

June 13, 2022

Jennifer Curtis
Director of Planning & Development
Town of Bowdoinham
13 School Street
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Re: Bowdoinham Planning Board Public Hearing Information requests:
Scott Gallant- 17 School Street, Bowdoinham, Maine (U01-017)

Dear Ms. Curtis,

The general goal of this memorandum is to provide enough of a scope to demonstrate compliance with applicable Tier II review site plan review standards, and to support a building permit and occupancy permit applications for the separated mixed-use residential, marijuana production, and retail store (Stone Hill General Store) at 17 School Street in Bowdoinham. I have attached a letter of agent authorization to represent this project on behalf of the property owners.

At a previous Planning Board meeting for this project, the Board gave the applicant the opportunity to return to the Board with additional information prior to the Board voting on a final action, pursuant to Zoning Ordinance Article 10.,B),4),c),(v), Procedure for Final Action on an Application. Part of the supplemental information provided within this package includes a survey for the bounds of the property and the building setback relationships and a septic system redesign to allow for traffic-loading conditions. Due to the pertinence of this information, with respect to both the active building permit and this planning board application, we requested that a final action vote be delayed until these materials may be made available.

Pursuant to the criteria established in Section C of the Article 10 Site Plan Review Standards, the applicant offers the following additional information responses:

1) *Vehicular Access –*

- a) *Adequacy of Road System - Vehicular access to the site must be on roads which have adequate capacity to accommodate the additional traffic generated by the development. A Traffic Impact Study may be required by the Planning Board if deemed necessary by the Director of Public Works or the Road Commissioner.*

A traffic impact review using the 10th Edition of the Traffic Generation Manual by the Institute of Traffic Engineers identifies a total trip calculation of under 30 trips during the

PM peak hour. The following table shows the analysis of the retail, industrial, and residential uses proposed for the development.

Trip Generation (from ITE Traffic Generation Manual, 10th Edition):

Adult-use Retail= 1,112 sf @ 21.83 trips per 1,000 sf= 24.27 trips

Special Purpose Industrial= 6,160 sf @ 1.6 trips per 1,000 sf= 9.86 trips

Residential & residential garage space= 4,060 sf @ 0.99 trips each dwelling unit= 0.99 trips

Total trips= 35.12 (PM peak hour)

With sight lines similar to the entrance at the Town Hall offices located next door, and less traffic anticipated for the proposed building uses (town hall @ 1.17 trips per 1,000sf, library @ 8.16 trips per 1,000 sf), the safety and adequacy of the road system does not raise a concern that would advance any traffic remediation efforts.

b) Access into the Site - Vehicular access to and from the development must be safe and convenient.

(i) Any driveway or proposed street must be designed to provide the minimum sight distance according to the Maine Department of Transportation standards.

As indicated by the traffic movement patterns shown on the site plan, the vehicular access allows for safe and efficient movement patterns and the locations of the existing driveways. See the attached supplemental site plan detail sheet (C101- Site Details) that identifies the sight line distances for the existing driveways.

(ii) Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.

The supplemental site plan detail sheet (C101- Site Details) has been provided to indicate the turning clearances required for the vehicular transitions through the site for all users; the public, employees, deliveries to the building, and trash pickup. With adequate backing space available to the public and accessible (ADA) parking spaces, these vehicles should not have to back into School Street to exit the facility. Similarly, the delivery vehicle access has been indicated on the site plan, consisting of a dedicated parking area, an internal garage bay for receiving and short-term storage of materials, and the clearances required to back the delivery trucks in the access drive prior to entering the travel lanes at School Street.

(iii) The grade of any proposed drive or street must be not more than 3% for a minimum of forty (40) feet, from the intersection. The Planning Board may require a greater distance if deemed necessary by the Public Works Director.

The development proposes to retain the existing wide access drive and curb cut to Stone Hill Place, a 20' wide by 150' long easement to the North of the building, and the existing driveway access and curb cut on School Street to the South. An elevation survey performed by Surveyworks, Inc. identified the existing grade at the North drive at 8%, which would be adjusted to 3% maximum at the apron post-development, and the South drive at 12%, which would also be adjusted to a 3% maximum.

(iv) Where it is necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets.

With respect to the existing conditions at School Street, the proposed project does not result in a substantial impact to the existing traffic volumes and specific traffic remediation is not required.

c) Accessway Location and Spacing –

- (i) Private entrances/exits must be located at least fifty (50) feet from the closest unsignalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the accessway. This requirement may be reduced if the shape of the site does not allow conformance with this standard.*

The closest unsignalized intersection at School Street and Back Hill Road is located 360 feet from the existing driveway to the North of the building, and the unsignalized intersection at School and Spring Streets is 185 feet from the existing driveway to the South of the building.

