

FieldNotes...

*Affiliated with the
National Society of
Professional Surveyors*

The Monthly Newsletter of the **Maine Society of Land Surveyors**

Volume 33 Number 8

September, 2026

Maine Society of Land Surveyors
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2027 Annual Conference Venue Announcement

Mark those calendars in ink! We are pleased to announce that the MSLS 2027 Annual Meeting on January 28 and 29 will be held at the University of Maine's Wells Conference Center with lodging available at the new on campus Ursa Hotel.



The Wells Conference Center, a LEED Silver certified venue, is the focal point for professional gatherings at the University of Maine. It features over 10,000 square feet of purpose-built space where people can come together for conferences, meetings, retreats and events. MSLS held a successful one day Winter Meeting at this

location in 2023. A reserved parking lot will be available for the convenience of day attendees.

But why come a day at a time? The Ursa Hotel offers a unique location on the UMaine campus allowing the convenience of staying on campus while attending our premier event at the Wells Conference Center, just a seven minute walk or drive away. Comfortable and thoughtfully designed, it pairs modern conveniences with the distinctive character of the hotel's historic buildings. Rooms will be available for just \$119 a night.



Many more exciting details will be coming later this year!

MSLS Contact Information

Levi Ladd, President 416-5644
Jonathan Stewart, Vice President 947-0019
Kevin Farrar, Secretary 215-6340
Jimmy Courbron, Treasurer 200-1678

Ellen Brewer, Director At Large 767-0821
Judd Vear, Director At Large 200-5877
Keith Morse, Androscoggin 754-5937
Spencer Caron, Crown of Maine 532-7313
Karl Olson, MidCoast 882-7008
Wayne Wood, Narragansett 657-3330
Nathan Rice, Penobscot 942-1680
Stephen Gould, Somerset 474-6223
Matt Ek, NSPS Director 831-9470
Cassandra Quintal, Immediate Past Pres. 577-5840
Daniel Bernier, Esq., Legislative Monitor 877-8969

Bruce Bourgoine, Executive Director 882-5200
director@msls.org



Legislative Committee
(Jonathan Stewart - Chair & Daniel Bernier, Esq.)
Nominating & Membership Committee
(Cassandra Quintal - Chair)
Budget & Finance Committee (Jimmy Courbron)
Board of Licensure (Jonathan Stewart - Liaison)
NSPS (Matt Ek, NSPS Director)
SVT at UM (Stephen Gould - Liaison)
GIS (Greg Copeland - Liaison)
FEMA (Mark Carpenter - Liaison)
DOT (Guy Ladd - Liaison)
Education Committee - (Cassandra Quintal - Chair)
Scholarship Committee
(John Lloyd & Stephen Gould - Co-Chairs)
Historical Committee - (Levi Ladd - Chair)
Benevolent & Betterment Benevolent Fund Com't
(Matt Ek - Chair)
Program Committee
(Steve Gould & John Lloyd Co-Chairs)
Publications, FieldNotes and Website
(Bruce Bourgoine)

Executive Committee Meeting Minutes

Online Conference Call
September 15, 2026



Members Present

Officers -	
Treasurer	Jimmy Courbron
Secretary	Kevin Farrar
Vice President	<i>Proxy to Spencer Caron</i>
Directors -	
Crown of Maine	Spencer Caron
Narragansett	Wayne Wood
Mid-Coast	<i>Proxy to Wayne Wood</i>
Director at Large	Judd Vear
Director at Large	Ellen Brewer
Past President	Cassandra Quintal
NSPS Director	Matt Ek
Others:	
Executive Director	Bruce Bourgoine
Legislative Committee	Dan Bernier

Treasurer, Jimmy Courbron called the meeting to order at 6:02.

Legislative Committee (Jon Stewart) – Matt Ek asked Dan about a review of Maine subdivision law by the “Maine Office of Community Affairs”. Dan said that this is a state agency operating under the supervision of the Maine Governor’s office.

Continued on page 3

Well Equipped Survey Office Opportunity

Survey Office for rent with option to purchase located in Western Maine’s Lakes Region.

