



# Town of Bowdoinham

## Planning Board Permit Application

**PERMIT REQUESTED:**

- Site Plan Review – Tier II
- Site Plan Review – Tier III
- Land Use
- Subdivision – Minor (Five or Fewer Lots)
- Subdivision – Major (Six or More Lots)
- Shoreland/Floodplain

**APPLICANT INFORMATION:**

Applicant's Name: HATCH POINT ENTERPRISES LLC Phone: 207 807 2675  
 Applicant's Mailing Address: 34 HERON POND LAKE FREEPORT Email: dpcarey1226@gmail.com  
 Owner's Name: JUSTIN M FLETCHER, INC Phone: 207 206-4088  
 Owner's Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 Agent's Name: STEVE ROBERGE, PE - SSR ENGINEERING Phone: 207 242 6248  
 Agent's Mailing Address: 16 THURSTON DRIVE, MAUMOUTH Email: \_\_\_\_\_

**PROPOSED ACTIVITY (Check all that apply):**

- Multi-Family Dwelling Unit
- Subdivision
- Land Use Change
- Commercial Use
- Agricultural/Resource Use
- Industrial Use
- Automotive/Junkyard
- Marijuana

**PROPOSAL INFORMATION:**

Property Address: 1411 RIVER ROAD Tax Map: R12 Lot: 015 Subdivision (Y/N): N  
 Land Use District:  Village District I  Village District II  Residential/Agricultural  
 Size of Lot/Parcel: 32.10 Road Frontage: 790± Driveway/Entrance (New/Existing): EXISTING  
 Road Ownership:  Town  State  New Private  Existing Private  
 Proposed Lot Coverage (%): 9% Proposed Building Height: 10' to 16' Proposed Number of Bedrooms: 16 CABINS  
 Proposed Dimensions of Buildings/Use: 16'x16' CABINS (16 IN TOTAL)  
 Proposed Signage Location/Dimensions: EXISTING  
 Subdivision (New/Existing/None): NONE Existing Lots/Units: 1 Proposed Lots/Units: 0  
 Water Supply:  Existing Private Well  New Private Well  Public Water  
 Subsurface Wastewater Disposal (New/Existing): NEW Tank Size: 3x 1000 GALLONS Design Flow: 800 GPD  
 Shoreland District:  Resource Protection  Limited Residential  Limited Commercial  General Dev. I  
 General Dev. II  Commercial Fisheries/Maritime Activities  Stream protection  
 Floodplain (Y/N): N Floodplain Zone (Zone A/Zone AE): NA Proposed Elevation Above Floodplain Zone: NA  
 Tax Program:  No Tax Programs  Agricultural  Open Space  Tree Growth  
 Site Inventory and Analysis Required (Tier III or Subdivision Only, Y/N): N Select Board Licensing Required (Y/N): N  
 Code Enforcement Officer Permit(s) Required (Y/N): Y New E-911 Address Required (Y/N): N

STATEMENT OF INTENDED USE:

CONSTRUCT 16 CABINS. THE CABINS WILL BE 16' x 16', ONE BATHROOM + ONE BEDROOM. RELOCATE THE EXISTING LAWN PARKING AND UPGRADE TO A GRAVEL DRIVEWAY.

REQUIRED ATTACHMENTS:

The Site Plan Review Submission Checklist must be completed and submitted with this application. Please attach any required materials and documents as outlined by the checklist and Article 10 of the Land Use Ordinance. Submission requirements may be waived if that information is not required to determine compliance with applicable standards. All materials must be submitted at least twenty-one (21) days prior to the meeting at which they are to be considered. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate the statutory criteria for approval and that performance standards have been or will be met, per Article 11.D. of the Land Use Ordinance.

I certify that I have read and completely understand the application; I certify that the information contained in this application and its attachments are true and correct; I understand that all documentation provided on this form, and all other documents submitted as part of my proposal are a matter of public record; I understand that copies of this information may be supplied upon request to an interested party; I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review; I understand that it is my responsibility to know and pay for any tax penalty that may result from said project; I understand that the information contained in this application is background information and some applications may require additional tests, maps, documentation or submissions as required by the Planning Board:

Applicant's Signature

HATCH BOWDOINHAM ENTERPRISES DARRELL GREEY  
Print Name

2/8/2024  
Date

FOR OFFICE USE ONLY

Date Received: 3/8/24 Received By: M JAMES

HHE-200: \_\_\_\_\_ HHE-211: \_\_\_\_\_ Code Enforcement Officer Permit Number(s): \_\_\_\_\_

Date of First Planning Board Meeting: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Total Application Fee: 1000 Escrow (Y/N): YES-500 Date Paid: 3/8/24

Staff Signature: M James Date Approved: \_\_\_\_\_

# TOWN OF BOWDOINHAM

## SITE PLAN REVIEW SUBMISSION CHECKLIST

Please Reference Article 10 of the Land Use Ordinance

**INSTRUCTIONS:** All materials must be submitted at least twenty-one (21) days prior to the meeting at which it is to be considered. Thoroughly complete all applicable sections of this checklist and review the Land Use Ordinance. Materials can be submitted as physical documents or digitally; printing fees may apply. If an application type is not applicable, please check "NO" and write "N/A" in the application type section. The Approval Criteria Narrative is required for all Application Tiers/Types.

**WAIVERS:** If you would like to request a waiver for a particular standard, please check "NO" and write "WAIVE" in the waiver section. The Board may require information as to why a waiver request was made. Application forms and evidence of right, title, and interest may not be waived. Please note that for Tier I applications, some use-specific standards may only be waived by the Planning Board.

**SHORELAND/FLOODPLAIN/SUBDIVISION:** For proposals located within a Shoreland Zone, see Article 7. For proposals located within a Flood Hazard Zone, see Article 8. For proposals that meet the definition of a Subdivision, see Article 9.

**QUESTIONS:** Please refer to Article 10 of the Land Use Ordinance or contact us at:  
[ceo@bowdoinham.com](mailto:ceo@bowdoinham.com) • [planning@bowdoinham.com](mailto:planning@bowdoinham.com) • [www.bowdoinham.com](http://www.bowdoinham.com)

Tel: (207)666-5531 • Fax: (207)666-5532 • 13 School Street, Bowdoinham, ME 04008



APPLICANTS NAME:

HATCH POINT ENTERPRISES LLC

APPLICANTS MAILING ADDRESS:

34 HERON POUD LANE, FREEPORT ME 04032

PHONE NUMBER:

207 807-2675

EMAIL:

dpcarey1226@gmail.com

LOCATION OF PROPOSAL:

1411 RIVER ROAD, BOWDOINHAM ME 04008

TAX MAP:

R12-015

PROJECT DESCRIPTION:

CONSTRUCT A GRAVEL PARKING LOT AND 16 CABINS  
AT AN EXISTING DEVELOPMENT

DATE SUBMITTED:

3-7-2024

(STAFF) DATE RECEIVED:

CHECKLIST OVERVIEW:	
TIER I	TIER II
<ul style="list-style-type: none"> <li>• Application Materials and Forms</li> <li>• Overview Site Plan (Map)</li> <li>• Evidence of Right, Title, and Interest</li> <li>• Breakdown of Proposed Costs</li> <li>• Approval Criteria Narrative</li> <li>• Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Application Materials and Forms</li> <li>• Evidence of Payment</li> <li>• Overview Site Plan (Map)</li> <li>• Evidence of Right, Title, and Interest</li> <li>• General Information Narrative</li> <li>• Existing Conditions Site Plan (Map)</li> <li>• Proposed Development Site Plan (Map)</li> <li>• Approval Criteria Narrative</li> <li>• Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria</li> </ul>
TIER III	
<ul style="list-style-type: none"> <li>• Site Inventory and Analysis and Narrative</li> <li>• Application Materials and Forms</li> <li>• Evidence of Payment</li> <li>• Overview Site Plan (Map)</li> <li>• Evidence of Right, Title, and Interest</li> <li>• General Information Narrative</li> <li>• Existing Conditions Site Plan (Map)</li> <li>• Proposed Development Site Plan (Map)</li> </ul>	<ul style="list-style-type: none"> <li>• Approval Criteria Narrative</li> <li>• Stormwater and Erosion Plan</li> <li>• Groundwater Impact Analysis</li> <li>• Utility Plan</li> <li>• Planting Schedule</li> <li>• Traffic Impact Analysis</li> <li>• Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria</li> </ul>

MINIMUM APPLICATION FEES:			
APPLICATION TYPE	TIER I	TIER II	TIER III
Application Review	\$25.00	\$500.00	\$900.00
Site Inventory and Analysis	N/A	N/A	\$100.00
Technical Review (Escrow)	N/A	\$500.00	\$500.00
Amendment	\$25.00	\$500.00	\$900.00
<b>MINIMUM FEE</b>	<b>\$25.00</b>	<b>\$1000.00</b>	<b>\$1500.00</b>

**NOTE:** Additional fees may apply. Mailing and noticing fees will be billed to the applicant. Please see Page 3 of the Planning Board Application Permit form for more billing options.

APPLICATION TIER/TYPE EXAMPLE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓	✗	(Applicable Section) Description.	N/A	
YES	NO	SUBMISSION REQUIREMENT:	WAIVER:	STAFF:
✓	✗	(Applicable Ordinance/Standard) Description.	WAIVE	

TIER I (CODE ENFORCEMENT OFFICER) APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
	<input checked="" type="checkbox"/>	(10.B.5.a.) Site Plan Review Tier I.	N/A	<input checked="" type="checkbox"/>
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
	<input type="checkbox"/>	(10.B.5.a.i.) Completed application form.		
	<input type="checkbox"/>	(10.B.5.a.ii.) Evidence of right, title, or interest in the property.		
	<input type="checkbox"/>	(10.B.5.a.iii.) Evidence of payment of application fee.		
	<input type="checkbox"/>	(10.B.5.a.iv.) Site plan of the parcel at a scale of not more than one hundred (100) feet to the inch showing: the name of the development, north arrow, date, and scale; the boundaries of the parcel, as shown on the Town's Tax Maps; existing buildings, structures, or other improvements on the site; existing restrictions or easements on the site; the location and size of existing utilities or improvements servicing the site; proposed development including locations of buildings, impervious areas, storage areas, signage, and lighting if a private sewage disposal system will be used, a suitable location for a system.		
	<input type="checkbox"/>	(10.B.5.a.v.) Breakdown of proposed project costs.		
	<input type="checkbox"/>	(10.B.5.a.vi.) A narrative describing how the proposed project meets the Approval Criteria in Article 10.C. and 10.D., along with the necessary supporting evidence.		



SITE INVENTORY AND ANALYSIS (TIER III APPLICATIONS ONLY):				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
	X	(10.B.5.b.) Site Inventory and Analysis for Tier III Pre-Applications.	N/A	✓
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(10.B.5.b.ii.) The names, addresses, and phone numbers of the record owner and the applicant.		
		(10.B.5.b.iii.) The names and addresses of all consultants working on the project.		
		(10.B.5.b.iv.) Evidence of right, title, or interest in the property.		
		(10.B.5.b.v.) Evidence of payment of the site inventory and analysis fee.		
		(10.B.5.b.vi.) Eleven (11) copies of an accurate scale inventory plan of the parcel at a scale of not more than one hundred (100) feet to the inch showing: the name of the development, north arrow, date, and scale; the boundaries of the parcel; the relationship of the site to the surrounding area; the topography of the site; the major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats or other important natural features; existing buildings, structures, or other improvements on the site; existing restrictions or easements on the site; the location and size of existing utilities or improvements servicing the site; a class D medium intensity soil survey; if a private sewage disposal system will be used, a suitable location for a system.		
		(10.B.5.b.vii.) Eleven (11) copies of a narrative describing the existing conditions of the site, the proposed use and the constraints or opportunities created by the site. This submission should include any traffic studies, utility studies, market studies or other preliminary work that will assist the Planning Board in understanding the site and the proposed use.		

TIER II & TIER III APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.B.5.c.) Site Plan Review Tier II.	N/A	✓
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
	✓	(10.B.5.c.) Site Plan Review Tier III.	N/A	✓
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
✓		(10.B.5.c.v.A.) Completed application form.		✓
✓		(10.B.5.c.v.B.) Evidence of payment of the application and technical review fees.		✓
		(10.B.5.c.v.C.) Eleven (11) copies of all maps and written materials.		
✓		(10.B.5.c.v.C.2.a-c,e,f,h.) Site Plan that in no case shall exceed one hundred (100) feet to the inch, showing:		
✓		record owner's name, address, and <u>phone number</u> and applicant's name, address, and <u>phone number</u> , if different;		
✓		the location of all required building setbacks, yards, and buffers;		✓
✓		names and addresses of all property owners within two hundred (200) feet of any and all property boundaries;		
✓		boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time;		
✓		the tax map and lot number of the parcel or parcels on which the project is to be located;		✓
✓		the name, registration number and seal of the person who prepared the plan, if applicable.		✓
		(10.B.5.c.v.C.2.d,g,i-k.) General Information:		
✓		sketch map showing general location of the site within the municipality based upon a reduction of the tax maps;		✓
✓		a copy of the deed to the property, an option to purchase the property or <u>other documentation</u> to demonstrate right, title or interest in the property on the part of the applicant;		✓
		cost of the proposed development;		✓
		<u>evidence of the applicant's financial capacity</u> to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs;		
✓		evidence of the applicant's technical capability to carry out the project as proposed.		✓

<b>TIER II &amp; TIER III APPLICATIONS (CONTINUED):</b>				
<b>YES</b>	<b>NO</b>	<b>THE PROPOSAL MUST INCLUDE THE FOLLOWING:</b>	<b>WAIVER:</b>	<b>STAFF:</b>
		(10.B.5.c.v.C.3.) Existing Conditions Site Plan including the following:		
✓		zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district;		✓
✓		the bearings and length of all property lines of the property to be developed and the source of this information;		✓
✓		location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow;		✓
✓		location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development;		✓
		The location, dimensions, and ground floor elevation of all existing buildings on the site;		
✓		the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site;		
✓		location of intersecting roads or driveways within two hundred (200) feet of the site;		
✓		the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or archaeological resources, together with a description of such features;		✓
✓		the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used;		
✓		the location, front view, dimensions, and lighting of existing signs;		
✓		location and dimensions of any existing easements and copies of existing covenants or deed restrictions;		
		the location of the nearest fire hydrant or other water supply for fire protection.		



