

**Public Comments and Hearing
Requests Received on SP4103
March 10 – April 14, 2026**

SP4103 is an application by Loaf Land Development, LLC
to subdivide Lots 07-2 and 07-12 in Coplin Plantation,
Franklin Co., Maine

Carr, Tim

From: Russell Peters <petersrj83@gmail.com>
Sent: Sunday, March 22, 2026 2:40 PM
To: Carr, Tim; Hediger, David
Subject: LUPC Coplin Plantation subdivision

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

My name is Russell Peters. It has been brought to our attention that there is a newly proposed subdivision to go in off the Mountain Road in Coplin. Our property line would actually be alongside the proposed subdivision and road.

I wanted to express some concerns and request a public hearing and on-site visit.

1. Environmentally it could potentially be hazardous and a disaster for current owners in the area. This subdivision would consist of 13 homes above us along the Mountain Road and nearby roads. Natural run off and drainage would be severely disrupted. This would cause severe issues with basements, crawl spaces, decks, foundations, etc. The soils along Hedgehog hill are very sensitive to flooding and saturation as is. Also, the run off would cause issues with our wells and could potentially be hazardous to our health.

2. Mountain Road was not built to handle this much year round use. We already have issues with erosion and run off which causes issues with ditches and culverts. The winter time is another issue. The hill and Mountain Road is very steep. There are many times when the road is impassable for a period of time due to the heavy snow and ice. We would need more sand, salt, and for the town to plow more often. The road during the winter is mostly a single lane. With the traffic on this grade caused by this subdivision, we could have many vehicle collisions and vehicles going off the road. There would also be a serious concern with EMS having accessibility during the winter months with this much traffic and road concerns.

We would also encourage there to be a on-site visit of the road and property.

Thank you for reading this. I encourage you to hear all of our thoughts and concerns. Please hold a public hearing so we can all discuss.

Thank you again.

We are looking forward to hearing from you.

Sincerely,

Russell Peters