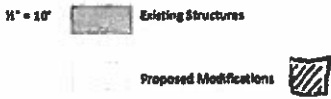


I will have 2 representatives on the
zoom meeting. 2/25/21

Kathy Gallant

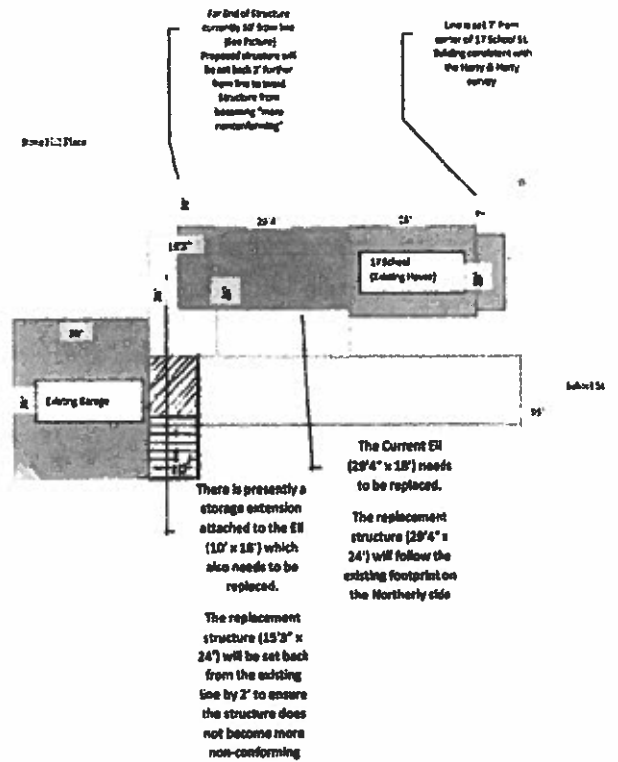
Amber Fiel

Proposed Building and Setback Diagram of Scott Gallant



Side Line 289 35' from street to monument per Marly & Marly Survey 10-1-87

Accepted By
Accepted Date



(App. 20' per Inch)

2) I. 2-3 hundred thousand about 3/4 work already performed and completed.

2) J. The lion share is complete.

2) K. All Technical work to be performed by licensed professionals.

4) a. 2 pages

4) F. existing Landscaping and Buffering to be maintained.

4) H. we will meet all guidelines for sign sizing. Sign will be screwed and secured to wall.

4) i. lighting meet standards.

4) j. Cmp has installed new pole for a 800 amp service free of charge.

4) j Fire protection is following the Fire Marshall in Augusta's guidelines.

4) k. Bowdoinham Apothecary will meet all state and federal guidelines for growing and selling Marijuana.

4) l. We anticipate a slow amount of traffic throughout the day.

4) m. We are going to catch rainwater from building.

4) n. We are going to also drill a well.

4) o. to follow

Name and addresses of all within 200
C-2C

1. Town of Bowdoinham 11-13 School St.
2. Dan + Kathy Joyce 21 School St.
3. Calvin + Jewel Temple 25-28 Spring St
4. Donald + Debbie Ludwig 17 Spring St.
5. Bradley + Jennifer Foley 10 School St.
6. Sarah Stapler 16 School St.
7. Kathy + Scott Gallant 8 Stone Hill Place.

PROPERTY MAP
BOWDOINHAM
MAINE

2020
(As of April 1st)