TIER II & TIER III APPLICATIONS (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
✓		(10.B.5.c.v.C.4.) Site Plan for proposed development activity and descriptive narrative, including:		
		The information required by Article 10.B.5.c.v.C.2.a-c,e,f,h.;		
✓		estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed;		✓
✓		the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties;		✓
✓		provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities;		✓
✓		the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site;		✓
✓		a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine		✓
✓		proposed landscaping and buffering;		✓
✓		the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site;		✓
✓		location of proposed signs together with the method for securing the sign;		✓
✓		location and type of exterior lighting;		✓
✓		the location of all utilities, including fire protection systems;		✓
✓		a general description of the proposed use or activity;		✓
✓		an estimate of the peak hour and daily traffic to be generated by the project;		
✓		the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions;		✓
	✓	a written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows;		N/A
✓		breakdown of proposed project costs;		✓
✓		<u>space on the plan for the signatures of the Planning Board and date together.</u>		

TIER III APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.) Additional Site Plan Review Tier III Requirements.	N/A	✓
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.a.) A narrative and/ or plan describing how the proposed development plan relates to the site inventory and analysis.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.b.) A stormwater drainage and erosion control program showing: the existing and proposed method of handling stormwater runoff; the direction of flow of the runoff, through the use of arrows; the location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers; engineering calculations used to determine drainage requirements based upon the 25-year 24-hour storm frequency; this is required only if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces being proposed, and methods of controlling erosion and sedimentation during and after construction.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.c.) A groundwater impact analysis prepared by groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of two thousand (2,000) gallons or more per day.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.d.) The name, license number, and seal of the surveyor, architect, engineer, landscape architect and/ or similar professional who prepared the plan.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.e.) A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.f.) A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.		
	<input checked="" type="checkbox"/>	(10.B.5.c.v.C.5.g.) A traffic impact analysis demonstrating the impact of the proposed project on the capacity, level of service and safety of adjacent streets, if the project or expansion will provide parking for fifty (50) or more vehicles or generate more than one hundred (100) trips during the a.m. or p.m. peak hour based upon the latest edition of the trip generator manual of the Institution of Traffic Engineers.		

SITE PLAN AMENDMENT APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(10.B.5.d.) Amendments to Existing Site Plans.	N/A	✓
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(10.B.5.d.A.) The approved plan.		
		(10.B.5.d.B.) The proposed revised plan.		
		(10.B.5.d.C.) Supporting information to allow the Board to make a determination that the proposed revisions meet the applicable performance standards and approval criteria (10.C. and 10.D.).		

APPROVAL CRITERIA NARRATIVE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(10.C.) Approval Criteria.	<del>X</del>	
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(10.D.) General Performance Standards for Approval Criteria.	<del>X</del>	
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> For partial waivers, please specify the article number (i.e., "WAIVE #10.c.").				
		(10.C.1., 10.D.1.a-c.) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.		✓
		(10.C.2., 10.D.2.a-e.) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.		✓
		(10.C.3., 10.D.3.a-f.) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.		✓
		(10.C.4., 10.D.4.) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.		
		(10.C.5., 10.D.5.a-b.) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.		✓
		(10.C.6., 10.D.6.a-f.) Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.		✓
		(10.C.7., 10.D.7.a-f.) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.		✓
		(10.C.8., 10.D.8.a-g.) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.		✓

APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> For partial waivers, please specify the article number (i.e., "WAIVE #10.c").				
		(10.C.9., 10.D.9.a-b.) Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.		✓
		(10.C.10., 10.D.10.a-e.) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.		✓
		(10.C.11., 10.D.11.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.		✓
		(10.C.12., 10.D.12.a-b.) Water Supply – The proposed development will be provided with an adequate supply of water.		✓
		(10.C.13., 10.D.13.a-b.) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.		✓
		(10.C.14., 10.D.14.) Fire Protection – The proposed development will have adequate fire protection.		✓
		(10.C.15., 10.D.15.a-c.) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.		✓
		(10.C.16., 10.D.16.) Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.		✓
		(10.C.17., 10.D.17.) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.		✓
		(10.C.18., 10.D.18.i-iii.) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.		✓
		(10.C.19., 10.D.19.a-b.) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.		✓
		(10.C.20., 10.D.20.) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.		✓
		(10.C.21., 10.D.21.a.) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.		✓
		(10.C.22., 10.D.22.a-b.) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.		✓
		(10.C.23., 10.D.23.a-c.) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.		✓
		(10.C.24., 10.D.24.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.		✓



APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> For partial waivers, please specify the article number (i.e., "WAIVE #10.c").				
		(10.C.25., 10.D.25.a-d.) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.		✓
		(10.C.26., 10.D.26.a-b.) Air Quality – The proposed development will not result in undue air pollution or odors.		✓
		(10.C.27., 10.D.27.a-c.) Water Quality – The proposed development will not result in water pollution.		✓
		(10.C.28., 10.D.28.a-g.) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.		✓
		(10.C.29., 10.D.29.a-b.) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.		✓
		(10.C.30., 10.D.30.a-b.) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.		✓
		(10.C.31.) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham..		✓
		(10.C.32.) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.		✓

USE-SPECIFIC APPROVAL CRITERIA NARRATIVE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(10.E.) Use-Specific Performance Standards.	N/A	✓
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> For partial waivers, please specify the article number (i.e., "WAIVE #9.i").				
		(10.E.1-28.) <i>Please write-in the applicable Use-Specific Standard:</i>		



# Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

[www.bowdoinham.com](http://www.bowdoinham.com)

November 18, 2021

Hatch Point Enterprises, LLC  
34 Heron Pond Lane  
Freeport, ME 04008

## Site Plan Review and Shoreland Zoning Approval R12-015 - East of River Road

Dear Applicant,

We, the Planning Board have reviewed your Site Plan Review, Tier II and Shoreland Zoning application for the development of a wedding/event venue. Based on the information you provided, we have made the following Findings and Conclusions:

### Site Plan Review of Approval Criteria:

- 1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

***Finding:** Access to the site will be directly off of River Road/State Route 24. There is adequate site-lines. The applicant submitted a Maine DOT Driveway Entrance Permit for the site dated October 6, 2021. There is adequate turnaround to allow vehicles to maneuver and park without backing onto the highway.*

*The closest unsignalized intersection is Hatch Point Ln, approximately 500' north. There are no signalized intersections within 150' of the site.*

*The proposed access drive is 260' north of an existing driveway, which is proposed to remain in its current state.*

*The proposed road will have 18' of travel way width and 2' shoulders, for a total width of 22', which matches the dimensions of the town standard for roads serving less than 10 dwelling units, which is consistent with the use at the site. The proposed road appears to follow natural contours and appears to avoid steep grade changes. The standard has been adequately met.*

**Conclusion:** This standard has been adequately met.

- 2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

***Finding:** The proposed road follows natural contours, which would minimize filling, grading, and excavation.*

*There is adequate turnaround space at the base of the drive for emergency vehicles, including use of the access way to the accessory structure. The proposed parking area is sufficient to accommodate traffic turnaround and movement.*

**Conclusion: This standard has been adequately met.**

- 3) **Pedestrian Circulation** – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

*Finding: The proposed site layout will provide for adequate space and visibility for pedestrians. The applicant states that the road system will allow for guest drop off at the front of the venue by utilizing a one-way system. The application also states that there will be 4-foot wide wood chip paths connecting the parking area with the venue, accessory structure, and the new cabin.*

**Conclusion: This standard has been adequately met.**

- 4) **Municipal Services** – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

*Finding: Municipal Service impact concerns were solicited from department heads. One concern was noted by the Fire Chief about Internal Vehicle Circulation, that have been addressed.*

**Conclusion: This standard has been adequately met.**

- 5) **Visual Impact** – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

*Finding: The applicant states that the proposed development will maintain a 25' vegetated wooded buffer on the North, West and South property lines. Clearing of vegetation in the Shoreland Zone will be done in accordance with the Shoreland Zoning standards.*

**Conclusion: This standard has been adequately met.**

- 6) **Lighting** – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

*Finding: The application states that there will be lights on the front that are downward facing. Entrances will be illuminated with recessed lighting. Security lights will be located on the four corners, will be adjustable and shielded. The walkways and parking areas will use low-intensity solar lights.*

**Conclusion: This standard has been adequately met.**

- 7) **Signage** – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

*Finding: The proposed signage will be less than 15 square feet, will be at a right angle to the road, and will be secured using decorative wooden posts with natural wood stain. The sign will be illuminated with a shielded light fixture.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- 8) **Buildings** – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

*Finding: The proposed new barn structure is compatible with the neighborhood with regard to bulk, square footage, and dimensions. There will be no visual impact of the building from the public way, as noted in Scenic Impacts findings, as the building will be screened from view by vegetation.*

*The applicant is proposing a barn-type structure with a pitched roof, and multiple windows on the first and second floors. Siding will be wood. The color will be black. Because the building will not be visible from the road or abutting properties, it is exempt from the architectural design standard.*

**Conclusion: This standard has been met or is exempt due to screening.**

- 9) **Landscaping** – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

*Finding: The parking will be lawn area underlain by permeable pavers, surrounded by existing natural vegetation. Additional landscaping will be used to define walkways and buffer storage areas. Plantings will be native species.*

**Conclusion: This standard has been adequately met.**

- 10) **Buffering** – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

*Finding: The application states that they will maintain a 25' vegetated/wooded buffer on the north, west, and south property lines and the side facing the river will be maintained according to the requirements of the Shoreland Zoning ordinance.*

**Conclusion: This standard has been adequately met.**

- 11) **Utilities** – The proposed development will not impose an unreasonable burden on existing utilities.

*Finding: The site will be supplied with electricity and telecommunication service. The electricity will be aboveground to an area around the parking area, and then go underground. Junction boxes will be screened.*

**Conclusion: This standard has been adequately met.**

- 12) **Water Supply** – The proposed development will be provided with an adequate supply of water.

*Finding: The proposed development will rely on a drilled well water, due to the lack of access to public water.*

**Conclusion: This standard has been adequately met.**

- 13) **Sewage Disposal** – The proposed development will be provided with adequate sewage waste disposal.

*Finding: The applicant submitted an Subsurface Wastewater Disposal System Application prepared by licensed Site Evaluator Mark J. Hampton, dated October 8, 2021. The system will have capacity to serve 250 seats, and one bedroom. It will have 3,000 gallon holding capacity and 1,430 gallons per day flow design. The proposed location of the septic is shown on the plan including leach fields and storage tanks.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- 14) **Fire Protection** – The proposed development will have adequate fire protection.

*Finding: The applicant is proposing to install sprinklers in the main venue building, and obtain permits from the Fire Marshall's office. The road will be adequately constructed to support fire trucks access and there will be adequate space to turnaround.*

**Conclusion: This standard has been adequately met with adherence to conditions of approval.**

- 15) **Capacity of Applicant** – The applicant meets the following criteria:



- a) **Right, Title and Interest in Property** – The applicant has the right, title and interest in the property.  
*Finding: Hatch Point Enterprises, LLC, the applicant, submitted a warranty deed for the property, listing them as the owner.*  
**Conclusion: This standard has been adequately met.**
- b) **Financial Capacity** – The applicant has the financial capacity to complete the proposed development.  
*Finding: The applicant submitted a letter from CPA Lawrence Robinson dated November 19, 2021 stating that Justin Fletcher has the financial capability and capacity to complete the barn project. The applicant also submitted Schedule A of the Hatch Point LLC registration documents, which indicate that Justin Fletcher has 50% membership interest.*  
**Conclusion: This standard has been adequately met.**
- c) **Technical Ability** – The applicant has the technical ability to carry out the proposed development.  
*Finding: The applicant has hired professional site evaluators, surveyors, and design professionals and is demonstrating an understanding of and efforts to carry out the project in accordance with the ordinance and that the applicant does not have a prior history of violations of unfinished projects.*  
**Conclusion: This standard has been adequately met.**

16) **Special Resources** –

- a) **Shoreland** – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance.  
*Finding: The applicant is seeking a shoreland zoning approval for the placement of a temporary dock in the Resource Protection District and the cabin within the Limited Residential District. Approval of the Shoreland Zoning application shall be obtained before any work is done in the Shoreland Zone.*  
**Conclusion: This standard has been adequately met with adherence to Conditions of Approval.**
- b) **Floodplain** – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.  
*Finding: The only part of the development proposed to be in the floodplain is the temporary seasonal dock. A floodplain permit shall be obtained before the dock is placed in the water.*  
**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**
- c) **Wetlands & Waterbodies** – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.  
*Finding: Wetlands and waterbodies were delineated by Mark Hampton of Hampton Associates. The road was located to minimize the impact on wetlands and water bodies. The applicant submitted proof of submission of a Maine DEP -NRPA Permit by Rule application, which shall be obtained before any work occurs within 75’ of a wetland.*  
**Conclusion: This standard has been adequately met with adherence to Conditions of Approval.**

- d) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

*Finding: A letter dated November 8, 2021 from Maine Historic Preservation Commission stating that they agree with the report submitted by Bertrand Pelletier, dated November 5, 2021, concluding that there were no archeological sites present, and that there will be no historic or archeological properties affected by the proposed dock and access road for the wedding venue project.*

**Conclusion: This standard has been adequately met.**

- e) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

*Finding: The on-site subsurface wastewater disposal system is appropriately sized, and is not proximal to the public water supply system.*

**Conclusion: This standard has been adequately met.**

- f) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

*Finding: The applicant has received comment from Maine Inland Fisheries and Wildlife, regarding significant wildlife habitats within the property and that the only wildlife habitat of note that intersects with the property is tidal waterfowl wading bird habitat which occurs exclusively within the river portions of this project. The recommendation based on the concern raised in the letter is that to the extent practical impacts be kept to a minimum. The only proposed project work in that area is the placement of a temporary dock, at the location of a previous dock.*

**Conclusion: This standard has been adequately met.**

- g) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

*Finding: The applicant solicited comments from the Maine Natural Areas Program. A representative of the Maine Natural Areas Program stated that the northeastern portion of the property contained an area of freshwater tidal marsh on the tidal river and that subsequently the applicant is proposing a 250' natural buffer within the area identified by the Maine Natural Areas Program. The applicant has additionally not proposed to clear additional vegetation within streams and intends to use best management practices limiting sedimentation and erosion control.*

**Conclusion: This standard has been adequately met.**

- 17) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

*Finding: The landscape will be preserved in its natural state to the extent that it is practical.*

**Conclusion: This standard has been adequately met.**

- a) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

*Finding: The plan includes a dumpster to be located on-site adjacent to the parking area. The application states that it will be screened with fencing and landscaping.*

**Conclusion: This standard has been adequately met.**

- b) **Hazardous, Special & Radioactive Materials** – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

*Finding: The proposed project will not handle, store, or use materials identified as hazardous, special or radioactive.*

**Conclusion: This standard has been adequately met.**

- c) **Air Quality** – The proposed development will not result in undue air pollution or odors.

