOIL SATURATED/ MATRIX COLORS
20				
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **10"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **TELOS** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

Observation Hole **TP 34**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			BROWN	
10	LOAM	FRIABLE	YELLOW BROWN	
20				NONE EVIDENT
30			OLIVE BROWN	
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **<40"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **MARLOW** Drainage Class: **WELL DRAINED** Hydrologic Group: **C**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 35**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0	SANDY LOAM		BROWN	
10		FRIABLE	YELLOW BROWN	
20			OLIVE BROWN	
30		FIRM		SOIL SATURATED
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **22"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **PERU** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

Observation Hole **TP 36**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0	SANDY LOAM		BROWN	
10	LOAM	FRIABLE	YELLOW BROWN/ OLIVE BROWN	
20			OLIVE BROWN/ DARK BROWN	SOIL SATURATED/ MATRIX COLORS
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ Limiting Factor: **18"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **CHESUNCOOK** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

FOR WASTEWATER DISPOSAL

FOR SOILS MAPPING

*Christopher J. Coppi*  
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole **TP 37**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			<b>BROWN</b>	
10			<b>OLIVE BROWN</b>	
15	<b>LOAM</b>	<b>FRIABLE</b>		
20			<b>OLIVE BROWN/ DARK BROWN</b>	<b>SOIL SATURATED/ MATRIX COLORS</b>
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **14"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **TELOS** Drainage Class: **SOMEWHAT POORLY** Hydrologic Group: **D**

Observation Hole **TP 38**  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil  
BY SHOVEL, AUGER & PROBE

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0			<b>BROWN</b>	
10	<b>LOAM</b>		<b>LIGHT BROWN</b>	
15		<b>FRIABLE</b>	<b>YELLOW BROWN</b>	
20				<b>SOIL SATURATED</b>
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: **16"**  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: **CHESUNCOOK** Drainage Class: **MODERATELY WELL** Hydrologic Group: **D**

**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0				
10				
20				
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: \_\_\_\_\_ Drainage Class: \_\_\_\_\_ Hydrologic Group: \_\_\_\_\_

Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Redox features
0				
10				
20				
30				
40				
50				

Soil Classification: \_\_\_\_\_ Slope: \_\_\_\_\_ % Limiting Factor: "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Profile: \_\_\_\_\_ Condition: \_\_\_\_\_

Soil Series Name: \_\_\_\_\_ Drainage Class: \_\_\_\_\_ Hydrologic Group: \_\_\_\_\_

FOR WASTEWATER DISPOSAL  
FOR SOILS MAPPING

FOR WASTEWATER DISPOSAL  
FOR SOILS MAPPING

*Christopher J. Coppi*  
Site Evaluator / Soil Scientist Signature

403 / 631  
SE/CSS #

5/21/2025  
Date

## **Section 24: Wastewater Disposal**



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105  
182A MOOSEHEAD TRAIL, NEWPORT, ME 04953  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

## General Suitability for Subsurface Wastewater Disposal

### Proposed Rezone for Medium-Density Subdivision Madrid, Maine

For the proposed subject rezoning application, Main-Land Development Consultants, Inc. (Main-Land) has reviewed the wetland base mapping completed by Main-Land for the project as well as High Intensity Soil Survey (HISS) mapping completed by Coppi Environmental, LLC. This review was made to check for the general suitability of the onsite soils for typical private residential subsurface wastewater disposal through septic system design meeting the State of Maine *Subsurface Wastewater Disposal Rule* (i.e., the *Rules*), 10-144 CMR/Chapter 241.

Overburden soils observed in upland areas during Main-Land’s wetland mapping of the site generally consisted of glacial till deposits. This overall soil type was also identified by the HISS; logs prepared for the HISS by Mr. Coppi, LSS and LSE, identify several soil mapping units across the site, all of which derive from glacial till.

Based on review of these logs (provided in preceding Section 23 – Soil Suitability) from the standpoint of Table 5D – Disposal Field Sizing of the *Rules*, the glacial till soils mapped by the HISS throughout upland areas of the site classify as Soil Profiles 3/D, 3/C, 4/C, and 4/B. These Soil Profiles are further described as:

Soil Profile/ Condition	Soil Origin	Depth to groundwater limiting factor
3/D	Basal glacial till	9” to 15”
3/C	Basal glacial till	15” to 48”
4/C	Ablation glacial till	15” to 48”
4/B	Ablation glacial till	>48”

Per the *Rules*, Soil profiles 3 and 4 which are present onsite with depth to groundwater limiting factors greater than 9” outside the Shoreland Zone of a lake or pond (Note: minimum 15” needed inside the SLZ) meet minimum permitting conditions and design requirements. Therefore, the project site contains soils which are suitable for septic system design and can support typical private residential-sized septic leachfields.