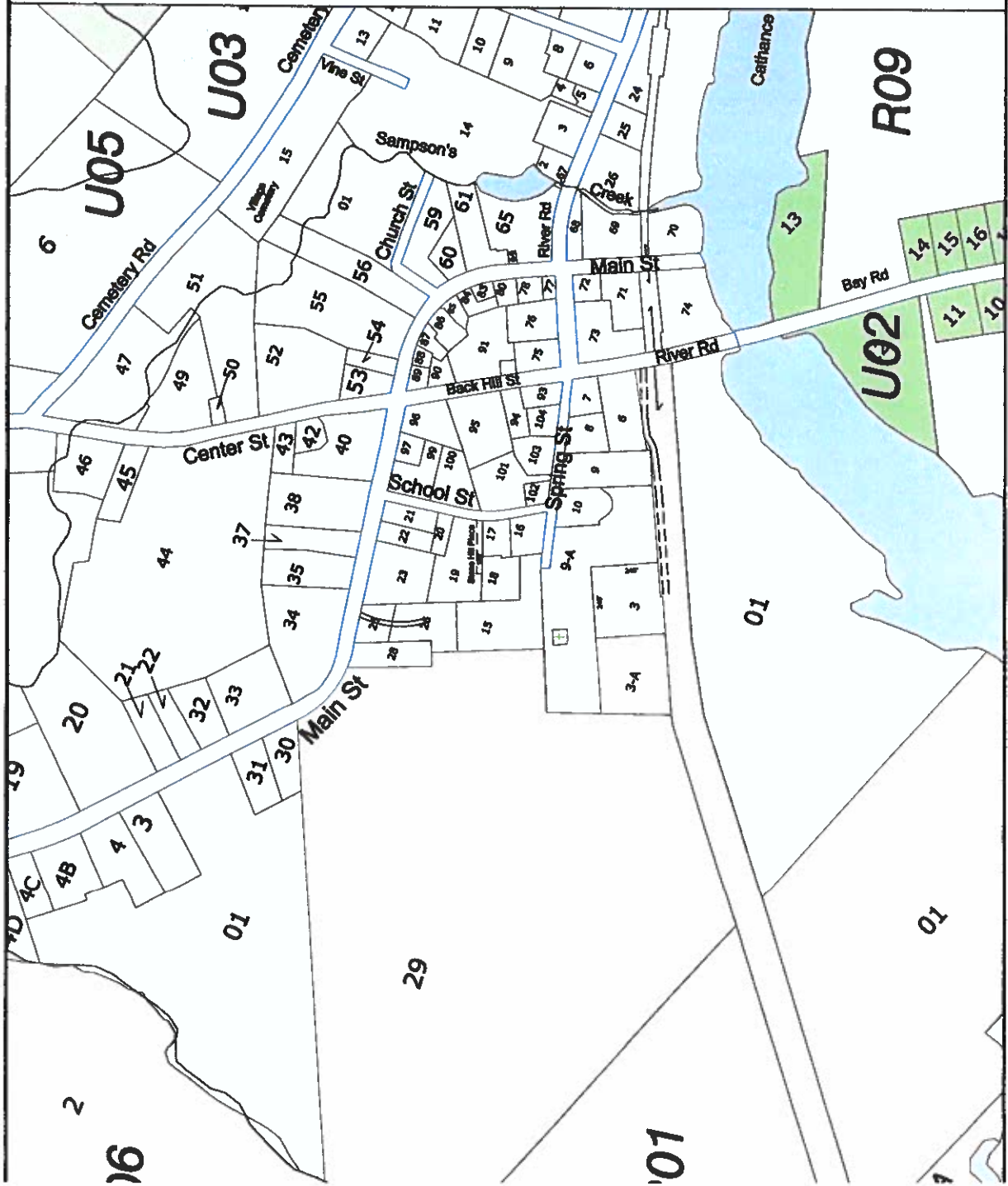
LEGEND

ADVERTISE MAP NO.	U01	ADVERTISE MAP NO.	U01
PARCELS PLANNED	22	ADVERTISE MAP NO.	U01
ADVERTISE MAP NO.	22	ADVERTISE MAP NO.	U01

SCALE IN FEET
0 100 200

June H. Thomas
Geotechnical of Maine
Cumberland, Maine 04021
jht@maine.com

U01



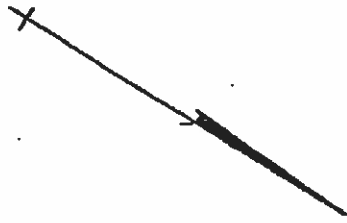
MORTGAGE LOAN INSPECTION PLAN

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —
I hereby certify that the location of the dwelling shown
on this plan did conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