- (ii) Private accessways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.*

The driveways serving the project site are existing and separated by 43.5 feet. While the distance between these driveways does not meet the new construction requirements for spacing, the use profiles of the entrances are such that there is not additional traffic at each entrance, rather the total traffic generated by the project is separated by type, with the low-volume employee parking and trash pick-up activities occurring at the South entrance drive and the public and delivery vehicle activities utilizing the North drive. Wayfinding signage proposed to direct traffic to the appropriate parking areas has been indicated on the site plan. The approximate locations of the driveway connections to School Street for the adjacent properties has been indicated on the revised site plan, including the approximate distances between each driveway.

2) Internal Vehicular Circulation –

- a) All roadways must be designed to harmonize with the topographic and natural features of the site insofar as practical by minimizing filling, grading, excavation, or other similar activities which result in unstable soil conditions and soil erosion, by fitting the development to the natural contour of the land and avoiding areas of excessive grading and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.*

The project proposes to utilize the existing driveway entrances and parking areas with some key enhancements for vehicular and pedestrian safety, so the existing natural topography will be maintained and cutting/filling activities limited to the installation of these sitework safety improvements. Bike racks are proposed at the main entrance to the building and there is a paved accessway outside of the vehicular drive aisle to approach the entrance from School Street.

- b) Proposed developments that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing for the largest expected vehicles.*

Deliveries to the site are anticipated to be up to 30' long box trucks and commercial vans, such as UPS/FedEx and other delivery services, and open-bed passenger trucks.

- c) *Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).*

Wayfinding signage is proposed to indicate the fire truck access lane at the access drive in front of the building.

- d) *The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the parking lot.*

Safety and convenience is enhanced with the separation of the parking into areas for visitor, delivery, and employee vehicles. With clear wayfinding signage, and the relatively low traffic generation of the 950 square foot retail store, the circulation is straight-forward and well defined.

- e) *Off-street parking must conform to the following standards:*

- (i) *Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.*

Parking Generation:

Adult-use Retail= 1,112 sf @ 1.4 spaces per 1,000 sf= 1.56 spaces

Special Purpose Industrial= 6,160 sf @ 0.67 trips per 1,000 sf= 4.13 spaces

Residential & garage space= 4,060 sf @ 1.1 spaces each dwelling unit= 1.1 spaces

Total parking spaces required= 7 spaces (6.79) w/ ADA van

With adequate backing space into the access drive available to the public parking, delivery vehicle area, and accessible (ADA) parking spaces, these vehicles should not have to back into School Street to exit the facility. All trash collection will occur at the street, where it will be hand-delivered at the time of removal. A parking space for the residential use has been indicated on the revised site plan.

- (ii) *All parking spaces, access drives, and impervious surfaces must be located at least ten (10) feet from any side or rear lot line, except where standards for buffers require a greater distance. This requirement may be reduced if the shape of the site does not allow conformance with this standard.*

The driveways serving the project site are existing and the shape of the site would not provide a more compliant solution.

- (iii) *No parking spaces or asphalt type surface may be located within five (5) feet of the front property line; standards for buffers may require a greater distance.*

The primary driveway serving the project site is an existing access easement to Stone Hill Place. While this access easement is in technical non-compliance with the impervious surface requirement, the terraced nature of the stone retaining wall combined with the landscaping along the property line provides a significant buffer to the adjacent uses.

- (iv) *Parking lots on adjoining lots may be connected by accessways not to exceed twenty-four (24) feet in width.*

The existing access easement to Stone Hill Place is 20' wide, with additional width provided at the parking areas for safe and comfortable turning clearances.

- (v) *Parking stalls must conform to standards.*

All parking is sized at 9'-0" wide by 18'-0" long, with 24'-0" minimum width two-way access aisles.

(vi) In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.

No diagonal parking is provided on this project.

(vii) Parking areas for nonresidential uses must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. Double stack parking may be permitted for resident parking in conjunction with residential uses if both spaces in the stack are assigned to the occupants of the same dwelling unit.

No tandem parking is provided on this project~ trash collection will be hand-delivered to the street at the time of removal.

(viii) Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials.

All parking areas on this project are protected from overhanging into pedestrian circulation areas with curbstops.

(ix) Parking areas must be designed and landscaped to create a pedestrian-friendly environment. A landscaped border must be created around parking lots. There must be at least one (1) island for every twenty (20) spaces. Landscaping must screen the parking area from adjacent residential uses and from the street.

All parking areas on this project are designed to provide safe pedestrian circulation areas with a landscaped border all-around. The terraced nature of the stone retaining wall combined with the landscaping along the property line with City Hall provides a significant buffer to the access driveway easement. From the South, a tall and thick row of evergreen landscaping provides significant visual buffer to the employee parking area.