Includes office equipment, several retired surveyor’s records, field equipment, etc. This is a great opportunity for any Maine Licensed PLS looking to start their own business as I did 46 years ago. Qualified individuals may inquire by calling **207-890-9860**.

Del Maxfield, PLS
Maine Survey Consultants, Inc.

Secretary Report (Kevin Farrar) – The minutes from the August 4th ExCom meeting held at Wayne Wood’s house in Gray were accepted as printed. Motion to accept made by Wayne, seconded by Matt, passed unanimously.

Treasurer’s Report (Jimmy Courbron) – There is currently \$40,204.52 in the Checking Account. The Bereavement and Betterment Fund (B&B) account has a balance of \$14,448.35. The scholarship fund contains \$284,497.64, a loss of about \$3200 over the amount reported last month. Moved to approve by Wayne, seconded by Spencer, passed unanimously.

Executive Dir. Report (Bruce Bourgoine) – Bruce’s written report is below. He said that Fall Meeting registration is a little slow right now but he’d try to do some promotional work.

From: Bruce Bourgoine, Executive Director

Regarding: August 2026 Report

Date: September 15, 2026

Here are the items focused upon during August:

Assist Narragansett Chapter with Fall Meeting venue logistics, set up registration and began promotional efforts to members and non-members.

Annual Meeting venue selection and site visit to the University of Maine resulting in setting it as our 2027 Conference site.

Develop Bylaws and Constitution considerations.

Create Young Surveyors list.

Set up and promote new classified form and web page.

Routine matters of ExCom meeting preparation, deposits, broadcast e-mails, website updates, FieldNotes publication, and handling external and member communications as required.

Looking ahead, the following items will be of August and early fall focus:

Continued Fall Meeting promotion and registration.

Ensure appropriate advance communications of Bylaws changes occur for the Fall Meeting.

Trial run the historical records benefit scenarios for members for a possible launch.

The following item will be of longer term focus:

Finalize venue planning, tentatively UMO, for the 2027 Annual Meeting and support the Program Committee.

As always, I appreciate feedback to help me meet members needs and Society goals.

Nominating & Membership Committee (Cassandra Quintal) – No news on nominating, the membership report is below.

	<i>August 2026 Report</i>		
<i>Member type</i>	<i>Sept. 15</i>	<i>August 2</i>	<i>+/-</i>
<i>Associate</i>	27	27	0
<i>Complimentary</i>	2	2	0
<i>Honorary</i>	8	8	0
<i>Life</i>	10	10	0
<i>Life Charter</i>	2	2	0
<i>Out of State</i>	23	23	0
<i>Out of State Charter</i>	1	1	0
<i>Regular</i>	167	163	+4
<i>Retired</i>	31	31	0
<i>Student</i>	15	15	0
<i>Sustaining Individual</i>	1	1	0
<i>Sustaining</i>	7	7	0
	294	290	+4



Two applicants to approve for regular membership – Tara Lynne Schwenzfeier and David Matthew Zimmerly. Move to approve two new members by Farrar, seconded by Wayne, approved unanimously.

Committees -

Education Committee (Cassandra Quintal) – No report.

Scholarship Committee (John Lloyd & Steve Gould) – No report.

Benevolent & Betterment Fund Committee (Matt Ek) – No report.

Historical Committee (Levi Ladd) – No update.

Program Committee (Annual Membership meeting) – Bruce said that we are booked to have our meeting at UMaine’s Well’s Conference Center. The meeting will be Thursday and Friday January 28th and 29th.

Public Relations Committee – No report.

Liaisons –

Board of Licensure (Jon Stewart) – The meeting scheduled for August 25th was cancelled due to lack of agenda items. The next meeting is scheduled for October 27th.

NSPS (Matt Ek, Director) – Matt said that he attended a ‘workforce development’ workshop (on-line) that NSPS put on. He said that he is currently attending the Vermont Annual Conference on behalf of MSLS President Ladd who could not make it.

SVT at UMaine (Rich Vannozzi) – No report.