*Finding: The proposed development will not result in any change to air quality.*

**Conclusion: This standard has been adequately met.**

- d) **Water Quality** – The proposed development will not result in water pollution.

*Finding: The applicant is not proposing the use, storage, or discharge of any materials that will be odiferous, unsightly or harmful to humans, wildlife, or aquatic life, the septic system has been adequately sited and the applicant is not proposing to discharge any other water pollutants.*

**Conclusion: This standard has been adequately met.**

- e) **Stormwater** – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

*Finding: The runoff from the proposed roadway will drain to adequately vegetated area. The parking area will be lawn and drain to adjacent vegetation and/or be underlain by permeable pavers. Stormwater falling on the structure roofs will be collected by perimeter drains that will gravity drain to nearby vegetated area for treatment.*

*There will be rain gardens around the barn and between the turnaround and accessory structure, and the area to the north of the barn will include infiltration stairs constructed with crushed stone encased by 6"x6" timber. The forested buffer around the buildings will be maintained by limiting the clearing around the buildings to 30'.*

**Conclusion: This standard has been adequately met.**

- f) **Sedimentation & Erosion Control** – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

*Finding: The applicant is proposing a combination of sediment and erosion control measures including silt fencing, riprap, staked filter socks, and erosion control blankets to prevent erosion during construction and until the site is stabilized. Best management practices and measures will be taken.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- 18) **Noise** – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

*Finding: The application states that the structure will be fully insulated and soundproofed and that noise will be kept to a minimum between 9PM and 6AM and keeping noise to a minimum to a practical extent.*

**Conclusion:** This standard shall be adequately met.

- 19) **Compliance with Ordinances** – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

*Finding: The proposed project complies with the Town's Land Use Ordinance, and will require shoreland zoning approval, specifically.*

**Conclusion:** This standard has been adequately met.

- 20) **Town Plans & Vision Statements** – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

*Finding: Proposed project is in compliance with intent and goals of the towns plans. The proposed project intends to preserve and draw on the rural character aspects of the town, building a commercial destination that will attract visitors and minimize impacts to the neighbors and natural resources.*

**Conclusion:** This standard has been adequately met.

Based on the above findings and conclusions, we the Planning Board voted to approve your Site Plan Review application with following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The development shall comply with the Sedimentation & Erosion Control Performance Standard of the Town's Land Use Ordinance.
3. DEP-NRPA approval shall be granted before any work may be done within 75' of a wetland.
4. The applicant shall obtain a floodplain permit prior to engaging in any development in the special flood hazard area.
5. The applicant shall obtain a shoreland zoning approval before performing any work in the shoreland zone.
6. The applicant shall obtain approval from the State Fire Marshall prior to occupancy.

Shoreland Zoning Review of Approval Criteria:

Zone: Resource Protection District – Docks are allowed with a permit from the Code Enforcement Officer. Because the Planning Board reviewed the Site Plan that includes the dock, they reviewed the shoreland zoning criteria as well.

- 1) Will maintain safe and healthful conditions.

*Finding – The proposed activity is removal and revegetation of an existing camp, and placement of a temporary dock.*

**Conclusion** - The standards for this section have been adequately met.

- 2) Will not result in water pollution.



*Finding – The plan follows all sedimentation and erosion control performance standards in the Town Site Plan ordinance.*

**Conclusion - The standards for this section have been adequately met.**

- 3) Will provide adequate provisions for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces.

*Finding – The proposed activity is removal and revegetation of an existing camp, and placement of a temporary dock.*

**Conclusion - The standards for this section have been adequately met.**

- 4) Will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

*Finding – The proposed activity is removal and revegetation of an existing camp, and placement of a temporary dock in the Resource Protection Sone and construction of a new accessory structure within the Limited Residential Zone, and no activities will occur in the recommended setback for the tidal marsh.*

**Conclusion - This standard shall be adequately met with adherence to the Conditions of Approval**

- 5) Will take adequate measures to avoid and to minimize having an adverse effect on wetlands and/or waterbodies.

*Finding – The proposed activity is removal and revegetation of an existing camp, and placement of a temporary dock and construction of a new accessory structure within the Limited Residential District of the Shoreland Zone, and no activities will occur within the 250' of the mapped freshwater tidal marsh.*

**Conclusion - The standards for this section have been adequately met.**

- 6) Will provide for the disposal of all wastewater in accordance with the State of Maine Subsurface Wastewater Disposal Rules.

*Finding – No wastewater disposal is proposed in the shoreland zone.*

**Conclusion - The standards for this section have been adequately met.**

- 7) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other riparian wildlife habitat.

*Finding – The applicant has requested a letter from MDIFW which provided guidance to minimize impacts to Tidal Waterfowl and Wading Bird habitat that borders the riverine section of the property, and the applicant has minimized impacts to this area.*

**Conclusion - The standards for this section have been adequately met.**

- 8) Will conserve natural, native vegetation along the shoreline.

*Finding – The proposed revegetation will increase the vegetation along the shoreline.*

**Conclusion - The standards for this section have been adequately met.**

- 9) Will conserve visual corridors.

***Finding** - The proposed visible activity is removal and revegetation of an existing camp, and placement of a temporary dock. It is expected to have a minimal or net positive impact on the visual corridor from the Kennebec River.*

**Conclusion** - The standards for this section have been adequately met.

10) Will conserve access to inland and coastal waters.

***Finding** - The project is not proposing any change in access to inland and coastal waters.*

**Conclusion** - The standards for this section have been adequately met.

11) Will not have an adverse effect on historic and/or archaeological sites.

***Finding** - The applicant has received signoff from the Maine Historic Preservation Commission (see findings of fact under Archeological and Historic above, in Site Plan review)*

**Conclusion** - The standards for this section have been adequately met.

12) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district.

***Finding** - The proposed activity is not in a commercial fisheries or maritime district*

**Conclusion** - The standards for this section have been adequately met.

13) Will be in compliance with the Town's Floodplain Management provisions.

***Finding** - The applicant must obtain a floodplain permit from the town Code Enforcement Officer, as required for any construction within the floodplain zone*

**Conclusion** - The standards for this section will be met with conformance to the conditions of approval,

14) Will be in conformance with the provisions of Article 7, Section D, Performance Standards.

***Finding** - The applicant will conform with the provisions of Article 7, Section D, Performance Standards, including timber harvesting provisions.*

**Conclusion** - The standards for this section have been adequately met, with adherence to Conditions of Approval.

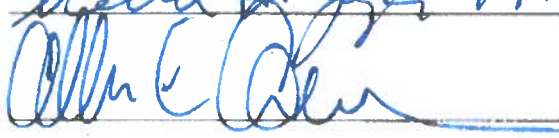
Chair Krueger stated that based on the above findings and conclusions, we the Planning Board vote to approve your Shoreland Zoning application with following Conditions of Approval:

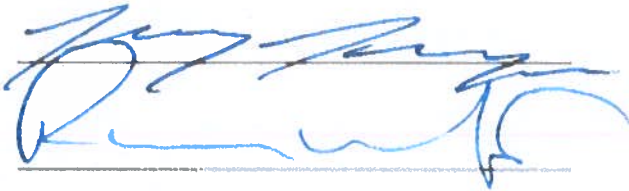
1. The development shall comply with the Sedimentation & Erosion Control Performance Standard of the Town's Land Use Ordinance.
2. The applicant shall comply with town performance standards for docks, including that the applicant must minimize the use of wood preservatives, stains and paints on said structure.
3. The applicant shall obtain a floodplain permit prior to engaging in any development in the special flood hazard area.

Please contact us if you should have any questions regarding your approval.

Sincerely,

Bowdoinham Planning Board

Approved by the Board 12/14/21  




\_\_\_\_\_

March 7, 2024  
Hatch Point Enterprises, LLC  
Bowdoinham Planning Application

Overview

Matt James, CEO  
Bowdoinham Planning Board  
13 School Street  
Bowdoinham, ME 04008

Site Plan Review Tier Application to Expand an existing business

Dear Matt and Bowdoinham Planning Board

I am excited to submit this Site Plan Review Tier II application on behalf of Hatch Point Enterprises, LLC. We have constructed the barn and the cabin at 1411 River Road. We have also hosted a number of events and 6 weddings to date with a full calendar for 2024.

The parcel remains the same as our previous application. It is located at 1411 River Road in Bowdoinham on Tax Map R12 Lot 15. The parcel has approximately 700ft road frontage and approximately 700 feet of shore frontage on the Kennebec River.

We are proposing to construct 16 cabins and construct a gravel parking area. The cabins will be 16ft by 16ft with one bedroom and one bathroom. Each cabin will be supplied with water and electricity and be connected to a septic system.

Peak Hours: Guests will arrive Thursday or Friday evening to stay in the cabins and stay onsite until Sunday. The guests not staying on site will arrive between 1pm and 2pm and leave between 9pm and 10pm. This estimate is based off of a 2pm wedding ceremony.

The estimated cost of the project is 375,000. The majority of the utilities and infrastructure have been constructed as part of the construction of the barn.

I have included with this letter previously approved site plan review, shoreland zoning permit, fire marshal permit and full application for the proposed development.

I look forward to working with you and the board.

Please don't hesitate to contact me with any questions.

Best,

Darren Carey  
[dpcarey1226@gmail.com](mailto:dpcarey1226@gmail.com)  
207 807-2675



### Approval Criteria

1. **Vehicle Access -** Maine Department of Transportation issued a permit for the existing entrance off of route 24/River Road on October 06, 2021. The proposed development will be utilize the existing entrance. The entrance was constructed and maintained in accordance with Maine Department of Transportation standards. I have attached said permit.



# Maine Department of Transportation

**Janet T. Mills**  
Governor

## Driveway/Entrance Permit

**Bruce A. Van Note**  
Commissioner

Permit Number: 30265 - Entrance ID: 1

### LOCATION

**OWNER**  
 Name: **Jon Moody**  
 Address: **426 Augusta-Rockland Road**  
**Windsor, ME 04363**  
 Telephone: **(207)807-2675**

Route: **0024X, River Road**  
 Municipality: **Bowdoinham**  
 County: **Sagadahoc**  
 Tax Map: **R12 Lot Number: 015**  
 Culvert Size: **15 inches**  
 Culvert Type: **metal/plastic**  
 Culvert Length: **36 feet**  
 Date of Permit: **October 06, 2021**  
 Approved Entrance Width: **22 feet**

Date Printed: **October 06, 2021**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Commercial Industrial** at a point **1374 feet South** from **South Pleasant Street**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.067211N, -69.813080W.

S - THE ENCLOSED NOTICE OF AUTHORIZATION TO PROCEED MUST BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE ROADWAY FROM AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ONE MONTH AFTER THE CONCLUSION OF THE CONSTRUCTION.

S - OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY.

S - THE ENTRANCE INCLUDING ALL RADII MUST BE PAVED FROM THE EDGE OF PAVEMENT OF THE HIGHWAY TO THE HIGHWAY RIGHT OF WAY OR TO THE LENGTH OF THE DESIGN VEHICLE, WHICHEVER IS GREATER.

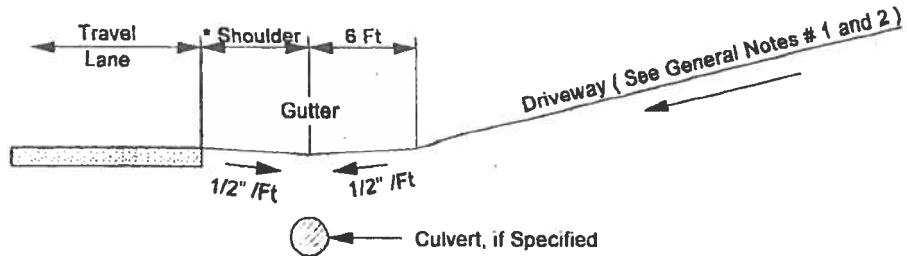
S - PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.