BOOK 374 PAGE 207 COUNTY SAGADAHOC

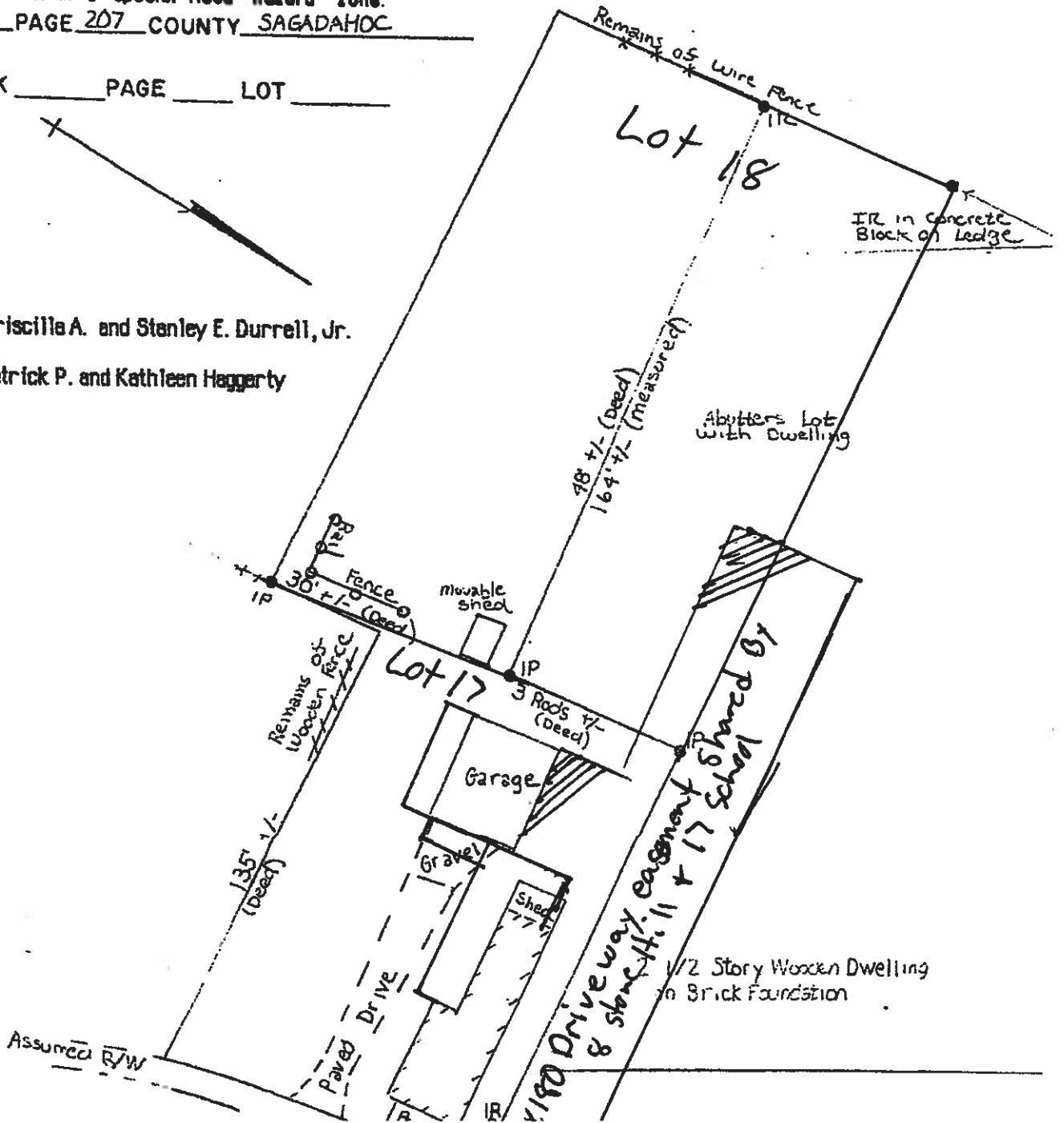
● ATTACHMENT G

PLAN BOOK _____ PAGE _____ LOT _____



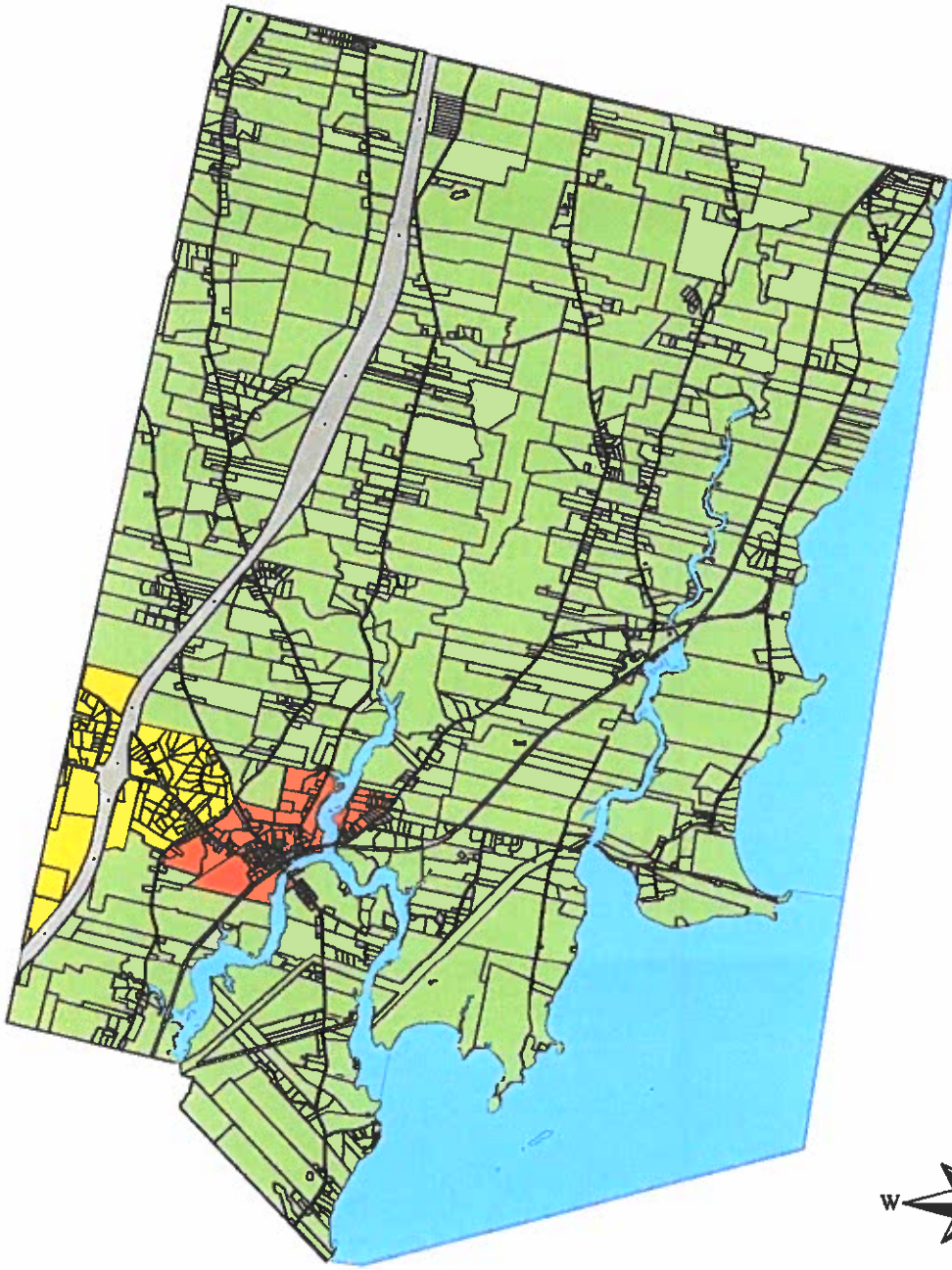
Seller(s): Priscilla A. and Stanley E. Durrell, Jr.

Buyer(s): Patrick P. and Kathleen Haggerty



(3) a.

Town of Bowdoinham Official Land Use Map



3)b.

MONCURE & BARNICLE

ATTORNEYS AT LAW

P.O. Box 636

BRUNSWICK, ME 04011

TELEPHONE 207-729-0856

TELEFAX 207-729-7790

PBrunetti@mb-law.com

WEBSITE <http://www.mb-law.com>

JOHN MONCURE*
JOHN F. BARNICLE
RICHARD L. HORNBECK
RICHARD R. REGAN
JOHN RICHARDSON
JESSICA L. MAHER**
PAUL J. BRUNETTI

* ALSO ADMITTED IN NY & THE DISTRICT OF COLUMBIA

** ALSO ADMITTED IN MA

Street Address:
Administration Building
9 Bowdoin Mill Island
Topsham, ME 04086

October 15, 2015

HAND DELIVERED

Nicole Briand
Director of Planning & Development
13 School Street
Bowdoinham, ME 04008

Re: Building Permit- 17 School Street Bowdoinham- Scott Gallant

Dear Ms. Briand,

Our office has been retained by Scott Gallant, owner of property at 17 School St. in Bowdoinham. As you are likely aware, Mr. Gallant is seeking to improve the single-family home located at 17 School St. in Bowdoinham by replacing and expanding parts of the structures on the property that are in dire need of replacement.

We understand Mr. Gallant has previously applied for a building permit, however the Planning Board was requesting formal boundary surveys or certifications from a surveyor in order to make a setback determination. This requirement is unfortunately adding undue and unnecessary time and expense to Mr. Gallant's project. It was Mr. Gallant's position in June, and still is his position, that there is more than enough setback on the side of his property, particularly in light of the fact that he and his predecessors have utilized more than a ten foot setback for decades.

Notwithstanding those issues, in order to move this process along, and meet the concerns of the Planning Board that the proposed use of the property will not make it "more non-conforming," per the definitions set forth in the Bowdoinham Town Ordinances, we are proposing a

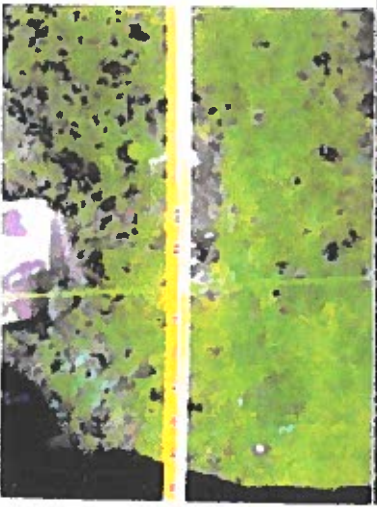
beginning at 7 feet from the northerly side of the home at the School Street side, and running up to the pin set in concrete at the back end of the lots owned by the Town and by Scott Gallant. Per these measurements, the distance between the end of the ell and the line is just shy of 10 feet, while the distance between the end of the storage shed and the line is precisely 10 feet.