Please contact Main-Land with any questions at 207-897-6752.



Scott R. Dixon, LSE #406, P.E., C.G.  
Senior Chief Scientist and Licensed Site Evaluator  
Main-Land Development Consultants, Inc.

## **Section 25: Archaeological and Historic Resources**

Please see attached response from Maine Historic Preservation Commission. As outlined in the response, they have no concerns with the proposed project.



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105  
182A MOOSEHEAD TRAIL, NEWPORT, ME 04953  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

November 13, 2025

Maine Historic Preservation Commission  
55 Capitol Street  
State House Station 65  
Augusta, ME 04333-0065



Subject: Project Review for Significant Archaeological or Historic Resources  
25-024 LUPC Zoning Petition – Madrid Township, Maine.

Dear Reviewer,

Main-Land Development Consultants, Inc. is representing Walter Haines in his Zoning Petition Application in the Township of Madrid. While Mr. Haines has a large holding within this township, the petition is regarding a concentrated area along Beal Pond Road and West Beal Pond Road, which includes frontage on Beal Pond. Attached is a USGS Map and Aerial Photo Map for reference.

Under the current zoning, Mr. Haines is very limited on his development options. Upon the zoning change, the Applicant intends to develop one or more single-family residential subdivisions. Due to the early stages of this process, the exact subdivision configuration and lot count has not yet been determined. It is estimated that a full build-out to result in between 20 to 40 lots, with many of the lots anticipated to be used for camps or other seasonal uses. That information will be included in a Subdivision Application, which will later be compiled and submitted for review, following Maine's Land Use Planning Commission (LUPC) standards.

As part of the zoning petition application, LUPC requests your department's review of the area any known significant archaeological or historical resources.

Please review the enclosed material and respond with a letter or email ([emily@main-landdci.com](mailto:emily@main-landdci.com)) to me for use in regulatory permit applications. If you have any questions or require further information please do not hesitate to contact me. We appreciate your time!

Sincerely,

Main-Land Development Consultants, Inc.

*Emily Hastings*  
Emily Hastings, P.E.  
Senior Project Manager

Encl: USGS Map  
Aerial Location Map

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

*Keith A. McKinney* 12/3/25  
State Historic Preservation Officer Date  
Maine Historic Preservation Commission

## **Section 26: Rare or Special Plant Communities and Wildlife**

### **Habitat**

Please see attached responses from Maine Natural Areas Program and the Maine Department of Inland Fisheries & Wildlife.



LUPC Received  
4/22/2026

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
177 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

November 24, 2025

Emily Hastings  
Main-Land Development Consultants, Inc.  
P.O. Box Q  
Livermore Falls, ME 04254

Via email: [emily@main-landdci.com](mailto:emily@main-landdci.com)

Re: Rare and exemplary botanical features in proximity to: #25-024, Proposed Zoning Change, Beal Pond Road, Madrid Township, Maine.

Dear Emily Hastings:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received November 24, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Madrid Township, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

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, and 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.

MOLLY DOCHERTY, DIRECTOR  
MAINE NATURAL AREAS PROGRAM  
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044  
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

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

Sincerely,

*Abby Stepanauskas*

Abby Stepanauskas | Ecologist | Maine Natural Areas Program  
207-287-8048 | [abby.stepanauskas@maine.gov](mailto:abby.stepanauskas@maine.gov)



STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041

LUPC Received  
4/22/2026



December 12, 2025

Emily Hastings  
Main-Land Development Consultants, Inc.  
P.O. Box Q  
Livermore Falls, ME 04254

**RE: Information Request - Beal Pond Road, Zoning Change, Madrid Twp Project ID 9699**

Dear Emily:

Per your request received on **November 24, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Beal Pond Road, Zoning Change, Madrid Twp*** project, pursuant to MDIFW's authority. It is understood the applicant seeks this review for a zoning change application in the hopes of proposing a future residential subdivision that may require stream crossings and tree clearing. Given this scope we have tailored our review accordingly. Please note that these comments are an inventory of potential occurrences but this does not take into account potential development proposals, and therefore our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

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

**Bat Species**

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. For any future development we may recommend, we may recommend no tree clearing from May 15 through August 15. Alternatively, we may recommend that acoustic surveys be conducted within the project area, conducted by qualified bat biologists experienced with acoustic survey methodology, following MDIFW's most recent survey protocol. The lack of acoustic detection of listed bats would allow for clearing during the bat maternity season per MDIFW current guidelines.

