

Assessors Meeting

February 11, 2026

Assessors present: Danial Barker  
Bob Farrar  
John Dodson  
Deanna Caron, Treasurer  
Robin Cottle, Deputy Clerk

8 Residents of Coplin Plantation

The meeting was called to order at 7:01 p.m.

**Approval of Minutes:** Bob motioned to accept the minutes with 2 edits. John 2<sup>nd</sup>. All in Favor.

Dan suggested that we moved #5 up regarding Subdivision to # 3 on Agenda since we had residents present.

**Proposed Subdivision off Mountain Road – Discussion of Request for Public Hearing to be held by the Land Use Planning Commission:**

Bob stated that as a Plantation and Assessors, that our office does not have the authority to review or approve the project. That is the decision of the LUPC at the state level since we are a plantation. This is a 13-lot proposed development at the top of Mountain Road. It is being proposed by Loaf Land Development LLC. Application reference is SP4103. The size of the project is 24.5 acres, comprised of 13 home lots and the preliminary application that our office has seen shows a road that goes in and has a dead end. There are lots off that road. Each lot is approximately 1.5-2 acres. To date the application has been deemed incomplete. There is information missing from the application. We don't know what the deficiencies are, but Tim Carr who is the staff person in charge of this project from LUPC said that they were going to write a letter this week outlining the information they need and that it would be put on the website so that it would become a public document for the residents. The deadline to respond would be 3 weeks. If they don't address the areas of concern within 3 weeks, they can re-file at a later date. In the meantime, individuals, interested parties, residents, land owners or Coplin Plantation Municipality can file a request for a Public Hearing to LUPC. There has been 1 person who requested a Public Hearing. We don't know the name of the person. After application, if deemed complete, the request(s) for a Public Hearing must be made within 45 days to consider holding a Public Hearing. Any letters or contact should be made to Tim Carr at [tim.carr@maine.gov](mailto:tim.carr@maine.gov) and document application SP4103. Bob did ask Tim if they planned on walking the property since there are wetlands and that it was a steep hill. Tim stated "we'll see". The board would like to hear from the residents their opinions on this so that the Assessors can decide whether to request a Public Hearing.

Stacey Patrick asked "are our roads good enough to have heavy equipment going up and down those roads?" Dan stated "that is a good question, but they will probably not be building all 13 lots at the same time. It depends on how much equipment and how big the equipment is. Also the time of year will make a

difference. The Spring will not be good.” Bob stated that the residents could also request that information when putting in a request. Stacy also spoke with LUPC and they stated that the lower part of Hedgehog is a aquifer protection zone. Will all the construction affect the aquifer protection zone? Dan stated that it shouldn't but depending on how much digging they do and what might run downhill.

David Koenig asked “what about snowmobile traffic? Will the snowmobiles be able to drive to the area since they can't drive on any plowed roads. If the new property owner says they can't drive through that property then it would push the snowmobilers onto public roads. Dan stated the main trail is on Mountain Road to Gramps Way. David said then that it is a mile on a plowed road.

Curt Fish stated that he spoke with Tim Carr and Audie Arbo regarding a Public Hearing. This is uniquely suited for a Public Hearing and site visit due to fact that 2 cars can't Pass (which is not to code now), EMS will have problems getting up the hill. He feels in addition to a Public Hearing we should request a site visit due to the steepness of the property. He wouldn't be surprised if there was 3,000 linear feet of compacted soil there. There is definitely on site and offsite conditions. He would also like to have a Traffic study conducted. There is a hazard at the top of the hill because there is only about 30 feet of sight lines and when its icy you can't stop when another car is approaching. He believes the 2 people involved have never done a subdivision and a peer review should also be done. The right of way near the Russell's property would never meet front line set backs. The grade and the location of those 2 house lots at the entrance way is ill-advised engineering. There are storm water issues. A new house built above has made substantial storm water issues to lower houses. He spoke about Circulation and Access Mgmt. Four homes have been built within the last few years and there are other lots available and might be built on in the future. Everyone must consider that there might be 18 lots built and the roads there are not able to sustain all that traffic. Also the grade is 17.5% in 2 locations which LUPC only allows to have 10% grade. They are also missing wetlands on the application, he believes there are missing streams. He also spoke about Scenic Character. He stated that the homes would all be built on steep land and unstable soils. Stacy is also concerned about them becoming Airbnb's. People will not be able to get up the hill if they aren't familiar with the road.