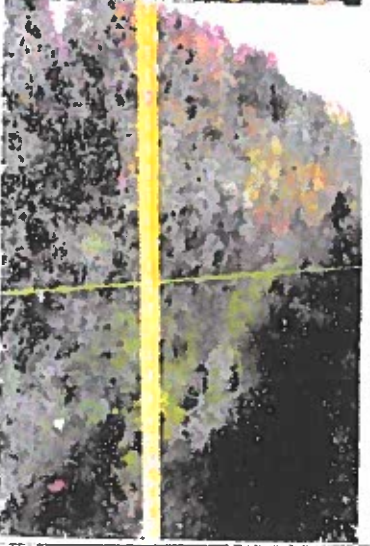
To address the close proximity to the line, we are proposing a compromise position to jog the line of the building away from the property line by two feet at the point where the attached storage and the ell meet. The structure replacing the storage area would then be extended by 5 feet to the point where a present concrete retaining wall exists. The two foot setback is a conservative approach to satisfy any setback concerns of any new structure on the property. As the ell will be otherwise following the existing footprint, there will be absolutely no additional non-conformity to the present ordinances resulting from this proposal.

We appreciate your willingness to work with Mr. Gallant without requiring additional and/or unnecessary barriers to moving forward. Being able to expeditiously proceed with construction seems to be in both the Gallants and the towns best interest at this juncture. Please do not hesitate to contact us to discuss this further.

Very Truly Yours,

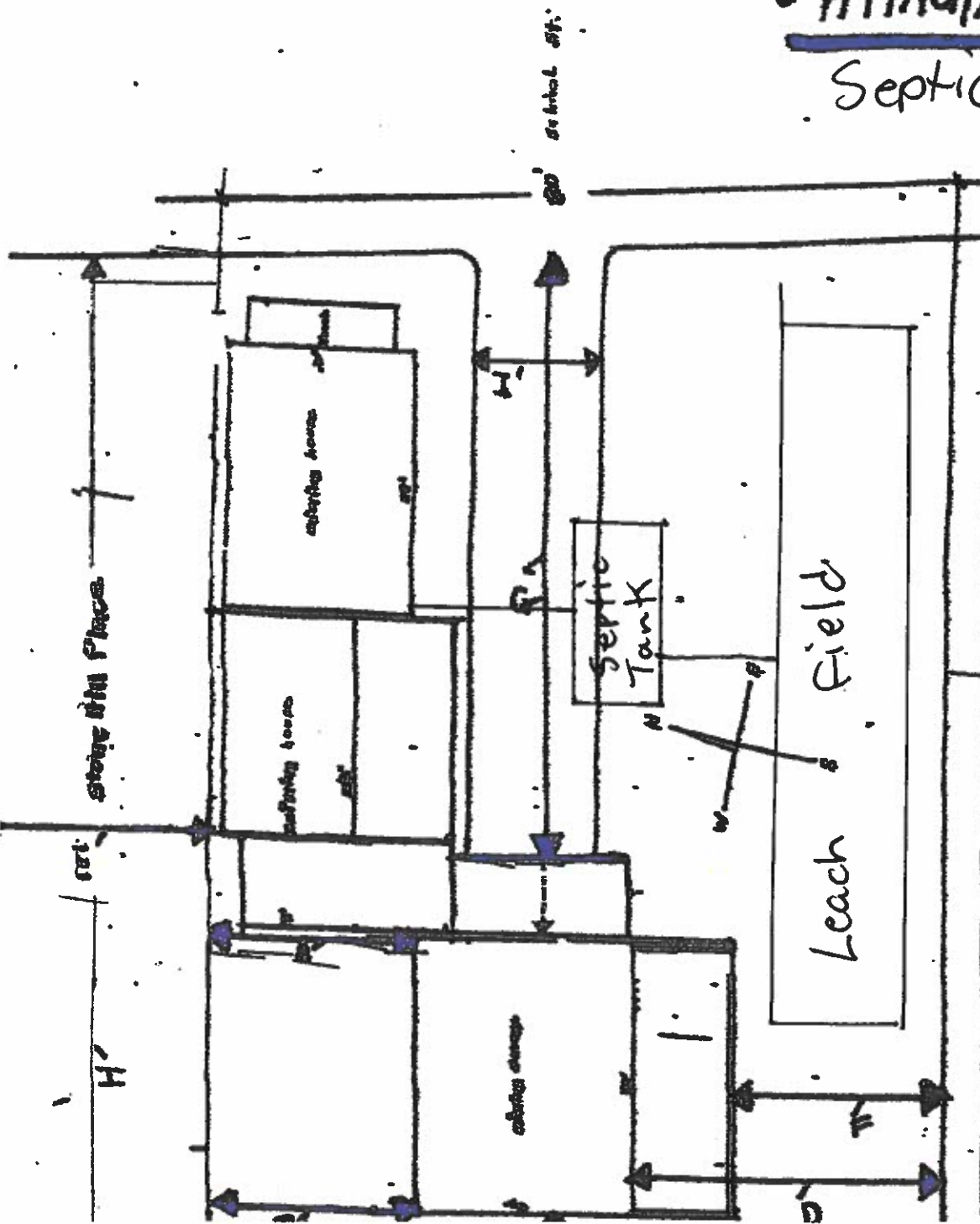
John F. Barnicle





• ATTACHMENT A
Septic

Scott Contract
Beverly Hills, CA
Plot # 10000 (Acres 10000)



SET BACKS

• EXISTING SETBACKS

- A: 29' 1"
- B: 30' 25"
- C: 11' 4"
- D: 26' 9"
- E: 9' 0"

• NEW SETBACKS

- E: 36'
- F: 14' 9"
- G: 80'
- H: 180'
- I: 16'