December 12, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.  
Comments RE: Beal Pond Road, Zoning Change, Madrid Twp

### **Talus Slopes**

In addition to traditional hibernacula like caves and old mines, recent findings indicate that *Myotis* and big brown bats may also overwinter in exposed rocky features, between rocks, cracks, and crevices in talus slopes, rocky outcrops, and cliff faces. To date, Maine talus and rocky outcrop studies have focused on relatively exposed slopes with minimal canopy cover, although ongoing research has shown that bats also occupy rocky areas under forest canopy. Occupied talus slopes in Maine have consisted of variable rock sizes, ranging in size from softball to car-sized boulders. Rock piles, rock ledges, and small vertical cracks in rocks (>1/2-inch-wide) create crevices that allow bats to access deeper cavities that provide protection from predators and suitable temperature and humidity conditions. Some species of bat, like the eastern small-footed bat, use rocky features year-round. A desktop GIS analysis does not indicate the presence of these features in your project area; however, not all talus and rocky features have been mapped statewide.

Therefore, for future development projects, we would advise that all areas of talus and rocky features of approximately 1,000 square feet or greater in size be documented on and within 250 feet of your project area, including smaller areas of rock piles and tailings (i.e., quarry spoils). See attached photographs for representative features; these photographs are not all-inclusive and should be used for guidance purposes only. Detailed photographs, coordinates, and characteristics of these areas would need to be submitted to MDIFW for review, and additional investigations and monitoring may be recommended to further determine suitability and document occupancy. Alternatively, we would recommend these features be appropriately buffered commensurate with the size and layout of the project.

### **High Elevation Species**

Roaring Brook Mayfly (State Threatened) and Northern Spring Salamander (State Species of Special Concern) may occur in the project area. Roaring Brook Mayfly can occur in high elevation, headwater streams draining off forested (hardwood or mixed) slopes at or above 1,000 feet (including unmapped streams) within or adjacent to the currently documented range (northern Appalachian Mountain Range, stretching from Mt. Katahdin to western border with New Hampshire and Quebec). Northern Spring Salamander can occur in first or second order perennial or intermittent, high elevation (generally at or above 500 feet) headwater streams (mapped or unmapped) in hardwood or mixed forests, but they are also found in larger third order streams and rivers with suitable substrate (large cobble and/or gravel bars) within the documented range of primarily the western Maine mountains north and east into mountains of central Penobscot County.

For any future development projects, we would recommend 250-foot intact riparian buffer zones along all mapped and unmapped streams, with no new development or permanent habitat conversion within this zone. We would also recommend that existing buffers be enhanced by allowing natural succession to forested habitat occur out to at least 100 feet from occupied waterbodies where there is currently little to no existing forested buffer due to past clearing activities. If stream crossings or in-water work is anticipated, we would recommend additional consultation with our Department to prevent Take of a listed species. Alternatively, we would

December 12, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.  
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recommend that surveys be conducted for these species within the project area, conducted by qualified biologists following MDIFW's most recent survey protocol.

## ***SIGNIFICANT WILDLIFE HABITAT***

### **Inland Waterfowl/Wading Bird Habitat**

This project intersects with an Inland Waterfowl and Wading Bird Habitat (IWWH), a Significant Wildlife Habitat under Maine's Natural Resources Protection Act. These habitats provide important breeding, feeding, migration, and staging habitat for waterfowl and wading bird species. High and moderate value IWWHs include both the wetland complex and a 250-foot upland zone. For any future development projects, we would recommend that these resources be avoided entirely, including no clearing within the 250-foot upland zone extending from the wetland edge.

### **Significant Vernal Pools**

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground.

For any future development projects, our Department would recommend that any potential Significant Vernal Pool depressions be avoided as well as the 250-feet surrounding the pool, which is the associated Critical Terrestrial Habitat. If not already completed, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Department for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

## ***AQUATIC RESOURCES***

### **Fish Habitat**

For any future development projects, we would generally recommend that 100-foot undisturbed vegetated buffers be maintained along streams. However, because of the presence of listed species, we would recommend a wider riparian buffer for this project (see High Elevation Species section above). Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

December 12, 2025

Letter to Emily Hastings, Main-Land Development Consultants, Inc.  
Comments RE: Beal Pond Road, Zoning Change, Madrid Twp

Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, we would generally recommend it be designed to provide full fish passage. However, because of the presence of listed species, we would recommend further consultation with our Department for guidance for any stream crossings or in-water work (see High Elevation Species section above).

We would recommend that Construction Best Management Practices be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Land Use Planning Commission in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, [mainefieldoffice@fws.gov](mailto:mainefieldoffice@fws.gov)).

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,



Laura Hatmaker  
Natural Resource Biologist