CMCC (Cassandra Quintal) – Cass said that she met with Tara who said she is trying to modernize the surveying related curriculum in CMCC's workforce development program.

GIS (Greg Copeland) – No report.

FEMA (Mark Carpenter) – No report.

MDOT (Guy Ladd) – No report.

Registries (Jon Stewart) – No report.

Chapter Reports –

Androscoggin Chapter (Keith Morse) – No meeting, no report.

Narragansett Chapter (Wayne Wood) – Bruce has been working with the Chapter to finalize details for the fall meeting.

Crown of Maine (Spencer Caron) – No report.

MidCoast Chapter (Karl Olson) – Karl emailed the following report information:

The MidCoast Chapter met for breakfast at Moody's Diner in Waldoboro on Friday, September 11. Eight or nine attended this first meeting after our traditional summer break. There was no formal educational session, but long discussions of some previously encountered survey issues. No one had any comments to pass along concerning possible subdivision law changes. We intend to renew our short educational session with the October meeting.

Penobscot/Hancock Chapter (Nate Rice) – No report.

Somerset Chapter (Steve Gould) – No report.

Unfinished Business –

Fall Meeting Preview – The next general membership meeting will be hosted by the Narragansett Chapter and will be held on October 2nd at Keeley's Banquet Center in Portland. Guy Ladd, MDOT's Chief Surveyor, will be presenting a seminar on MDOT's role throughout a roadway project (planning, land acquisition, construction). Joshua Davis, a GIS Systems Analyst with the State will be presenting a seminar on accessing data from the Maine Library of Geographic Information. Terry Bennett, Vice President of Survey-Geomatics at Sebago Technics will be discussing the use of GIS to digitally document some of Easter Island's most critical cultural heritage.

Bylaws changes planning – Matt suggested that we revise page 1 article 3 (Election of Officers), to say 'preceding year' instead of 'election year' because our elections are held in January so the list of Candidates would come the year before that. Within this same section 'submit to secretary' was revised to 'submit to ExCom'. Mat also suggested that we change 'officers' 2-year term to say "officers and directors". Cassandra Quintel suggested changing the new "Professional Development Committee & Outreach Committee" to "Professional Development and Scholarship Committee". It was suggested that the "Maine Surveyors Vanguard Committee" be a liaison committee and not a standing committee. There were questions about the section within the "Program Committee" about the Northeast Surveying Societies (NESS) participation and the criteria listed for who could be a 'representative'. It was decided to strike the entire section. Within the MSLS Constitution – Mat suggested changing wording within Article 5 to make the term of the NSPS Director 2 years instead of 3. Others in the group suggested we revise the maximum number of terms from 3 to 4. Also, within Article 5, we'd like to revise the election of at-large directors to not be on alternating years. This will allow us to hold elections every other year instead of every year. Article 8, Sec 2 – remove "by mail" (because we can now do online voting). Possible wording for a motion when the time comes to approve changes - "Do you want to approve amending and adopting the MSLS bylaws and constitution as published on the MSLS website". Timing is for the revised documents to be posted by November 8th. There will be one constitution question and one bylaws question on the ballot. When it comes to counting votes, according to "Roberts Rules", abstentions are not included in the denominator if you are trying to meet a 2/3 majority.

Spaghetti lot outreach – Maine Land Use Planning - Levi email. Item tabled.

Historic Records Launch Update - Item tabled.

New Business –

Maine subdivision law review – comments due by Sept 25th (next week). Matt said that his major concern is wording ambiguity. For example, would the number of storage units, cemetery lots and hotel rooms, for example, create a subdivision? (see 4401, item 4 subdivision). Bruce suggested that Matt draft up a letter to submit on behalf of ExCom.

Confirm next ExCom date and place – Thursday, October 15th 6pm.

Correspondence – to be handled by Matt (new business item A)

Consent Agenda -

September 17, 2026		
<i>From Whom</i>	<i>MSLS Committee</i>	<i>Amount</i>
Bruce Bourgoine	Executive Director Services – August	\$1,500.00
Bruce Bourgoine	Executive Director Expenses – August	\$305.60
Total		\$1,805.60

Additions at meeting –

Pre-approval for fall meeting venue not to exceed \$9000.