Bowdoinham Baptist Church

Bowdoinham Church of the Nazarene

Bowdoinham Town Office

Main St

Center St

Back Hill Rd

School St

Stone Hill Pl

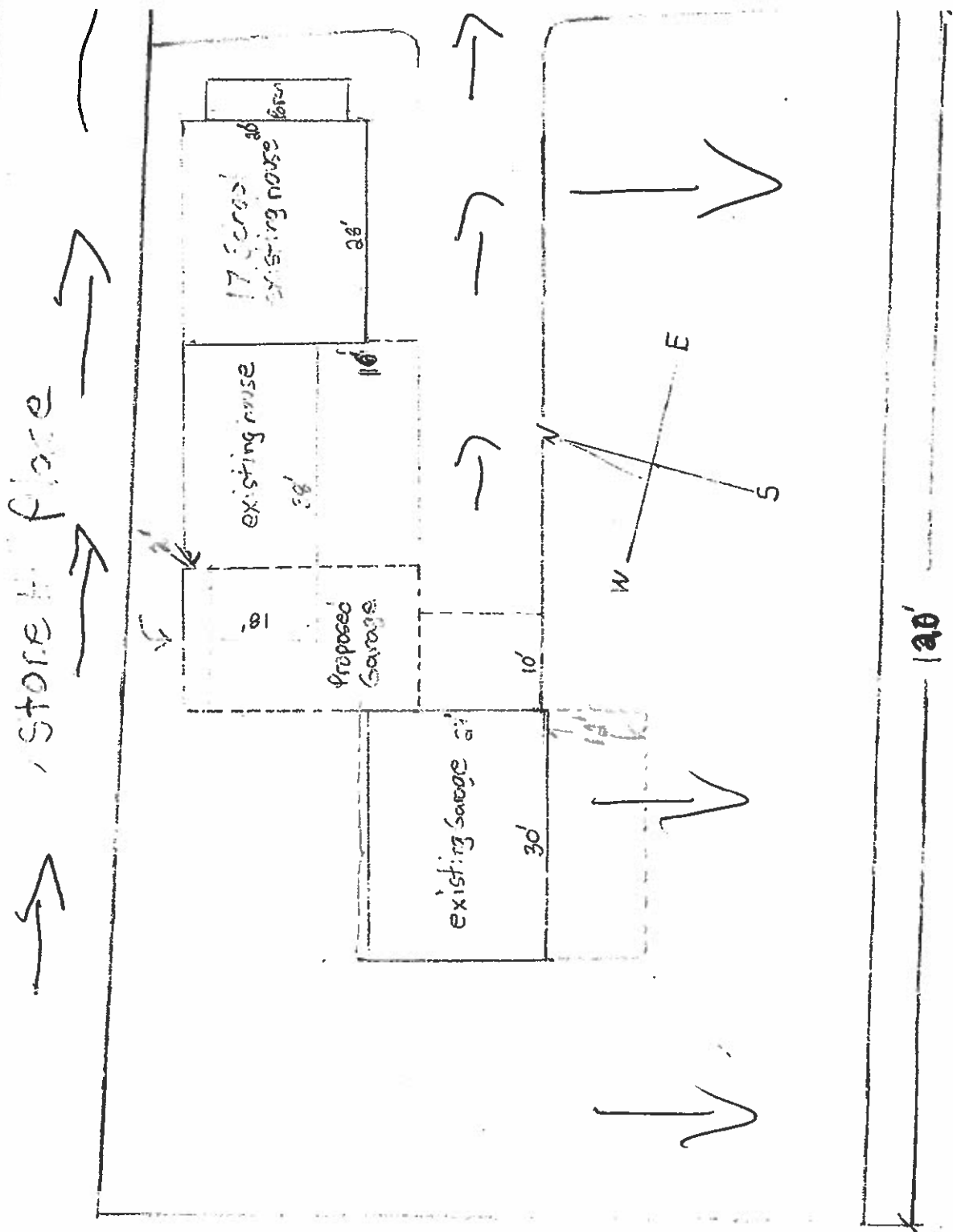
Spring St

Spring St