S - ENTRANCE MUST NOT BE USED TO PROVIDE ACCESS TO ANY PORTION OF A SUBDIVISION.

Approved by:  Date: 10/07/21

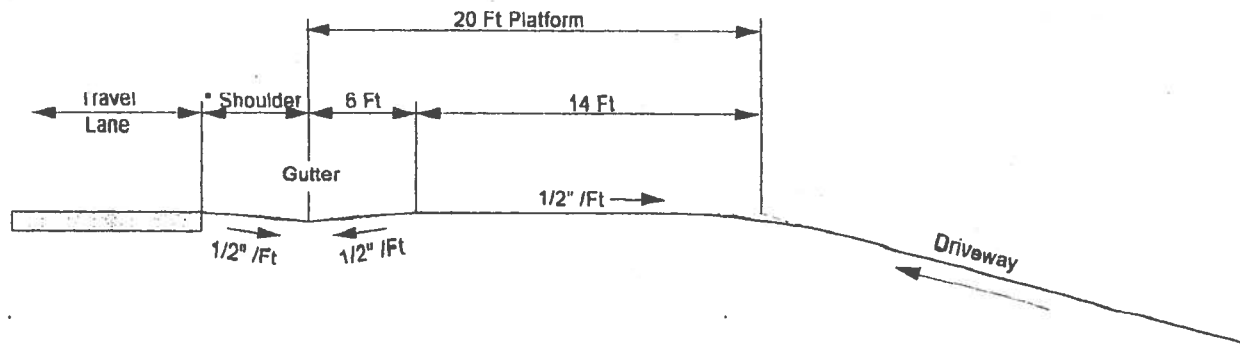
# MaineDOT Entrance/Driveway Details, Continued

## PROFILE Details

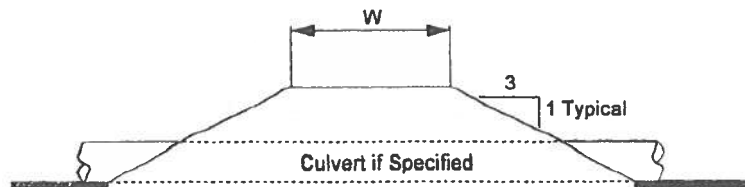


**NOTE :**

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.  
\* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section

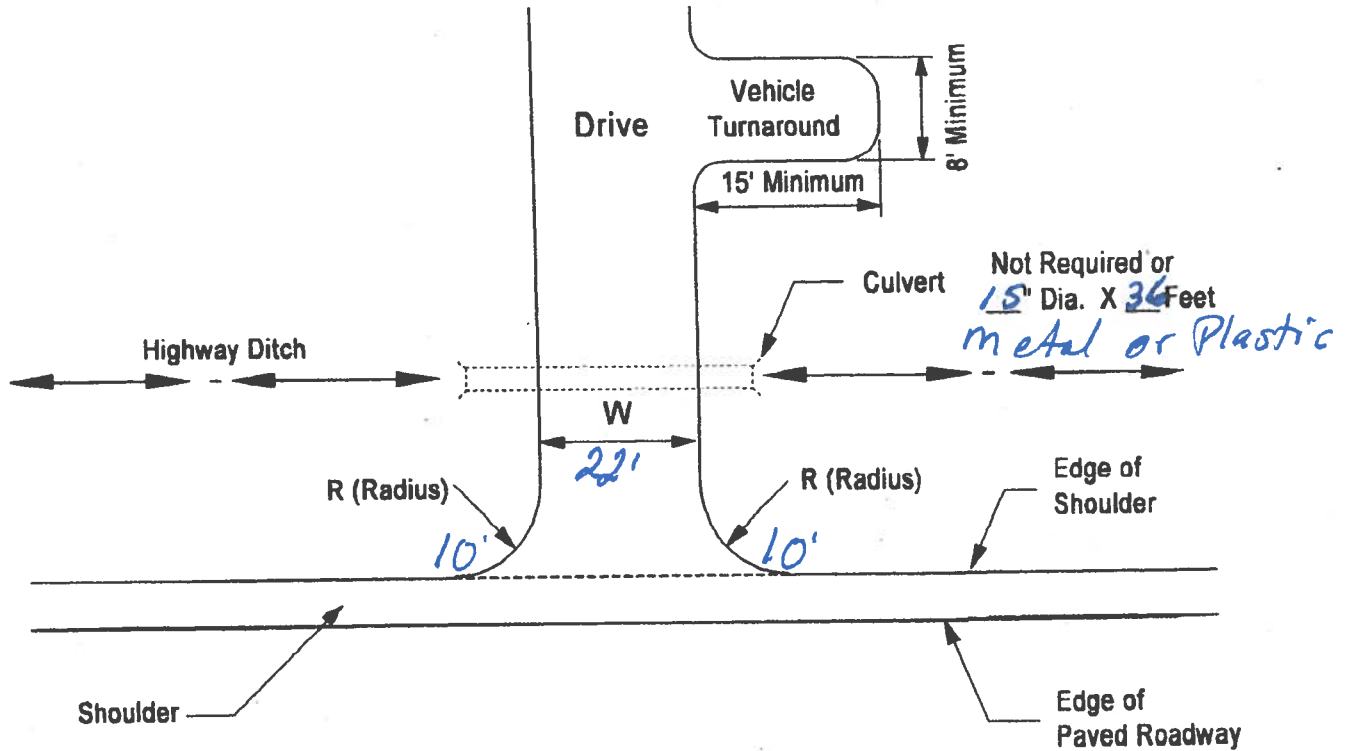




State of Maine  
Department of Transportation

**Entrance / Driveway Details**

PLAN



**GENERAL NOTES -**

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ( 1/2" PER FT. MINIMUM ).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

State of Maine  
Department of Transportation  
Mid Coast Region  
98 State House Station, Augusta, Maine 04333  
Telephone (207) 624-8200 Fax (207) 287-4753

**NOTICE OF AUTHORIZATION TO PROCEED**

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION AT THE  
DEVELOPMENT SITE

A Maine Department of Transportation, Mid Coast Region permit has been issued for this location. Descriptions of the approved development, including conditions of approval, are as specified in Department of Transportation, Mid Coast Region Permit identified below. Copies of the actual permit have been provided to the Permittee and are available for inspection at the Mid Coast Region, Augusta office.

**Permit No: 30265**

**Issued To: Jon Moody**

**Effective Date: October 6, 2021**

**Expiration for Start Up: October 2023**

**Authorized Activity: Entrance Commercial Industrial**

**Location: Bowdoinham County: Sagadahoc**

**Route No. and Road Name: 0024X, River Road**

**Route Log Mile(s): 31.17 RT**

**Culvert Required: 15"X36' Metal or Plastic**

Signed:   
Brian Reeves, Region Engineer  
Maine Department of Transportation, Region 2

**(THIS CERTIFICATE IS NOT A PERMIT)**  
(This notice is printed on weather proof paper)



## **STANDARD CONDITIONS AND APPROVAL**

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

## **FURTHER CONDITION OF THE PERMIT**

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

2. Internal Vehicular Circulation - The existing roadway from Route 24/River Road to the Barn will be utilized to access the new parking area and eleven of the sixteen cabins. The remaining five cabins will be accessed by constructing a new 12 foot gravel roadway that will be constructed in accordance with Article 4.H of the Bowdoinham Land Use Ordinance.  
The new gravel parking area will located off the existing roadway and has be designed by Stephen Roberge of SJR Engineering as shown on the plan.
3. Pedestrian Circulation - Walking trails will be established that will connect the parking area to the barn and cabins. Walking trail will be four-foot-wide and constructed using wood chips.
4. Municipal Services - The development will not have an unreasonable adverse impact on municipal services.
5. Visual Impact - The existing development has maintained a vegetated buffer along all property lines. The proposed parking and cabins will be located more than fifty feet from the south property and maintain a fifty foot(50ft) buffer from all impervious areas.
6. Lighting - The existing exterior lighting are adjustable and shielded to prevent undue glare and to unnecessary lighting of the night sky. The cabins and parking area will be lit by similar means. The entrances to the cabins will be illuminated, this lighting will focus on ground areas adjacent to the entrance.

7. Signage - The existing name signage is located at the entrance on Route 24/River Road. The new proposed signage relates to the handicap parking signs with the parking as shown on the plan.
8. Buildings - The existing buildings consist of a black barn with board and batten siding with a shingle roof. The white cabin has wood siding with a shingle roof. The proposed sixteen-foot(16ft) by sixteen-foot(16ft) cabins will be in three styles. A traditional cabin style with wood siding, pitched and shingled roof, an "A" frame style cabin and a shed roof style cabin.
9. Landscaping - No new landscaping is proposed at this time. Any landscaping to be added at a later date will meet the performance standards.
10. Buffering - As mentioned previously a fifty foot vegetated buffer will be maintained between all impervious areas and property lines excluding the main gravel entrance at Route 24/River Road. The dumpster will be relocated to be adjacent to the proposed parking area and will be screened with the use of natural existing vegetation or fencing.
11. Utilities - The proposed the development will utilize the existing electrical and telecommunications services. The electrical system consists of eight above ground poles and the remaining 200ft to the barn being underground. We propose to come off the last two poles under ground to the cabins adjacent to the existing roadway. The five cabins adjacent to the barn will be supplied with underground electricity from the transformer adjacent to the barn.
12. Water Supply - The existing development is served by a private well. The well was drilled by Scott Temple on August 9, 2022. It is producing approximately 200 gallons per minute. This quantity is adequate to supply enough water for the proposed development. The water will be run underground to the cabins.



## Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

[www.bowdoinham.com](http://www.bowdoinham.com)

Issued 01-28-2022

Expires:

With No Start 01-28-2023

Start 01-28-2024

## BUILDING PERMIT

**No. 22-29**

This is to certify that Hatch Enterprises LLC

Has permission to construct 56ft by 80ft Barn/Venue with a 20ft by 30ft covered patio, a 20ft by 56ft Patio, a 20ft by 40ft Accessory Building and a 30ft by 20ft Camp with a 8ft by 38ft deck and a 8ft by 20ft deck.

Remove an existing Camp

At 1411 River Road in Bowdoinham – Map R12 Lot 015

provided that the person or persons, firm or corporation accepting this permit shall comply with all the provisions of the Statutes of Maine, Rules of the Maine Department of Environmental Protection, Ordinances of the Town of Bowdoinham regulating the construction, maintenance and use of the buildings and structures, and of the application on file, including the following conditions of approval:

1. Erosion & Sediment Control measures must be installed according to Maine Erosion and Sediment Control BMPS, dated March 2003 as required by 38 M.R.S.A. §420-C prior to the commencement of any earthmoving activity.
2. The applicant shall obtain approval from State Fire Marshall prior to occupancy.
3. The required inspections checked on Attachment I of the Building Permit are passed.

  
James Valley, Deputy/Interim Code Enforcement Officer



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

No. 28712

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** BOWDOINHAM WEDDING BARN  
**Location:** 1411 RIVER ROAD, BOWDOINHAM, ME 04008  
**Owner:** DARREN CARREY  
**Owner Address:** DARREN CARREY  
34 HERON POND LN  
FREEPORT, ME 04032-5817

Occupancy Type: Assembly Class <300  
Secondary Use: Storage  
Use Layout: Separated Use  
No Sprinkler System  
Fire Alarm System  
Barrier Free  
Construction Mode: New Building  
Unprotected Wood Frame: Type V (000)  
Final Number of Stories: 2

**Permit Date:** 12/22/2022

**Expiration Date:** 06/21/2023

  
COMMISSIONER OF PUBLIC SAFETY

**Copy 1 - Owner**

13. Sewage Disposal - Mark Hampton has conducted preliminary soil tests at three locations adjacent to the cabins and found adequate soil conditions to support the proposed development. A letter is attached and the proposed locations are shown on the plan.





MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6798

February 13, 2024

Mr. Darren Carey  
Hatch Point Enterprises, LLC  
34 Heron Pond Lane  
Freeport, ME 04032

Re: Preliminary soil evaluation, Hatch Point Event Center Cabins, Bowdoinham, ME

Dear Darren,

I have completed a preliminary soil evaluation on the sixteen cabins proposed for the Hatch Point Event Center, Bowdoinham, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated hand excavated soil test pits in the area of each of the proposed disposal beds. The soils found are moderately well drained marine lacustrine soils, with a limiting factor found at approximately 15 inches. The cabins are a single bedroom and a bath.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area on the parcel for the septic systems proposed for the cabins. A septic design can be completed at some time in the future. The design flow will be 50 gallons per day per cabin, in accordance with the Maine Subsurface Wastewater Disposal Rules. The disposal bed would be 28 Eljen Indrains for the 5 cabin systems and 32 Eljen Indrains for the 6 cabin system. One thousand gallon septic tanks will be used for each system.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.  
Licensed Site Evaluator #263  
Certified Soil Scientist #216

**SOIL PROFILE / CLASSIFICATION INFORMATION** **SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: Hatch Point Event Center      Applicant Name: Hatch Point Enterprises LLC      Project Location (municipality): Bowdoinham

Exploration Symbol # TP-1     Test Pit     Boring     Probe  
 \_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_  
 \_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Dark Brown	F. Sandy Loam	Grand	Friable	
10	Brown	F. Sandy Loam	Weak Sub Ang Blocky	Friable	
20	Olive	Silty Clay Loam	Fine Grandu	Firm	Common and Distinct

Soil Series/Phase Name: **Buxton**      Limiting Factor: 15 "     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth: \_\_\_\_

Drainage Class:     ED     SED     WD     MWD  
 SPD     PD     VPD      Slope: 4 Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_  
 Soil Group: \_\_\_\_

Exploration Symbol # TP-2     Test Pit     Boring     Probe  
 \_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_  
 \_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Dark Brown	F. Sandy Loam	Weak Angular	Very Friable	
10	Brown	F. Sandy Loam	Sub Ang Blocky	Friable	
20	Olive Gray	Silty Clay Loam	Thin Platy	Firm	Common and Distinct

Soil Series/Phase Name: **Buxton**      Limiting Factor: 16 "     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth: \_\_\_\_

Drainage Class:     ED     SED     WD     MWD  
 SPD     PD     VPD      Slope: 4 Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_  
 Soil Group: \_\_\_\_

Exploration Symbol # TP-3     Test Pit     Boring     Probe  
 \_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_  
 \_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	Dark Brown	Silt Loam	Fine Grandul	Friable	
10	Brown	Silt Loam	Weak Sub Ang Blocky	Friable	
20	Gray Brown	Silty Clay Loam	Thin Platy	Firm	Common and Distinct

Soil Series/Phase Name: **Buxton**      Limiting Factor: 15 "     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth: \_\_\_\_

Drainage Class:     ED     SED     WD     MWD  
 SPD     PD     VPD      Slope: 6 Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_  
 Soil Group: \_\_\_\_


Exploration Symbol # \_\_\_\_     Test Pit     Boring     Probe  
 \_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_  
 \_\_\_\_ " Depth:     of exploration, or     to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0					
10					
20					

Soil Series/Phase Name: \_\_\_\_      Limiting Factor: \_\_\_\_ "     Groundwater  
 Restrictive Layer  
 Bedrock  
 Depth: \_\_\_\_

Drainage Class:     ED     SED     WD     MWD  
 SPD     PD     VPD      Slope: \_\_\_\_ Percent    Hydric Soil:  No     Yes    Hydrologic: \_\_\_\_  
 Soil Group: \_\_\_\_

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

  
 Signature  
 Mark J. Hampton  
 Name Printed

02/13/2024  
 Date  
CSS 216/ LSE 263  
 SS License No.

affix professional seal

14. Fire Protection - Each cabin will be supplied with a smoke detector smoke alarm. They will be constructed with egress windows. The cabins will be easily accessed by Fire equipment by the existing roadway and proposed gravel access.



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

No. 28712

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

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**Owner:** DARREN CARREY  
**Owner Address:** DARREN CARREY  
34 HERON POND LN  
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Occupancy Type: Assembly Class <300  
Secondary Use: Storage  
Use Layout: Separated Use  
No Sprinkler System  
Fire Alarm System  
Barrier Free  
Construction Mode: New Building  
Unprotected Wood Frame: Type V (000)  
Final Number of Stories: 2

**Permit Date:** 12/22/2022

**Expiration Date:** 06/21/2023

  
COMMISSIONER OF PUBLIC SAFETY

15. Capacity of Applicant - The property is owned by Justin M. Fletcher Inc and leased by Hatch Point Enterprises, LLC. I have attached both the deed and lease. Hatch Point Enterprises, LLC in partnership with Justin M. Fletcher Inc has the financial capacity to carry out and complete the proposed project with a three year period. The existence of the wedding barn and the almost full calendar of events in 2024 demonstrates our technical ability as a team to carry out the project

2023R-00846

TRANSFER TAX PAID

BOOK - PAGE

SAGADAHOC COUNTY MAINE

LYNN C MOORE, REGISTRAR

E-RECORDED ON

02/28/2023 11:56 AM

PAGES: 2

DLN: 1002340227567

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **HATCH POINT ENTERPRISES LLC**, a Maine limited liability company, with a mailing address of 34 Heron Pond Lane, Freeport, Maine 04032, for consideration paid, grants to **JUSTIN M. FLETCHER INC.**, a Maine corporation, with a mailing address of 108 Winn Road, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land and improvements in the Town of Bowdoinham, County of Sagadahoc and State of Maine, described as follows:

Certain lots or parcels of land, with any buildings or improvements thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, more particularly bounded and described as follows:

Parcel One: Beginning at Kennebec River, at north line of land now or formerly of Donald B. Grant thence running by the north line of said Grant to the County Road, leading from Richmond Village to Bowdoinham Village; thence southerly on said Road to land now or formerly of William Thomas, his north line; thence westerly, after crossing said Road, west, northwest to land formerly of Hartley Hunter, now or formerly of George N. Libby; thence northerly by said Libby's land to the south line of land of said George N. Libby; thence by said Libby's land to Kennebec River; thence down said River; to first mentioned bound, containing one hundred acres of land, more or less, reserving from the operation of said deed a small piece of land, on the westerly side of said Bowdoinham Road, and being somewhere between a quarter of one acre and one half acre, and being where said Grants dwelling house now stands.

Parcel Two: Also, another lot or parcel of land, with any buildings or improvements thereon, situated in said Bowdoinham, bounded and described as follows: Commencing on the west side of the Maine Central Railroad, so-called, at a point where the Carding Machine Road, so-called, crosses said Railroad; thence west, northwest by the south line of said Carding Machine Road, to land formerly owned by Ara Brooks, now or formerly owned by George N. Libby; thence south, southwest by said land formerly owned by said Brooks, twenty rods, to land now or formerly owned by the widow and heirs of John B. Stuart thence east southeast to said Railroad, formerly the Kennebec and Portland Railroad; thence northerly and easterly by said Railroad to the first mentioned bound.

EXCEPTING from the above-described premises, those lots or parcels of land described in the foregoing instruments:

1. Quitclaim Deed of Jon Moody to Chad Curtis dated November 3, 2016, and recorded in the Sagadahoc County Registry of Deeds in Book 2016R-08651, as corrected by Corrective Quitclaim Deed dated December 8, 2016, and recorded in said Registry of Deeds in Document No. 2016R-09553;
2. Warranty Deed of Jon N. Moody to Carissa A. Miller and Jason J. Jefferson dated September 12, 2017, and recorded in the Sagadahoc County Registry of Deeds in Document No. 2017R-06602; and
3. Warranty Deed of Jon N. Moody to Sarah Hildreth, Trustee of The Eagle Hill Farm Trust, said deed dated December 23, 2020, and recorded in the Sagadahoc County Registry of Deeds in Document No. 2020R-10363.

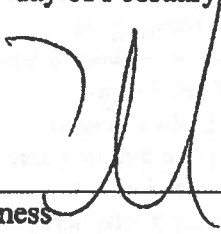


Being the same premises conveyed to Hatch Point Enterprises, LLC by virtue of a Warranty Deed from Jon N. Moody, dated October 13, 2021 and recorded in the Sagadahoc County Registry of Deeds in Document No. 2021R-08896.

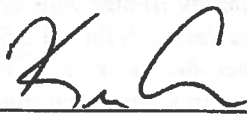
The above-described premises are conveyed subject to an Easement from Hatch Point Enterprises, LLC to Central Maine Power Company and Northern New England Telephone Operations LLC d/b/a Consolidated Communications-NNE, dated May 10, 2022, and recorded in the Sagadahoc County Registry of Deeds in Document No. 2022R-03390.

Further EXCEPTING from the above-described premises, the personal and real equipment conveyed to Central Maine Power Company and Northern New England Telephone Operations LLC d/b/a Consolidated Communications-NNE from Hatch Point Enterprises, LLC by virtue of a Line Extension Conveyance, dated May 10, 2022, and recorded in the Sagadahoc County Registry of Deeds in Document No. 2022R-03391.

IN WITNESS WHEREOF, Hatch Point Enterprises LLC, has caused this instrument to be signed and sealed in its company name by Kelly Carey, thereunto duly authorized, this 28<sup>th</sup> day of February, 2023.

Witness 

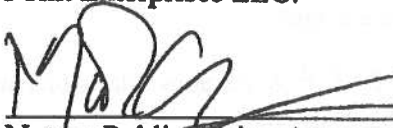
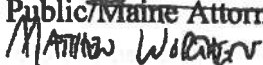
HATCH POINT ENTERPRISES LLC

By:   
Kelly Carey  
Its: Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

February 28, 2023

Then personally appeared before me the above named Kelly Carey, Member of Hatch Point Enterprises LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Hatch Point Enterprises LLC.

  
Notary Public/Maine Attorney at Law  
Name:   
Commission Expiration:

16. Shoreland - There is no new development in the Shoreland Zone.
17. Floodplain - There is no new development in the Floodplain.
18. Wetlands & Waterbodies- The proposed development will require a permit by rule from Maine Department of Environmental Protection for the stream crossing for the proposed twelve foot (12ft) gravel roadway adjacent the existing barn. Erosion control as outlined on the submitted plans will be utilized. A copy of the Permit By Rule application is attached.
19. Historical & Archaeological - Bertrand Pelletier, Jr., of Backwoods Archaeological Resource Consulting, LLC conducted a prehistoric archaeological survey on October 29, 2021 as requested by Maine Historical Preservation Commission. The results came back negative. Letter from Kirk F. Mohny is included.



MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

JANET T. MILLS  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR

November 8, 2021

Mr. Darren Carey  
Hatch Point Enterprises  
via email [dpcarey1226@gmail.com](mailto:dpcarey1226@gmail.com)

RE: MHPC # 1709-21, River Road, Bowdoinham, wedding venue

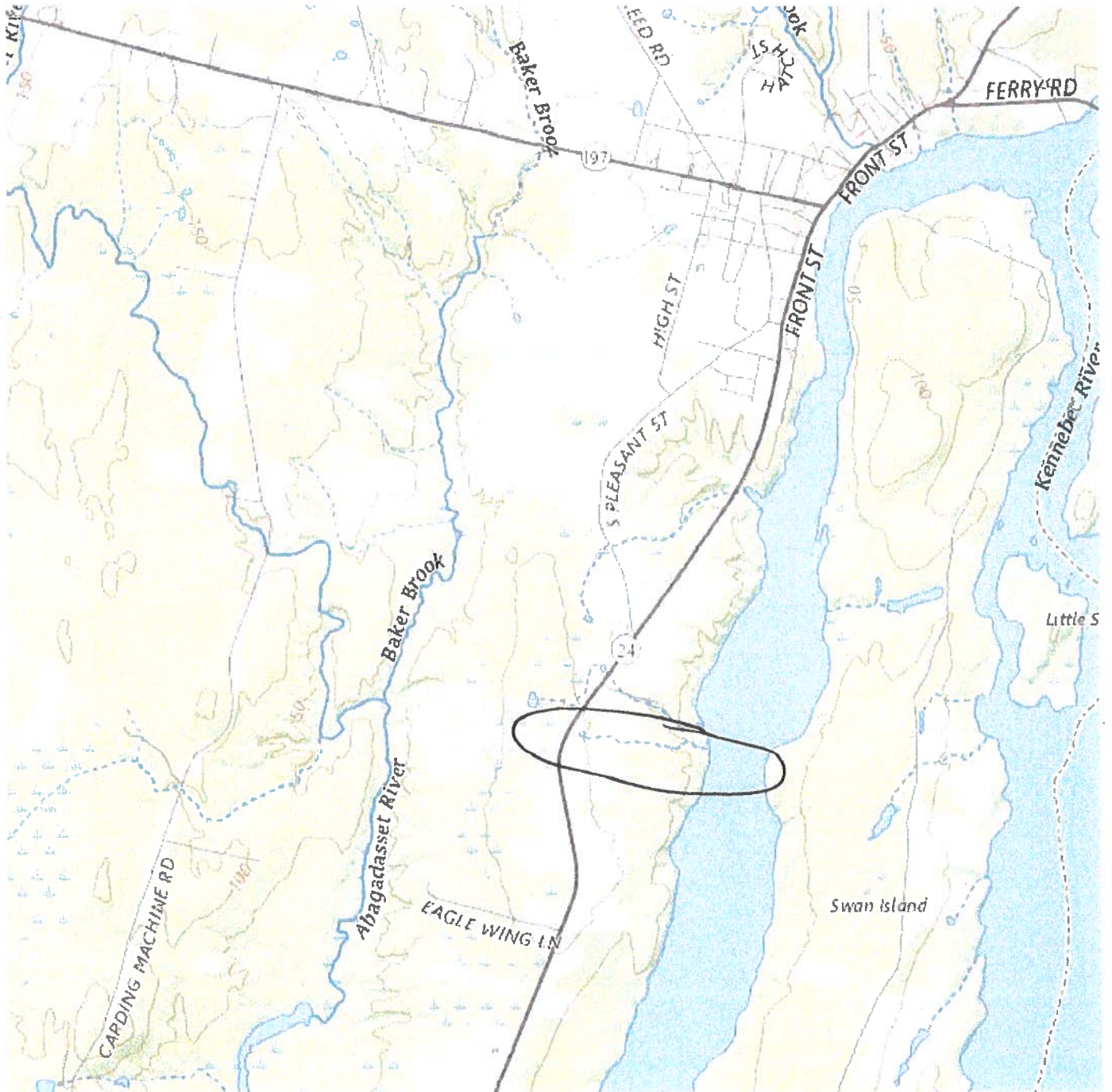
Dear Mr. Carey:

My staff archaeologist, Dr. Arthur Spiess, has reviewed the archaeological survey report for this project by Bertrand Pelletier, dated November 5, 2021. The report is acceptable as written, and we agree with the conclusions in the report (no archaeological sites present).

I find that there will be no historic or archaeological properties affected by the proposed dock/pier and access road for the wedding venue project.

Sincerely,

Kirk F. Mohney  
State Historic Preservation Officer



○ - PROJECT LOCATION



**Results of Prehistoric Reconnaissance Survey in Sagadahoc, County at R12-015,  
Bowdoinham, Maine**

**MHPC # 1709-21**



**Presented by: Backwoods Archaeological Resource Consulting, LLC  
for  
Hatch Point Enterprises, LLC**

Prepared by Bertrand Pelletier Jr.