It was moved to accept the consent agenda by Wayne, seconded by Kevin and passed unanimously.

Moved to adjourn at 7:37 pm, by Wayne seconded by Matt and passed unanimously.

Respectfully Submitted DRAFT



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FEMA Liaison Report

Maine Society of Land Surveyors

September 21, 2026

The following is a summary of updates provided by Janet Parker, Planner II, CFM, of the Maine Floodplain Management Program at the Maine Office of Community Affairs. Please refer to the attached documents for the most recent status of FEMA mapping projects in Maine.

The Maine Floodplain Management Program has completed its first full year within the Maine Office of Community Affairs (MOCA). Following Sue Bakers retirement, Noah Bezanson is serving as Acting State NFIP Coordinator, and Sarah Thunberg has taken on the role of Flood Ready Maine Manager. Following the transition from Secretary Noem to Secretary Mullin at the federal Level, there have been no operational changes affecting state program activities.

FEMA Mapping Project Updates: Mapping projects, organized by watershed, are underway across Maine. Recent activity includes Discovery meetings and Flood Review work map sessions. While no new preliminary or final maps are ready for public release, future maps will be published on a county-by-county basis, which may result in overlap due to watershed boundaries across county lines. Several projects feature redelineations of A zones using LiDAR data and advanced modeling. Additionally, new studies are being conducted to establish A zones on previously unmapped streams.

No changes have occurred regarding the NFIP process or municipal floodplain management ordinances. Sarah Thunberg will coordinate various trainings, including Elevation Certificates, likely in the springtime and advertised in the MOCA monthly newsletter.

Respectively submitted,

Mark Carpenter, PLS, CFM
MSLS FEMA Liaison



**Floodplain Management Program
Update on FEMA's Flood Hazard Mapping
September 16, 2026**

Noah Bezanson, State Coordinator
noah.bezanson@maine.gov

Janet Parker, NFIP Planner
janet.parker@maine.gov

Base Level Engineering (BLE): Zone A reaches will be replaced with new engineering. It will be done without surveying, but it will have new hydrology, new hydraulics, and new floodplains.

Quarterly dates represent calendar year.

Androscoggin County

Lower Androscoggin River Watershed

Priority areas:

Androscoggin River: New study, 48.1 miles: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Turner.

Hopper Brook: New Study, 3.6 miles: Greene.

Sabattus Pond: New Study, Greene, Sabattus, Wales.

Sabattus River: New Study, 11.3 miles. Sabattus and Lisbon.

As of 11/7/24: The hydrologic and hydraulic data for the detailed study areas is in development. Surveys are being conducted.

Discovery meeting December 12, 2023

Flood Risk Review meetings September 9, 10, 2026

As of May 2026: Flood Risk Review work maps projected 1st Quarter 2027.

Androscoggin River Watershed - Lower

Oxford County includes Presumpscot River Watershed. Franklin County

Approximate Zone A Study, 120 miles of new Zone A, 60 miles of re-delineated Zone AE. No new engineering analysis. Using LiDAR for re-delineation.

Discovery meeting June 10, 2026

As of May 2026: Flood Risk Review work maps projected for 1st quarter 2027.

Androscoggin River Watershed – Upper

Oxford and Franklin Counties

July 2021, decision by FEMA that no new studies would be initiated. Re-delineation to the 2' contours and modelled Zone As.

Communities affected in **Oxford County**: Upton, LUPC (Adamstown Twp, Andover North Surplus Twp, Andover West Surplus Twp, Bowmantown Twp, C Surplus, Grafton Twp, Lincoln Plt, Lower Cupsuptic Twp, Lynchtown Twp, Magalloway Plt, Oxbow Twp, Parkertown Twp, Parmachenee Twp, Richardson Twp, Riley Twp, Township C, and Upper Cupsuptic Twp.)