Railroad Ave

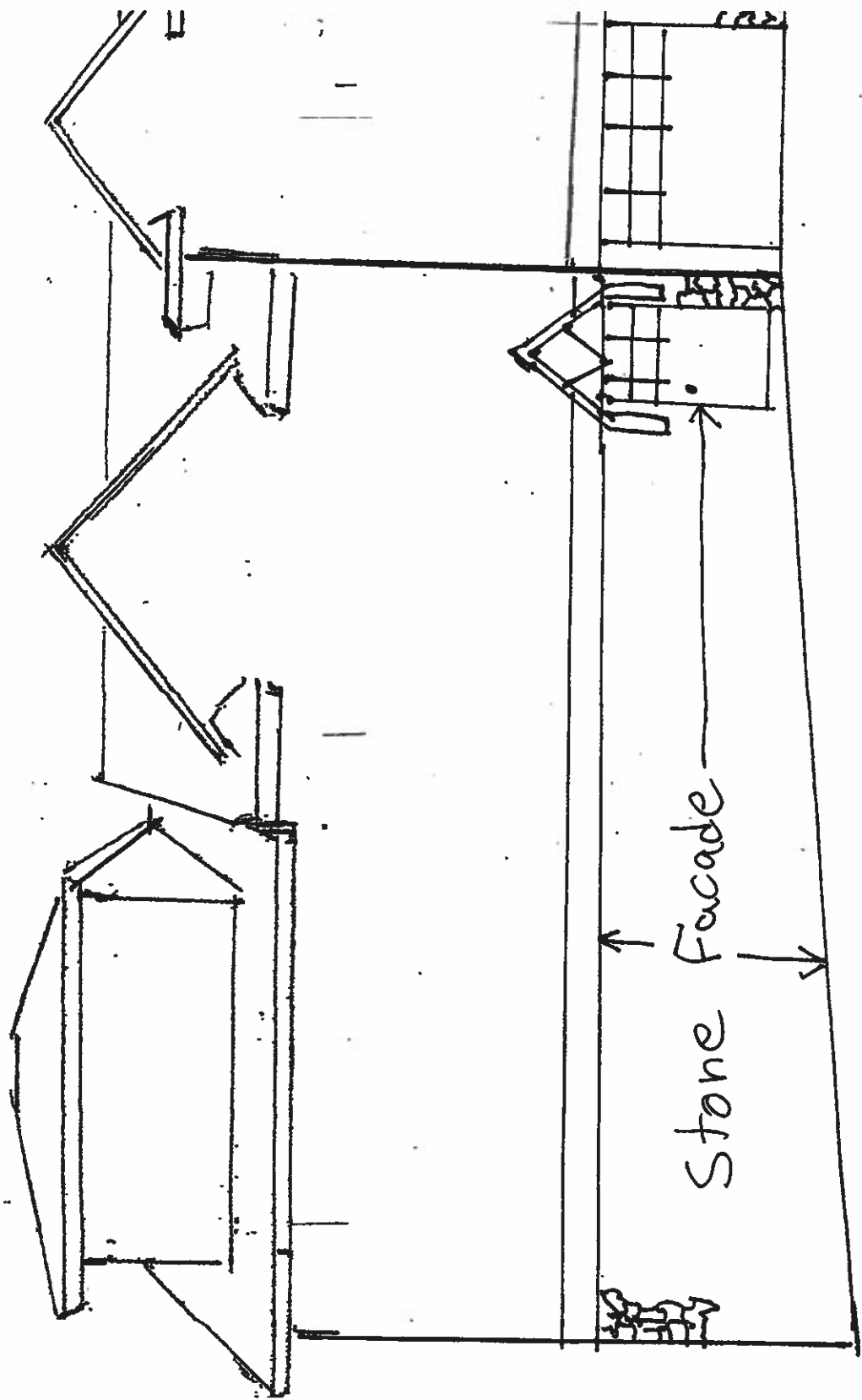
Railroad Ave

Map

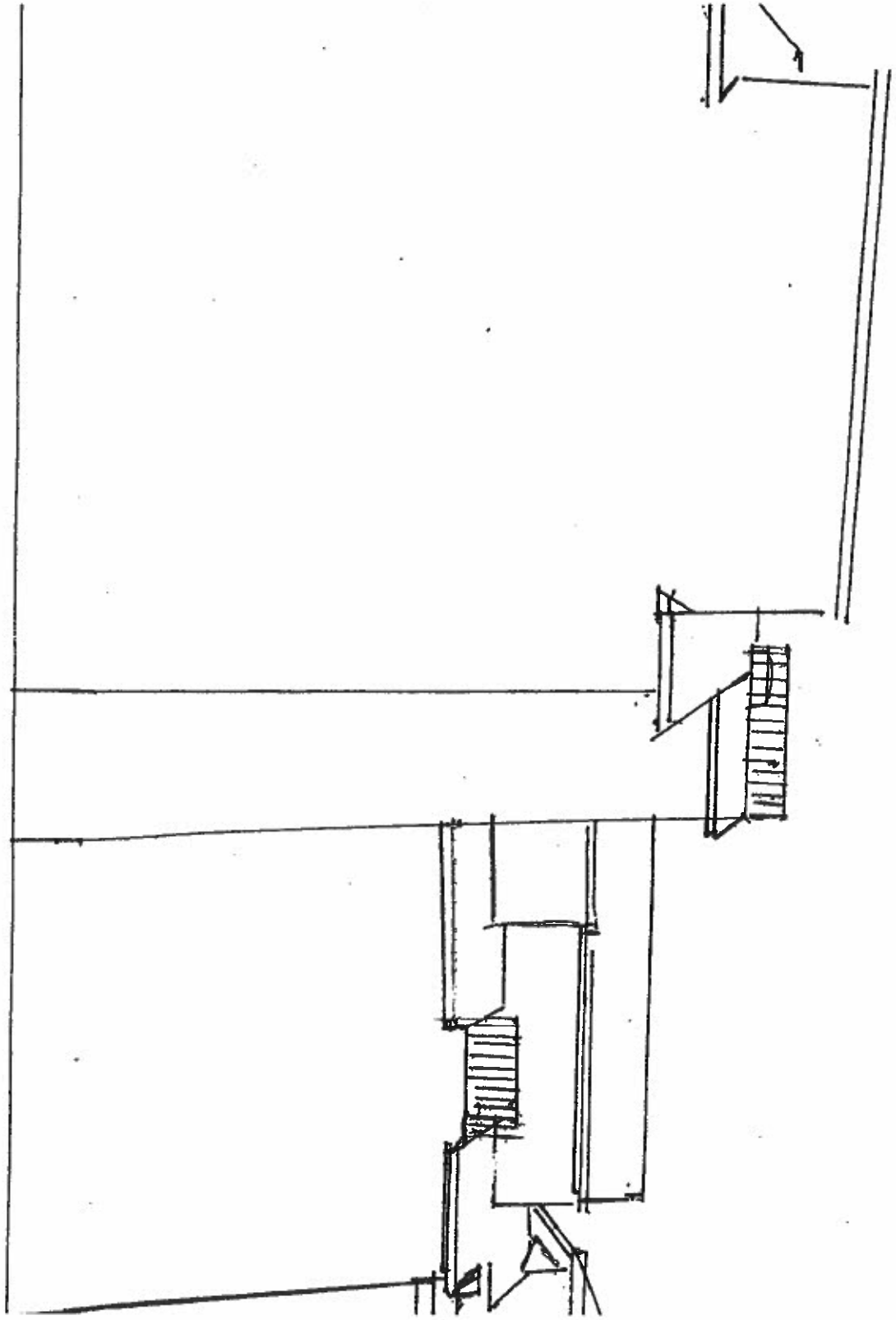


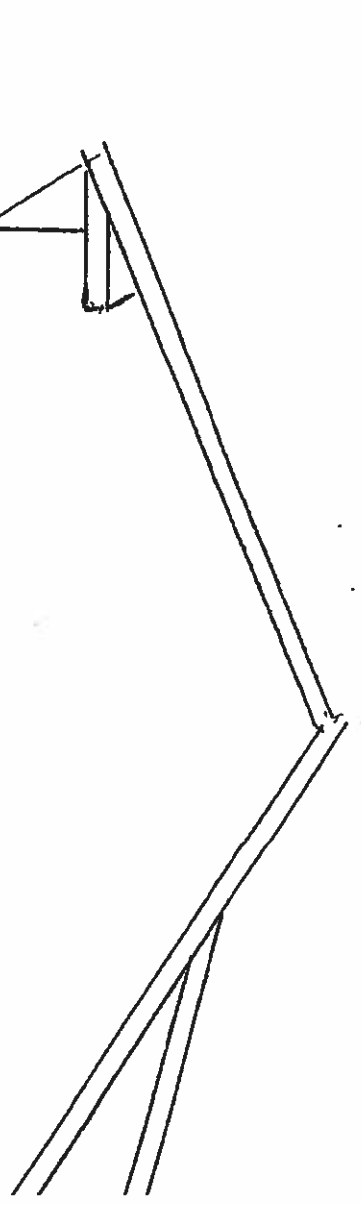
10/1

P 10



Stone facade