November 5, 2021



BACKWOODS ARCHAEOLOGICAL  
RESOURCE CONSULTING.  
40 Field Avenue  
Auburn, ME 04210





BACKWOODS ARCHAEOLOGICAL  
RESOURCE CONSULTING LLC.  
40 Field Avenue  
Auburn, ME 04210

PHONE 207-376-6929

**Project Overview Information Sheet:**

Project Name: Prehistoric Reconnaissance Survey in Sagadahoc County at R12-015, Bowdoinham, ME. MHPC # 1709-21.

Location: City/County: Bowdoinham/Sagadahoc.

USGS Quadrangle: Richmond.

UTM Coordinates East/North: 435448.782/4879457.271 (STP Location 1).

Type of Investigation: Prehistoric Reconnaissance.

Principal Investigator: Bertrand G. Pelletier Jr.

Reporter: Bertrand G. Pelletier Jr.

Did survey cover entire area of direct and indirect environmental impact of project?  
 Yes \_\_\_ No. If "no", attach explanation.

Dates of Fieldwork: October 29, 2021.

Attach list of personnel on survey team. All work conducted by B. Pelletier.

Repository for notes: Backwoods Archaeological Resource Consulting  
40 Field Ave. Auburn, Maine 04210.

Repository for artifacts: N/A No artifacts recovered.

**Prehistoric Reconnaissance at R12-015, Bowdoinham, Maine (MHPC # 1709-21)**

The following pertains to the request for Phase 1 prehistoric evaluation of potential cultural resources, prescribed to Hatch Point Enterprises, LLC, by the Maine Historic Preservation Commission (MHPC), in October of 2021. The MHPC# 1709-21 Project Area is located on the eastern side of River Road in Sagadahoc County, on map lot R12-015 in Bowdoinham, Maine (Figure 1). The proposed activities include the installation of an access road and seasonal boat dock, leading east from the property to the Kennebec River. The surficial geology of the Richmond quadrangle indicates that soils are derived from the Presumpscot Formation (Pp). According to the NRCS Web Soil Survey the Project Area is composed of Buxton silt loam (BuC2), normally found on moderate slopes.

**Project Location Map: MHPC# 1709-21 (R12-015, Bowdoinham, ME)**

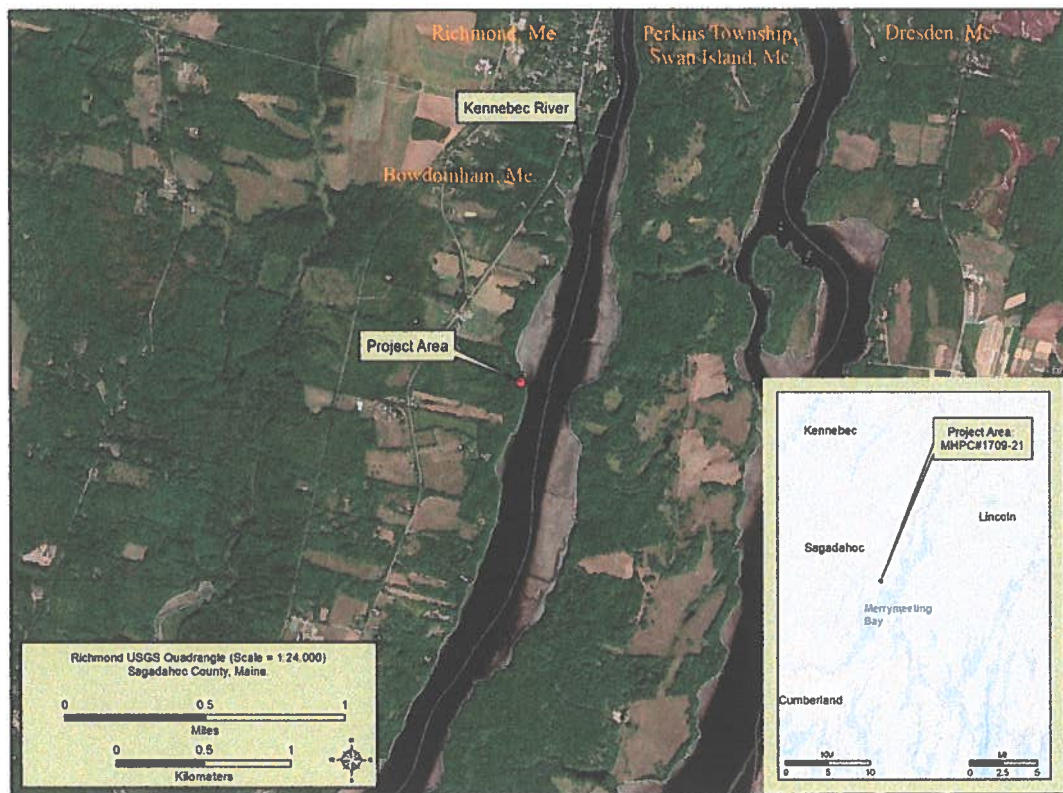
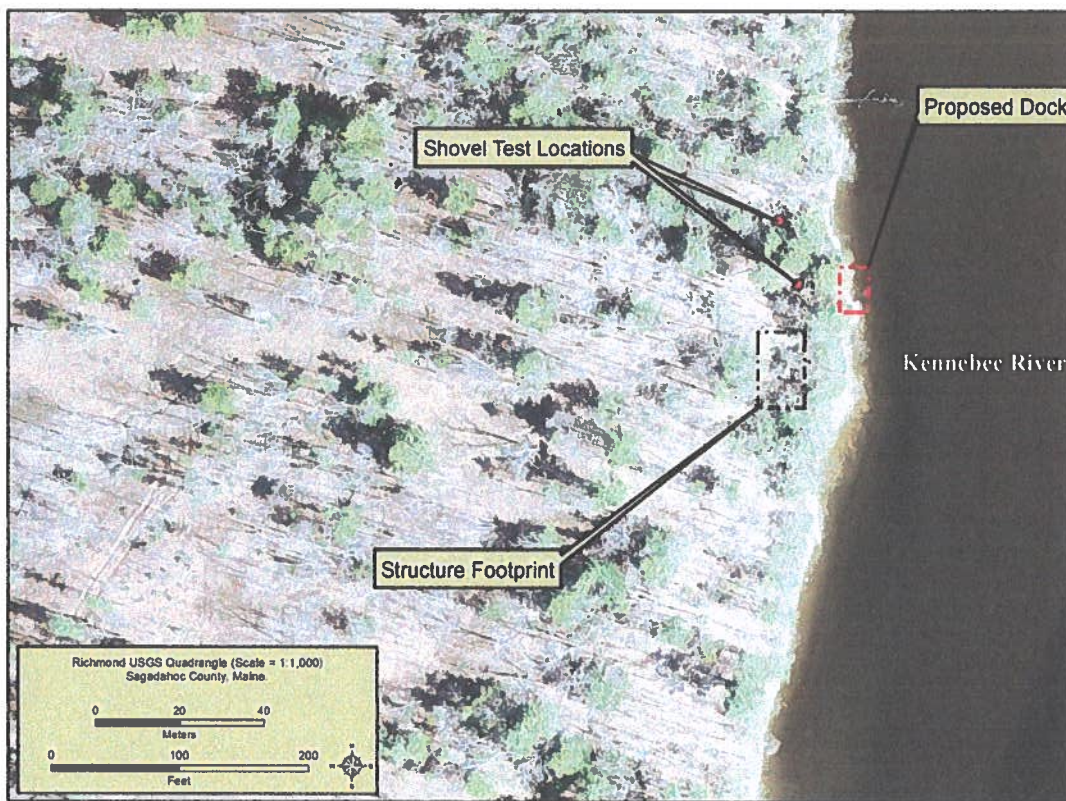


Figure 1: Project Location Map.

To understand better the proposed actions, Pelletier met with the landowner at the site on October 29, 2021, and the information provided was incorporated into the subsequent reconnaissance survey. The landscape slopes downhill moderately to the northeast to the proposed dock location, where the shoreline is vegetated and stable, with a minor drop-off to the inter-tidal zone. Remnants of a dilapidated camp structure and evidence of mechanized ground disturbance associated with the structure footprint (Figure 2).

**Project Area Setting: MHPC# 1709-21 (R12-015, Bowdoinham, ME)**



Subsurface evaluation of the area north of the structure remnants consisted of two negative shovel tests, revealing a profile conforming with the Buxton silt loam series. Upper horizons of brown hues are heavily bioturbated and boundaries are ephemeral, until 65 cm below the surface, where a distinct change to light olive silty clay occurs.

**Recommendations and Conclusions:**

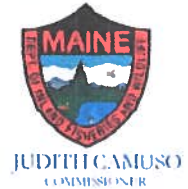
In summary, the results of the prehistoric reconnaissance survey for MHPC # 1709-21 (map lot R12-015, Bowdoinham) identified a single area suitable for subsurface, prehistoric testing. Two standard sized shovel tests were employed along the vegetated shoreline adjacent to the proposed dock location: the results of the tests were negative, and the sloping topography leading to the dock is not suitable for prehistoric activities. Therefore, it is recommended that no further archaeological work is required and that the proposed activities associated with project MHPC # 1709-21 will have no impact on the prehistoric cultural resources of the region.

20. Groundwater - Due to the proposed development and location in relation to abutting properties the proposed development will not have an adverse impact on the quality or quantity of groundwater available to abutters.
21. Wildlife Habitat - The proposed development will not have an adverse effect on wildlife. The roadway crossing the stream adjacent to the barn will require a permit by rule from Maine DEP. The stream crossing will be constructed in accordance to DEP's standards.
22. Natural Areas - Maine Natural Areas program identified an area to the north of the property as a unique natural area. The proposed development is not located near the identified area. I have attached the letter dated November 8, 2021.





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



November 8, 2021

Darren Carey

**RE: Information Request – Wedding Venue Project, Bowdoinham**

Dear Darren:

Per your request received on October 14, 2021, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Wedding Venue* project in Bowdoinham.

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

***Endangered, Threatened, and Special Concern Species***

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored 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 migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

***Significant Wildlife Habitat***

Significant Vernal Pools - At this time, MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools in the project search area; however, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, 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 Agency for review well before to the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

Tidal Waterfowl Wading Bird Habitat (TWWH) – This search area includes TWWH, a Significant Wildlife Habitat under Maine's Natural Resources Protection Act. TWWHs provide important feeding and/or breeding habitat for diverse waterfowl and wading bird species. Birds utilize intertidal mudflats, eelgrass, and mussel beds to forage for aquatic invertebrates, a primary food source, and maintaining natural tidal flow is essential to maintaining healthy intertidal areas and food sources to support waterfowl

and wading bird species. We recommend this area be avoided and that you design your project to provide as much undisturbed buffer as possible to protect this habitat.

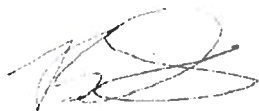
### ***Fisheries Habitat***

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries 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. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e. natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should 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 fish and fisheries habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

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 agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

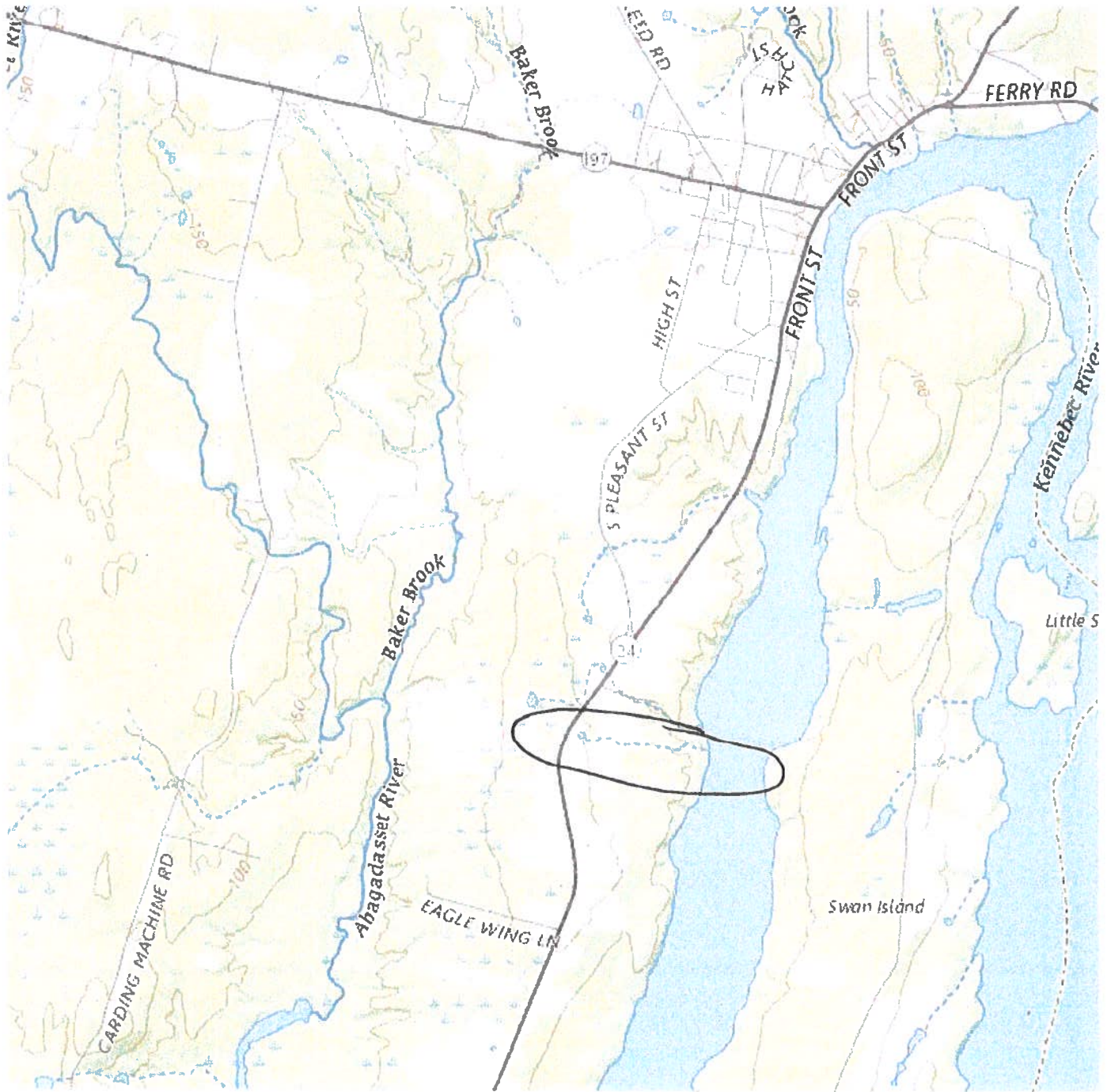
Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Becca Settele  
Wildlife Biologist