Communities affected in **Franklin County**: Rangeley, LUPC (Alder Stream Twp, Chain of Ponds Twp, Dallas Plt, Davis Twp, Lang Twp, Massachusetts Gore, Rangeley Plt, Sandy River Plt, Seven Ponds Twp, Stetsontown Twp, Tim Pond Twp, Township D, and Township E.)

Discovery meeting November 17, 2020

Flood Risk Review work maps issued January 23, 2026.

Aroostook County

2D Rain on Grid Large Scale Automated Engineering (LSAE) will commence in early 2021 using updated LiDAR data to produce approximate Zone As for the Allagash River, Fish River, Aroostook River, St. Francis River, St. John River, Big

Black River, Little River, Becaguimec Stream, Keswick River, Meduxnekeag River, East Branch of the Penobscot River, Lower Penobscot River, and the St. Croix River watersheds.

The following reaches are being studied in detail: Aroostook River (Caribou, Presque Isle, Mapleton, Washburn, Masardis), B Stream (Houlton), Caribou Stream (Caribou), Clayton Brook (Washburn, Mapleton), Meduxnekeag River (Houlton), Salmon Brook (Washburn), Sly Brook (Island Falls), West Branch Mattawamkeag (Island Falls).

Discovery meeting October 4, 2022

As of May 2026: Flood Risk Review work maps projected 3rd Quarter 2026.

Cumberland County

Effective June 20, 2024.

Cumberland County/Coastal Erosion Mapping

Here's the link:

<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=a4aa86031a3a40be9d453d781ff210b3&extent=-8486885.104%2C4966725.1565%2C-7532950.991%2C5521352.2337%2C102100>

As of March 2025, the FEMA Region I Coastal Erosion Hazard Viewer is no longer available as FEMA aligns with the direction from President Trump and Secretary Noem.

Dead River Watershed:

Franklin and Somerset Counties

731 stream miles of new approximate study: North Branch Dead River, Tea River, Tim River, Stratton Brook and Stratton Brook Tributary (unnamed). Re-delineate to 2' topo, modelled Zone As.

Discovery meetings June 15, 16, 2022

Flood Risk Review work maps issued July 18, 2025.

As of May 2026: Preliminary Maps for Franklin County projected 4th quarter 2026, Somerset County projected 1st quarter 2027.

Hancock County

Re-study 7 mile stretch of the Union River. 2D Rain on Grid Large Scale Automated Engineering (LSAE) modelling of Zone A and re-delineation of flood zone boundaries to the 2' contours. This will affect all the map panels in Hancock County. The work has been completed and FEMA will initiate Letters of Map Revision (LOMRs) in November 2023 so the changes will be incorporated into the map.

Multiple LOMRs issued in 2024 and 2025. Use the NFHL to see the changes.

Kennebec River Watershed - Lower

9 Counties: Androscoggin, Franklin, Kennebec, Lincoln, Penobscot, Piscataquis, Sagadahoc, Somerset, Waldo

New study will be done on 1.7 miles of the Sebasticook River (Hartland/Palmyra).

New study will be done on 56.2 miles of the Kennebec River (Skowhegan, Clinton, Fairfield, Benton, Waterville, Winslow, Sidney, Vassalboro, Augusta, Hallowell, Farmingdale, Gardiner, Pittston, Chelsea, Randolph).

Discovery meetings November 9 and 10, 2022

As of May 2026: Flood Risk Review work maps projected 2nd quarter 2026.

Sandy River Watershed (part of Lower Kennebec Watershed)

Re-delineated streams: Phillips, Strong, Farmington, Starks, Mercer, Norridgewock, Temple (Zone AE without a floodway). Effective Zone A, new BLE: Madrid Township, Freeman Township, Avon, New Vineyard, Anson, New Sharon, Chesterville, Vienna.

The other communities within this watershed don't have any effective Special Flood Hazard Area (SFHA) within the watershed boundary.

As of May 2026: Flood Risk Review work maps projected 3rd Quarter 2026.

Oxford County

Affects all communities. Modelling of Zone A and re-delineation of flood zone boundaries to the 2' contours.