Dave asked if LUPC would be the ones to approve this, would they enforce violations. Bob stated in his opinion LUPC is shorthanded. Bob doesn't know who would enforce things.

Russell Peters asked how much road frontage is required to build a new road for a subdivision. Curt Fish spoke with LUPC and that the road has 140' road frontage which is grandfathered in. A lot needs 150-200' road frontage, which they don't have.

Bob stated that Audie Arbo was mentioned and that she asked to be excused from this because she used to live there and knows people in the area. Bob stated no

one should reach out to the LUPC commissioners. When contacting LUPC to only contact Tim Carr @ [tim.carr@maine.gov](mailto:tim.carr@maine.gov).

Curt Fish wanted to know how the Assessors felt. Bob stated the property owner has certain rights to do with his property what he wants to if it is within acceptable bounds by LUPC but they must be responsive to the residents concerns. Stacey asked if they needed to supply anything to the Assessors that they wanted Coplin Plantation to request a Public Hearing. Bob stated "no, the residents being here and all agreeing, that they would request a hearing". All residents agreed. Bob motioned that Coplin Plantation would request to hold a Public Hearing and a site visit. Dan second. All in favor. Bob stated they will be sending a letter and anyone else who wants to send a letter to request Public Hearing and site visit can do so. Dan will try to be on the site visit.

**Written Communications:** Mary presented another letter and flyer (to be posted) from Maine Department of Agriculture, Conservation and Forestry regarding Land Use Planning Commission. Effective January 12, 2026 owners must notify the LUPC of short-term rental. Mary advised Assessors that she received a call from George Cartullo (an abutting property owner) regarding Map 7 Lot 43 and the sale of the land and that he does not have any concerns over the land. He is alright with whatever the town wants to do with the property. Mary presented the renewal from Bablo regarding The Coplin Dinner house alcohol license. Bob motioned to approve the alcohol license, Dan 2<sup>nd</sup>. All in favor. Mary also presented letter from Senior Plus regarding a record of services delivered over the 12 month period from 7/1/24-6/30/25 in our town. They are requesting that if our town gets a call from the Franklin County Commissioners and budget committee that Coplin Plantation tells that that we do support Senior Plus and that they should continue to award funds to the organizations contained in the report. Mary also presented letter from CMP that they will be doing work in our town.

**Treasurer/Warrants:** Deanna gave Assessors warrants to sign.

**Budget Preparation and Discussion:** Deanna input any information that she had but needs to go over the budget. Salaries will be talked about later, in Office Supplies we spent \$7900, change to \$7400, \$2000 for CPrompt, Mary will find out charges from CPrompt for annual fee and extra expenses to drive up to office. Harris bill budgeted \$21,500 for 2025 change to \$18,000 for 2026. We didn't buy a new computer so change computer amount to \$0. Office lease the same, leave plowing the same. Summer roads total \$31,276, this total was actually \$8,000 from last year that was paid this year. Dan asked about the summer project for Kennebago Road, bid was for \$37,900, Bob would like to take half of it out of undesignated fund, making the total \$42,000 in case of any extras. Lower 911 Road signs to \$1,200, Animal shelter asked for \$490. All of Eustis Town items went up. Dan will talk to Eustis Town to find out why Transfer Station, Fire Department and Blanchard Park went up so much. Deanna hasn't received Snowmobile Donation yet this year. LUPC isn't in yet, Deanna checked on line. MMA dues are \$1763, Historical society asked for \$1500. Bob suggested that we do not donate to United Way and Maine Public (Emergency Broadcasting). That residents can donate but doesn't feel like it should come out of town money.

Office Audit next year should be \$7,500. Insurance WC keep the same, Insurance P&C keep at \$4,000. Bob suggested that we have another meeting on March 4, 2026 to go over salaries and budget and then the regular Assessors meeting on March 11, 2026.

**Tax Collector:** Note: Not present at meeting.

**Other:**

**Executive Session:** None

**Adjourn:** Bob made a motion to adjourn, John 2<sup>nd</sup>. All in favor. Meeting adjourned 9:02 p.m.

Respectfully submitted,



Mary Donoghue, Town Clerk