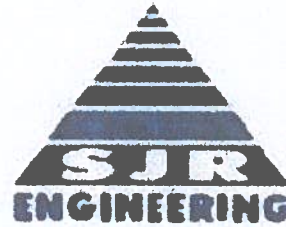


○ - PROJECT LOCATION

23. **Environmental Impact** - The proposed development will not have undue adverse effect on the environment, this will be achieved by limiting the amount of tree and vegetation removal. This is in keeping with our desire to maintain as much of a buffer as possible to lessen our impact on abutters.
24. **Solid Waste Management** - The dumpster will be relocated to be adjacent to the proposed parking area and will be screened with the use of natural existing vegetation or fencing.
25. **Hazardous, Special & Radioactive Materials** - The proposed development will not produce any hazardous, special & radioactive materials.
26. **Air Quality** - The proposed development will create no odors.
27. **Water Quality** - The proposed development will not result in water pollution.
28. **Stormwater** - The proposed development will provide for the collection and disposal of all stormwater that runs off roadways, parking area, roofs and other impervious areas. Stephen Roberge, PE of SJR Engineering Inc. has provided letter narrative regarding stormwater quantity and quality. The submitted plans also outlines methods and areas related to stormwater management.

March 1, 2024

Kelly and Darren Carey  
Hatch Point Enterprises  
34 Herron Pond Lane  
Freeport, Maine



Re: Bowdoinham Wedding Barn Venue  
Stormwater Quantity/Quality Narrative

Dear Kelly and Darren,

The Bowdoinham Wedding Barn Venue is proposing to expand the existing facility at 1411 River Road in Bowdoinham, Maine. The proposed design is to construct 16 new cabins on posts for facility events. A new path will be constructed leading to cabins 1 through 5 adjacent to the "The Barn". Access to the 6 through 16 cabins will come from the existing gravel access road leading to the main facility. The existing 90 space parking area will be relocated further from Kennebec River. It is anticipated that this projects site infrastructure will be started in 2024.

#### Existing Site Conditions

The existing site consists of woods/brush within the parcels proposed disturbed area. The property land has been surveyed by Boundary Engineering Survey Technology. The developed parcel does not lie within the 100-year floodplain. Wetlands have been identified and shown on the design plans. The slope of the property varies but is generally at a 6% slope.

#### Soils

Soils delineation was taken from the medium intensity soils maps of the Somerset County Soil Survey. I have overlaid the proposed developed site onto this map. Soils are identified as being Buxton Silt Loam (hydro group "C"), and Lamoine Buxton Silt Loam (hydro group "C").

#### Stormwater Quality

The proposed expansion has 4,096 sf of buildings on posts spread throughout the parcel. We anticipate water from each of the 16 cabins to infiltrate into the ground and surrounding woods. However, we have provided 2 stone berm level spreaders for the relocated 35,924 sf parking area. We have designed a 100' long and a 50' long level spreader that

discharges through a 75' long wooded buffer area prior to reaching the stream.

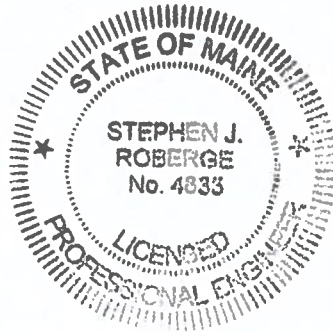
**Stormwater Quantity**

Stormwater runoff remains within the parcel site and flows directly into the Kennebec River. Chapter 500 of the Stormwater rules indicates an exemption is granted for flows into the river. No stormwater detention is proposed

Please feel free to contact me if you have any questions concerning the calculations of stormwater from this project. It is important to note that proper erosion control and revegetation of disturbed areas are essential for the proper operation of the stormwater facilities. Maintenance of the yard stone topping material and careful attention to the gravel topping/seeded interface must be a top priority in order for the system to function properly. Thank you for involving this firm on your project.

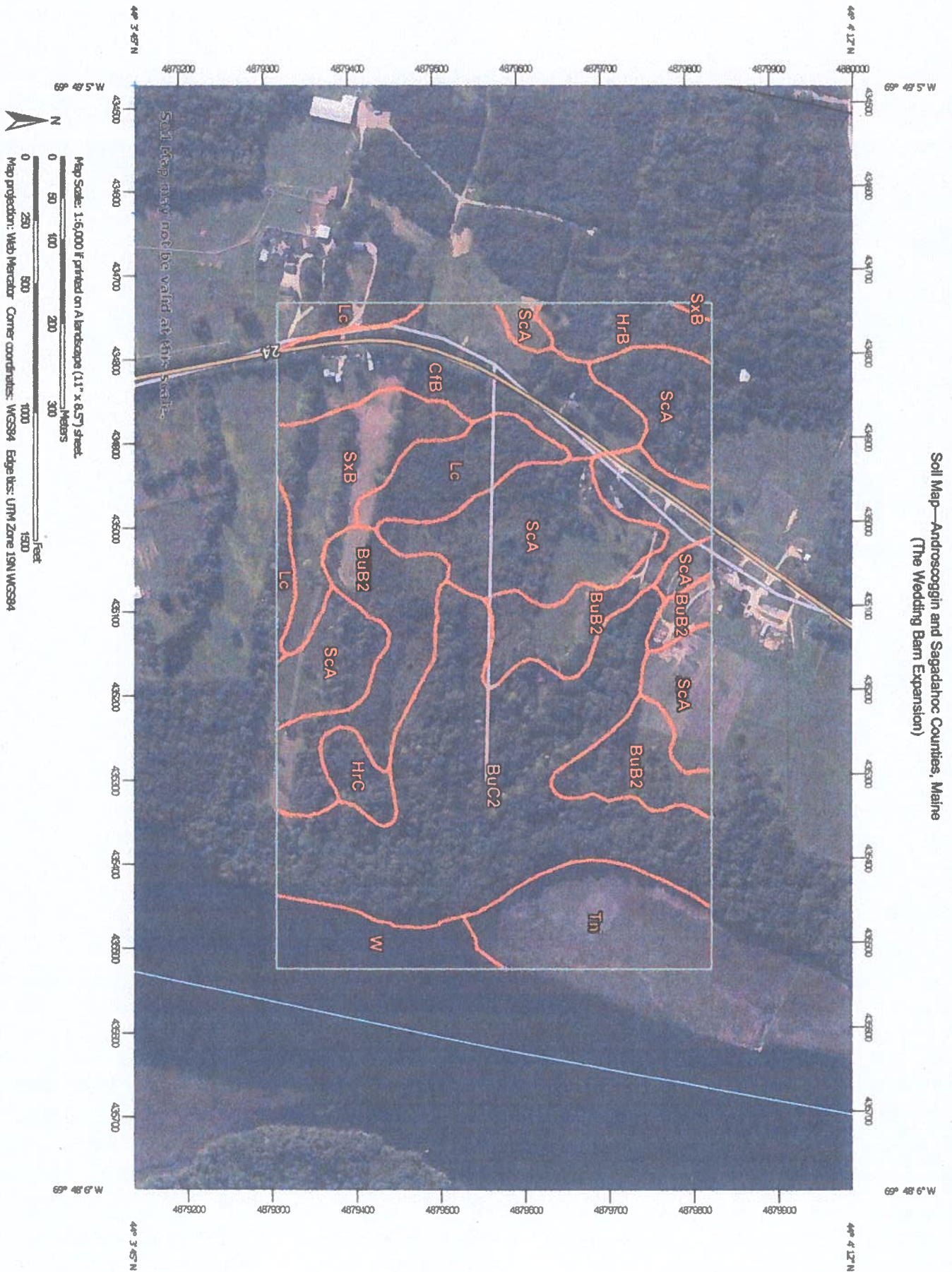
Sincerely yours,

*Stephen Roberge*  
Stephen Roberge, PE  
for SJR Engineering Inc.















































Soil Map—Androscoggin and Sagadahoc Counties, Maine  
(The Wedding Barn Expansion)



Soil Map may not be valid at 101% scale.

Map Scale: 1:6,000 if printed on A landscape (11" x 8.5") sheet.  
 0 50 100 200 300 Meters  
 0 250 500 1000 1500 Feet  
 Map projection: Web Mercator Corner coordinates: WGS84 Edge lbs: UTM Zone 18N WGS84

## MAP LEGEND

	Area of Interest (AOI)		Soil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscogin and Sagadahoc Counties, Maine

Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
BuB2	Lamoine-Buxton complex, 0 to 8 percent slopes	17.5	17.3%
BuC2	Buxton silt loam, 8 to 15 percent slopes	25.5	25.2%
CfB	Charlton fine sandy loam, 0 to 8 percent slopes	10.6	10.5%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	2.8	2.8%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	1.5	1.5%
Lc	Leicester fine sandy loam	6.3	6.2%
ScA	Scantic silt loam, 0 to 3 percent slopes	19.0	18.7%
SxB	Sutton loam, 0 to 8 percent slopes	6.8	6.7%
Tn	Pemaquid, Todds point, and Damariscotta soils, 0 to 2 percent slopes	7.3	7.2%
W	Water	3.9	3.8%
<b>Totals for Area of Interest</b>		<b>101.2</b>	<b>100.0%</b>



**Table 6**  
**Sizing Requirements for buffer with 0–8% slope and stone bermed level lip spreader**

Hydrologic Soil Group	Length of flow path through buffer (feet)	Berm length for a forested buffer (feet)		Berm length for a meadow buffer (feet)	
		Per acre of impervious area	Per acre of lawn	Per acre of impervious area	Per acre of lawn
Soil Group A	75	75	25	125	35
	100	65	20	75	25
	150	50	15	60	20
Soil Group B	75	100	30	150	45
	100	80	25	100	30
	150	65	20	75	25
Soil Group C sandy loam or loamy sand	75	125	35	150	45
	100	100	30	125	35
	150	75	25	100	30
Soil Group C silt loam, clay loam or silty clay loam	100	150	45	200	60
	150	100	30	150	45
Soil Group D non-wetland	150	150	45	200	60

4. Design specifications and sizing tables for a buffer adjacent to the downhill side of a road. A buffer adjacent to a disturbed area of less than one acre that continues to be a road may only be used when a buffer is located such that the runoff from the road surface and shoulder sheets immediately into a buffer. Required buffer design and sizing for this type of buffer does not vary with soil type or slope, except that a buffer meeting this standard is not allowed on soils identified as wetland soils or on natural slopes in excess of 20%, unless the Department finds that the buffer will have adequate adsorptive capacity, and measures have been included to ensure that runoff remains well-distributed as it passes through the buffer. Sizing depends on the vegetative cover type of a buffer and the number of travel lanes draining to a buffer as indicated in Table 7.

29. **Sedimentation & Erosion Control** - The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies. The submitted plans outline methods and locations of Sedimentation and Erosion Control.
30. **Noise** - The existing development and proposed development will continue to keep noise to a minimum between 9 p.m. and 6 a.m.
31. **Compliance with Ordinances** - The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances.
32. **Town Plans & Vision Statements** - The proposed development is consistent with the intent of the Towns Plans.

## Matt James

---

**From:** Legal Services Dept <legal@memun.org>  
**Sent:** Wednesday, March 20, 2024 9:06 AM  
**To:** Matt James  
**Subject:** RE: Bowdoinham - Are hotels subdivisions?

Matt,

We have long advised that hotel and motel units generally don't qualify as "dwelling units" under 30-A M.R.S. § 4401 based on the Maine Supreme Court's decision in *Town of York v. Cragin*, 541 A.2d 932 (Me. 1988). First, dwelling units generally have, and your municipality's subdivision definition requires dwelling units to have "independent living, cooking, sleeping, bathing and sanitary facilities." Some motel and hotel units may not meet that definition. Second, rental of hotel and motel rooms is generally "transient" in nature and on a short-term basis which was part of the basis for the court's decision in *Town of York v. Cragin*.

I hope this helps. Let me know if you have any further questions.

Best,

Sarah

---

**Sarah J. Jancarik, Staff Attorney**  
**MMA Legal Services Department**



**MAINE MUNICIPAL**  
**ASSOCIATION SINCE 1936**

Maine Municipal Association  
60 Community Drive, Augusta, ME 04330  
Phone: 207-623-8428  
1-800-452-8786  
FAX: 207-624-0187  
[legal@memun.org](mailto:legal@memun.org)

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---

**From:** Legal Services Dept <legal@memun.org>  
**Sent:** Tuesday, March 19, 2024 1:57 PM  
**To:** Matt James <CEO@bowdoinham.com>  
**Subject:** Bowdoinham - Are hotels subdivisions?