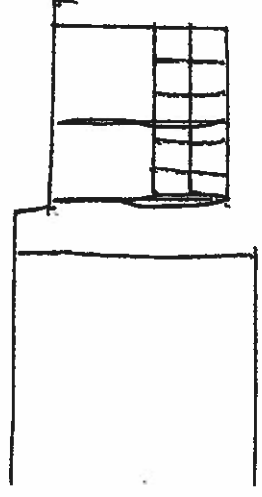


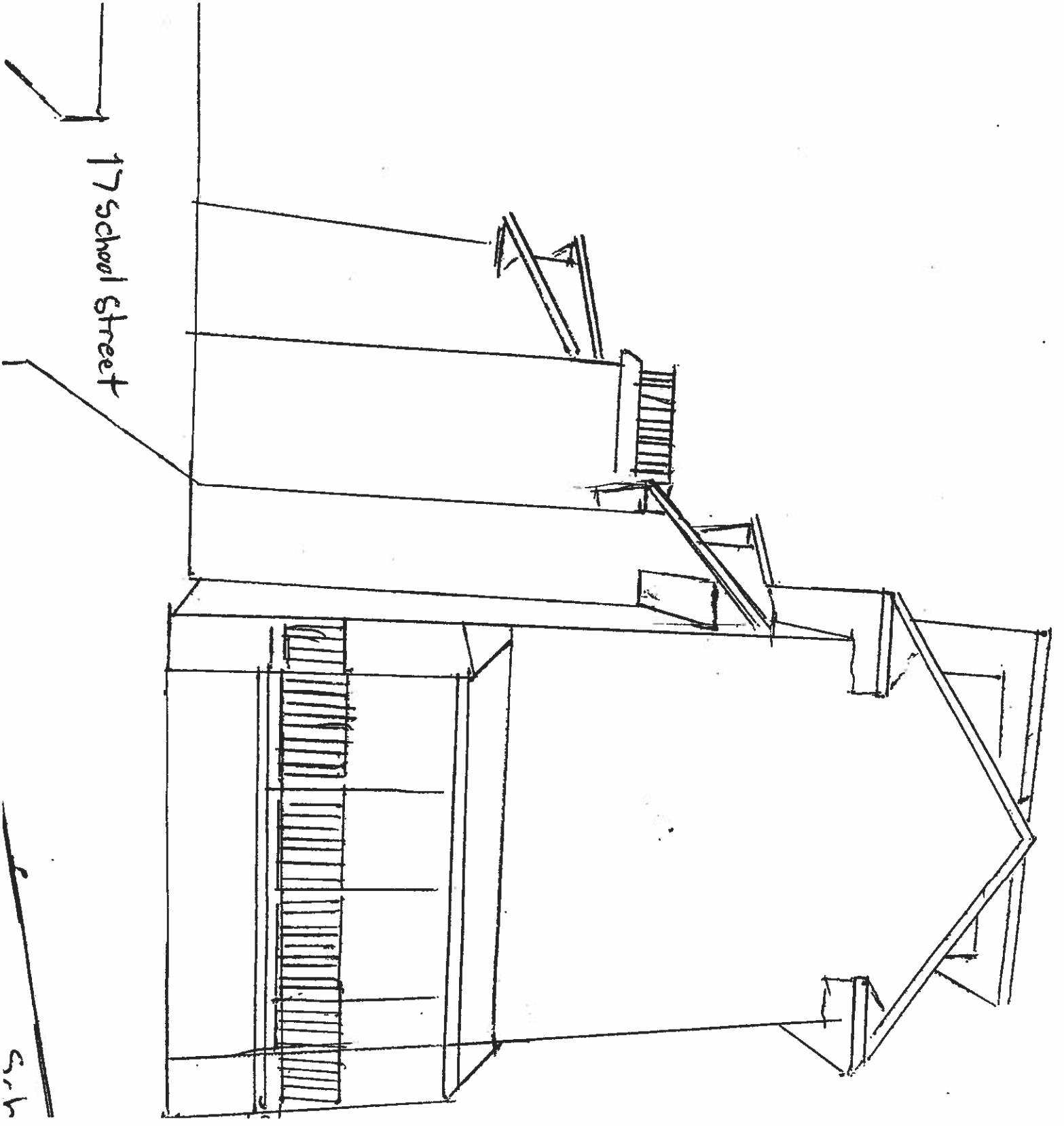
2

School St

~~Stone Hill Dr~~
Stone Hill Dr

Existing Drive Gravel

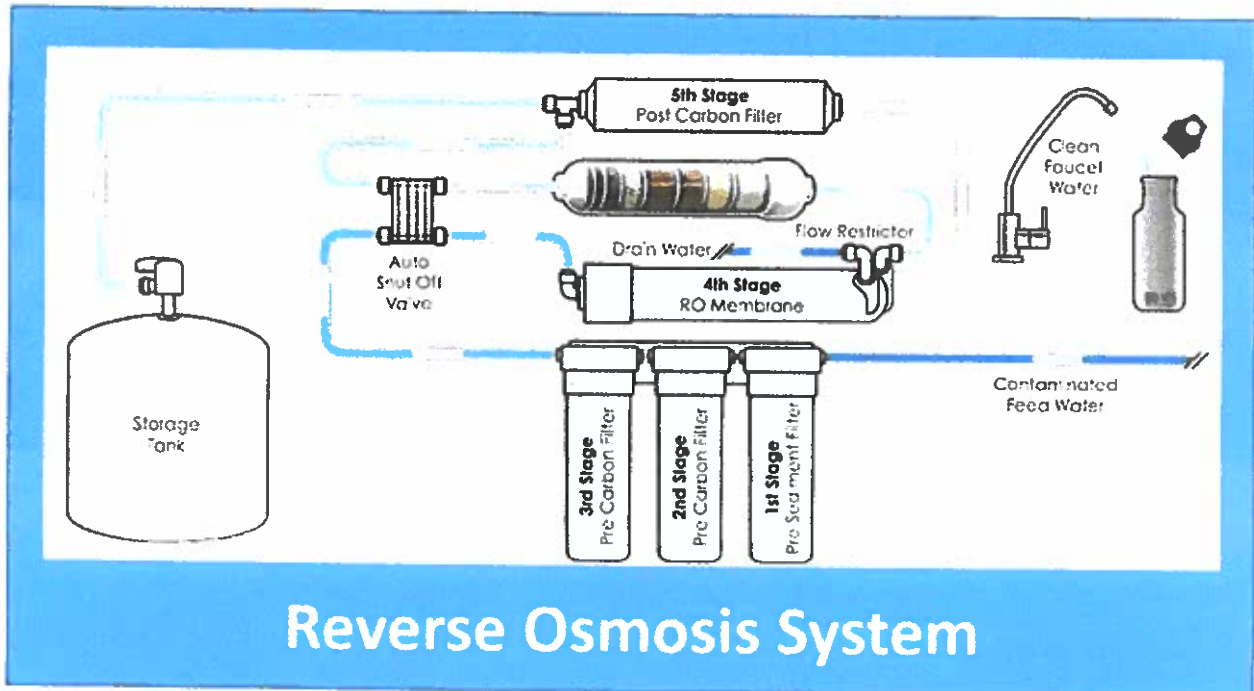




17 School Street

S.H.