Lower Androscoggin and Presumpscot River Watersheds

Discovery Meeting June 9, 2026

As of May 2026: Flood Risk Review work maps projected for 1st quarter 2027.

Upper Androscoggin River Watershed

Discovery Meetings November 2020

As of August 2025: Flood Risk Review work maps issued January 23, 2026.

Saco River Watershed - Oxford County

Flooding sources prioritized for re-study include Ellis River (9.4 mi.), Rocky Branch (2.2 mi.), Saco River (37.5 mi.) and Wildcat Brook (4.7 mi.).

As of 11/7/24: The hydrologic and hydraulic data for the detailed study areas is in development.

Discovery meeting May 10, 11, 2022

As of May 2026: Flood Risk Review work maps projected 2nd Quarter 2026.

Penobscot County

Portions of the Mattawamkeag watershed. This is just a small piece that is part of the Aroostook County project.

New approximated Zone A with 2D Base Level Engineering (275 miles).

Redelineation 1D detailed Zone AE and Floodway (2.3 miles).

Discovery meeting October 2022

Flood Risk Review meeting and work maps released August 25, 2026.

Piscataquis River Watershed

46 total miles of new detailed study: Pleasant River, Sebec River, Piscataquis River and small portions of Fox, Davee, Dunham, and Schoolhouse brooks.

Redelineation of Zone AE 39 stream miles.

Modelled Zone A and re-delineation to 2' topo 1476 stream miles.

Discovery meeting June 29, 30, 2022

Flood Risk Review work maps released June 30, 2026.

Waldo County

Priority areas:

Marsh Stream: 2.7 miles of re-delineation to 2' contours of the flood hazard area in Frankfort & Winterport.

North Branch Marsh River: .9 miles of new study in Frankfort.

As of 11/7/24: The hydrologic and hydraulic data for the detailed study area is in development.

Discovery meeting November 28, 2023.

As of May 2026: Flood Risk Review work maps projected 1st Quarter 2027.

St. George/Sheepscot River Watershed – Waldo County

Priority areas:

Medomak River: 18 Miles of new study in Union, Waldoboro, and Washington.

St. George River: 20 miles of new study in Appleton, Thomaston, Union, and Warren.

Discovery meeting November 29, 2023.

As of May 2026: Flood Risk Review work maps projected 1st Quarter 2027.

York County/Coastal Erosion Mapping

Completed, here's the link:

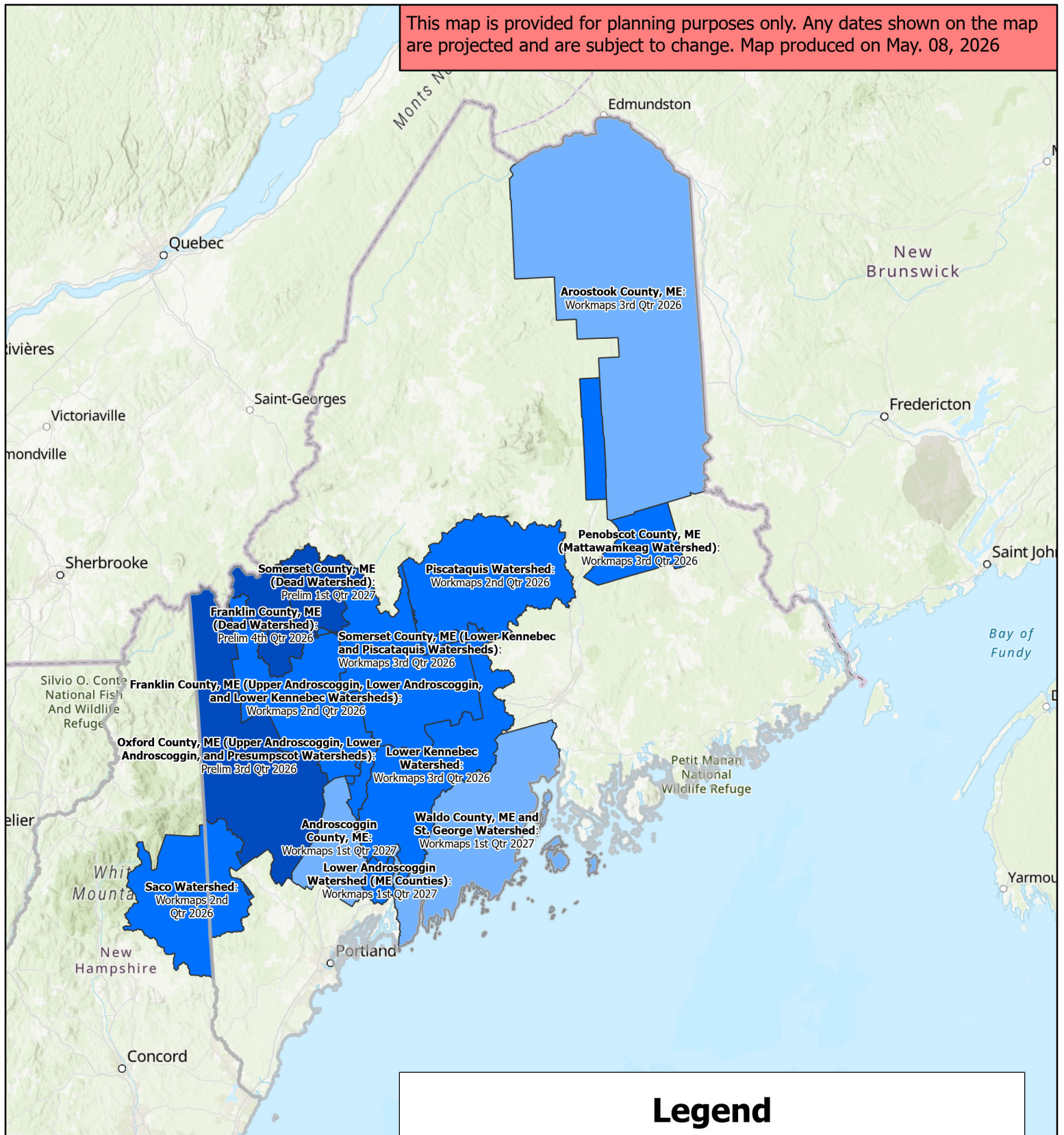
<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=a4aa86031a3a40be9d453d781ff210b3&extent=-8486885.104%2C4966725.1565%2C-7532950.991%2C5521352.2337%2C102100>

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York County

Effective July 17, 2024.

Region 1 Active Studies in Maine



Legend

- | | |
|---|---|
| Discovery: Pre-Discovery Meeting Activities | Data Development: Workmap Review and Comment |
| Discovery: Discovery Data Collection | Post Preliminary Processing: Preliminary Maps Available |
| Discovery: Developing Discovery Report | Post Preliminary Processing: Formal Appeal Period |
| Data Development: Field Survey Underway | Post Preliminary Processing: Resolving Appeals |
| Data Development: Developing H&H | Post Preliminary Processing: Awaiting LFD |
| Data Development: Creating Workmap | Post Preliminary Processing: Adoption Period |



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Calendar Notes...

October ExCom

October 15 at 6:00 PM

This meeting will be via Zoom only.

MSLS 2026 Fall Meeting

October 2 (Friday)

Keeley's Banquet Center, 178 Warren Ave, Portland

The event, hosted by Narragansett Chapter will feature 5.5 CEUs, our General Membership Meeting, and plenty of great surveyor camaraderie. **Walking in? Please call 207-882-5200 in advance.**

Save the date!

MSLS 2027 Annual Conference

January 28 & 29, 2027

University of Maine, Orono

More details to come later this year!

The Parting Shot...



"I'm so glad I live in a world where there are Octobers."

Lucy Maud Montgomery, 11/30/1874 - 4/24/1942

Canadian author best known for "Anne of Green Gables"

Email your interesting surveying or Maine "Parting Shot" to editor@msls.org!