MMA Legal Services has received your inquiry. It has been assigned to one of our attorneys who will respond as soon as possible. Our normal response times vary depending on the volume of inquiries, the nature and complexity of your inquiry, and current staffing. We appreciate your understanding and cooperation.

If you have a specific deadline, please let us know. We will make every effort to accommodate your needs.

Thank you.

Sincerely,

---

**Jackie Kresser**  
**Legal Services Department**



**MAINE MUNICIPAL**  
**ASSOCIATION SINCE 1936**

60 Community Drive, Augusta, ME 04330  
Phone: 207-623-8428  
1-800-452-8786  
FAX: 207-624-0187  
[legal@memun.org](mailto:legal@memun.org)

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---

**From:** Matt James <[CEO@bowdoinham.com](mailto:CEO@bowdoinham.com)>  
**Sent:** Tuesday, March 19, 2024 1:40 PM  
**To:** Legal Services Dept <[legal@memun.org](mailto:legal@memun.org)>  
**Subject:** Bowdoinham - Are hotels subdivisions?

Good afternoon,

A dwelling unit in MRS Title 30-A, §4401, is defined as “any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, apartments and time-share units.”

Are hotels and motels considered dwelling units per this definition, and would a hotel or motel be subject to review as a subdivision?

Matthew James  
Code Enforcement Officer  
13 School Street  
Bowdoinham, ME 04008  
[ceo@bowdoinham.com](mailto:ceo@bowdoinham.com)  
666-5531

**NOTES**

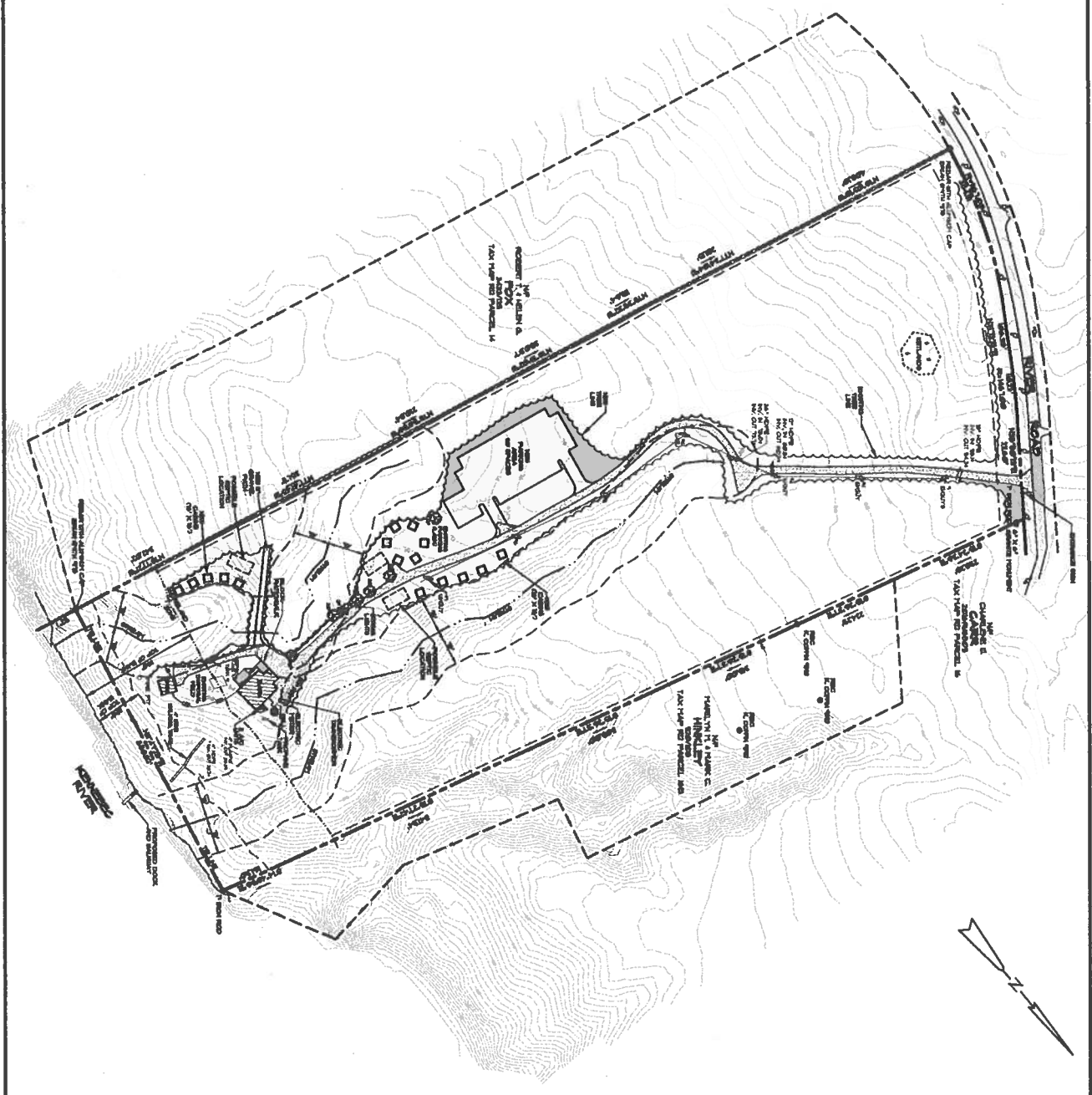
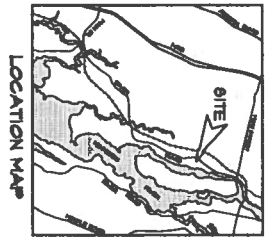
- 1) BOUNDARY AND ELEVATION CONDITIONS ARE BASED UPON A FIELD SURVEYED CONTOUR PLAN - ELEVATION POINTS IN BOUNDARY AND ELEVATION POINTS IN CONTOUR PLAN ARE INDICATED BY BOUNDARY AND ELEVATION POINT SYMBOLS.
- 2) TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE MAINE OFFICE OF SURVEYING AND MAPPING - JUSTIN M. FLETCHER, INC.
- 3) CENTER OF GRAVITY - JUSTIN M. FLETCHER, INC. DATA FOR LOT 9.
- 4) THE PROJECT IS LOCATED IN THE ZONING DISTRICT OF ZONING DISTRICT 10 - BARN AT HATCH POINT.
- 5) ALL ELEVATIONS ARE BASED ON THE BENCH MARK INDICATED ON THE PLAN.

**LEGEND**

- BOUNDARY LINE (DASHED LINE)
- BOUNDARY LINE (SOLID)
- BOUNDARY CENTER
- BOUNDARY THIS LINE
- BOUNDARY UTILITY POLE
- BOUNDARY UTILITY LIGHT
- BOUNDARY SIDEWALK SELECTED
- BOUNDARY SIDEWALK
- BOUNDARY PAVEMENT
- BOUNDARY GRAVEL

**PHASE 2 MASTER PLAN**

TOTAL PROJECT AREA: 200 ACRES  
 PROJECTED IMPROVEMENTS:  
 1. AREA OF PAVEMENT  
 2. AREA OF SIDEWALK



**PHASE 2 - MASTER PLAN**  
**BARN AT HATCH POINT**  
**1411 RIVER ROAD, BOUDOINHAM**  
 PREPARED FOR  
**JUSTIN M. FLETCHER, INC.**  
 100 WALK ROAD - FALMOUTH, ME 04490

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04269  
 (207) 242-6248 tel  
 elava@sjreng.com

REV.	BY	DATE	CHANGES

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

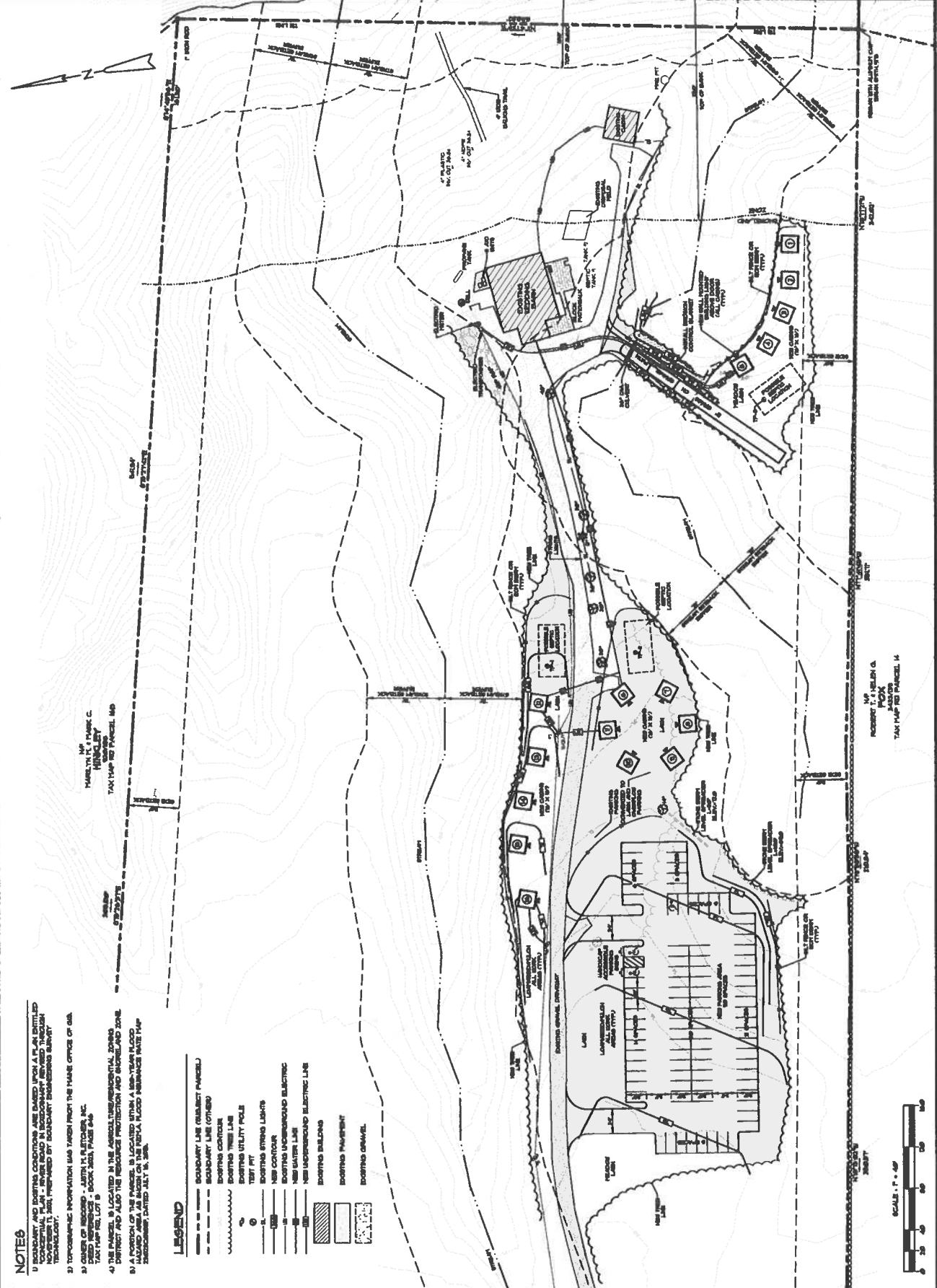
SHEET 1

**NOTES**

- 1) THE SURVEY CONDITIONS ARE BASED UPON AS SHOWN ON THE ATTACHED CONVEYANCE PLAN - RIVER ROAD IN ACCORDANCE WITH THE RECORDING INSTRUMENTS, AND PREPARED BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY.
- 2) TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE PLATTE OFFICE OF G.S.
- 3) OWNER OF RECORD - JOHN M. FLETCHER, INC.  
TAX MAP REF. LOT 9 BOOK 2881 PAGE 646
- 4) THE PARCEL IS LOCATED IN THE AGRICULTURE/RESIDENTIAL ZONING DISTRICT AND ALSO THE RESILIENCE PROTECTION AND BORELAND ZONE.
- 5) A PORTION OF THE PARCEL IS LOCATED WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP DATED JULY 16, 2015.

**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- BOUNDARY CENTER
- EXISTING TIE LINE
- EXISTING UTILITY POLES
- EXISTING TIE POINT
- EXISTING STENO LIGHTS
- NEW CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- NEW WATER LINE
- NEW UNDERGROUND ELECTRIC LINE
- ▨ EXISTING BALCONY
- ▨ EXISTING PAVEMENT
- ▨ EXISTING DRIVEWAY



NO. 14 LABEL IS FOR PARCEL 14 TAX MAP FOR PARCEL 14

NO. 14 LABEL IS FOR PARCEL 14 TAX MAP FOR PARCEL 14

REV	DATE	DESCRIPTION
1	10/24/24	ISSUE FOR PERMIT
2	10/24/24	ISSUE FOR PERMIT
3	10/24/24	ISSUE FOR PERMIT

**BOUNDARY ENGINEERING, INC.**  
15 HARRISON DRIVE  
NON-OUTH HAYES CROSS  
(252) 242-6242  
www.be-engineering.com

**PHASE 2 - CABINS**  
RIVER ROAD, BOUNDONHAM, NC.  
DESIGNED FOR  
**JOHN M. FLETCHER, INC.**  
100 BARN ROAD, TAYLORVILLE CROSS

NO.	DATE	SCALE	BY	CHKD BY
1	10/24/24	1" = 40'		







**SITE PLANS, MAPS, AND DOCUMENTS**

**ARE AVAILABLE AT THE TOWN OFFICE**

**PLEASE CONTACT THE**

**CODE ENFORCEMENT OFFICER**

**(207)666-5531**

**[ceo@bowdoinham.com](mailto:ceo@bowdoinham.com)**