Soil Medium expected water consumption



<https://hyper-logic.com/commercial-reverse-osmosis-systems/> (requested quote)

offers removal of 99% contaminants and is a 5:1 usable:waste 15-60k

Less expensive systems are typically 1:1 with usable:waste 2k-11k

-To filter from asphalt shingles the system needs to filter out agriget and carcinogens.

Indoor cultivation water use

40 gallons of water per 250sf of grow or 1Gal per plant per day

Est 376 gal per day for just cultivation= 137,240 gallons a year

Using a 5:1 system we would need roughly 164,688 gallons a year for cultivation

Water catching

Bowdoinham averages 48in a year

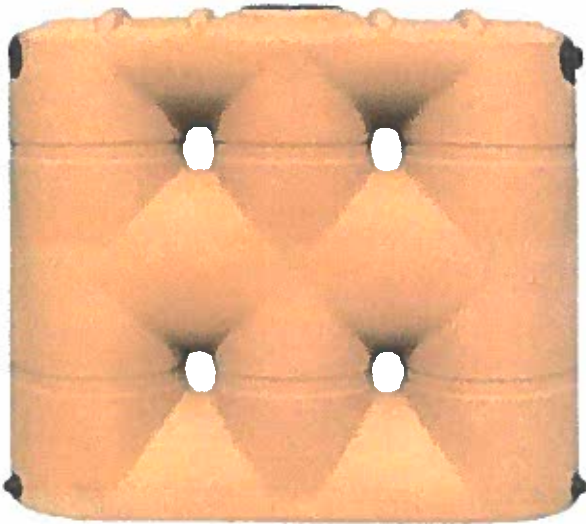
You get roughly 2gallons per sf of runoff 5000sf=2,400 gallons per inch of rain

Yearly collection could be 149,520 gallons

Top floor water storage?

1 gallon of water= 8.33lb

1-530 gallon tank= 4,671.9lb per filled tank.



\$1006.00

530 Gallon Slimline Rainwater Harvesting Tank

530 Gallon Bushman Slimline Rainwater Tank

Capacity: 530 Gallons

Dimensions: 86" x 25" x
78"

Weight: 257 lbs.

Tank includes inlet strainer and cover, one 1" lower threaded outlet with plug, one 3/4" outlet with spigot, one overflow assembly with mosquito mesh, and one accessory port

Lid Size - 16"

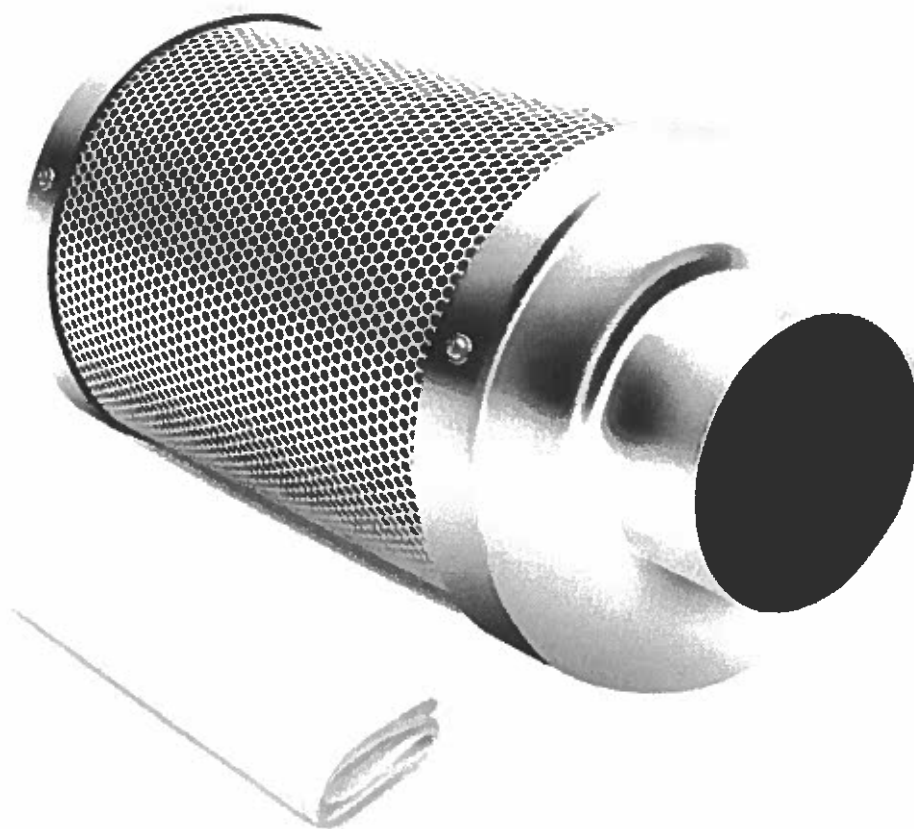
Overflow - 3"

Outlet Fitting - 1" at the bottom on each end

There are a couple of things you absolutely need to consider before choosing the best LED grow light:

REVIEWS OF THE BEST CARBON FILTERS

EDITOR'S CHOICE: IPOWEE AIR CARBON FILTER



Out of the hundreds of lights we've reviewed, the BESTVA 2000W definitely hits the sweet spot in terms of most bang for your buck. This light is priced modestly and runs very cool. It works great in different sized tents and the light spread is second

55' 9-14-20 Bret
Power HandBook 830AM
Wire OF
15000
REQUIREMENTS

FOR
ELECTRIC SERVICE AND
METER INSTALLATIONS
Per 1

work order # 10360702783

Jeremy trans 150 kv
CENTRAL MAINE POWER 200

alexis G 107

www.campco.com

RECEIVED JANUARY 1, 2009
New pale transformer
guide wires
Wagynne ?