(x) Parking lots should be located to the side or rear of the building. Parking should not be located between the building and the street.

The parking areas have been located to the side and rear of the lot/building to the greatest extent possible.

(xi) Whenever the area between the street and the front of the building is used for parking or vehicle movement, a vegetated buffer strip must be established along the edge of the road right-of-way. This buffer strip must soften the appearance of the site from the road and must create defined points of access to and egress from the site.

Both driveway locations are to be flanked by landscaped buffer strips along the School Street right-of-way.

(xii) Any establishment which caters to and/or offers its goods, facilities or services to the general public shall maintain at least one of its required parking spaces as an accessible space for handicapped persons.

An ADA-compliant van accessible parking space and accessible route to the primary building entrance has been provided.

(xiii) At least one parking space shall be provided for each employee per shift.

Two parking spaces have been provided for the maximum two employees anticipated per work shift.

3) *Pedestrian Circulation –*

- a) *The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development.*

A pedestrian connection has been extended from the right-of-way at School Street to the main entrance and bike rack on the revised site plan.

- b) *This system must connect the major building entrances/exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.*

All building entrances, including entrances dedicated for customers, deliveries, employees, and residents, are connected to the parking areas and to the right of way by dedicated pedestrian walkways. Although a sidewalk does not exist along School Street, the development would extend pedestrian access to the driveway apron for a future connection.

- c) *Where an existing or planned public sidewalk is interrupted by a proposed project driveway, the sidewalk material must continue to be maintained across the driveway, or the driveway must be painted to distinguish it as a sidewalk.*

There is not currently a sidewalk to either side of the existing driveways serving the project, but the entrances will be striped to indicate the safe transition zones at the mouth of the drive, and grades will be relaxed at the driveway apron to facilitate a future connection.

- d) *The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas.*

Pedestrian network improvements are proposed in the access easement area, the street right-of-way, and on-site.

- e) *The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect with amenities such as parks or open space on or adjacent to the site.*

While there are no pedestrian walkways on School Street, the project proposes a sidewalk connection to the mouth of the driveway to connect with any future improvements installed by the Town within the right-of-way.

- f) *The system shall be safely separated from vehicular traffic through landscape buffers and curbing.*

All parking areas abutting pedestrian circulation areas are separated by curb stops and the driveway width requirements are separate from the striped sidewalks. The existing landscape buffer to the South of the site will be maintained, and additional landscaping is proposed along the frontage with School Street.

- 4) *Municipal Services – A letter shall be requested from the appropriate Town Officials to address that 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.*

The project does not pose any unreasonable adverse impact on municipal services relative to the existing utility connections. Additional information in regard to these service impacts is provided in criteria responses in other sections.

5) *Visual Impact –*

a) When a proposed development is located on a hillside that is visible from a public street, road, water body, or facility, the development must be designed so that it fits harmoniously into the visual environment when viewed by the public from public areas. In predominantly natural environments, site clearing must be minimized and vegetation must be retained or provided to minimize the visual intrusion of the development. In developed environments, the appearance of the new development, when viewed by the public from public areas, must be compatible with the existing visual character in terms of scale, massing, and height to the maximum extent reasonable.

The architecture of the building has been designed to provide a harmonious fit within the classic New England residential character of the South end of School Street. The scale and massing of the building, while limited in area to the existing footprint, provides a transition between the larger masses of the church and Town Hall buildings adjacent and the more residential scale of lower School Street. Elevations have been provided to detail the proposed exterior materials (see supplemental Sheet A200) and to show the significant terracing and existing landscape buffering to be maintained around the site. Additionally, façade photos of the adjacent buildings taken from the street have been provided on the civil details sheet to show the relative scale and massing of the other buildings along the street.

b) When a proposed development is located within the viewshed of an identified view from a public street or facility, the development must be designed to minimize the encroachment of all buildings, structures, landscaping, and other site features on the identified view.

To minimize the impact to the viewsheds of adjacent public streets and facilities, the rooflines of the building have been developed with a number of form breaks and hipped structures. These forms, when combined with the low roof pitch and the character additions of the dormers and decks that punctuate the upper level of the building, provide an interest to the skyline and accentuate the additive, rustic character of residential buildings in New England.

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.*

The exterior lighting will provide the lumens required for life safety and the security of the employees and residents of the building, but with cut-off fixtures mounted at a pedestrian height to avoid lighting trespass to adjacent properties, the right-of-way, or into the night sky. The lighting proposed for the project has been identified on the revised site plan.

a) Building facades may be illuminated with soft lighting of low intensity that does not draw inordinate attention to the building. The light source for the building facade illumination must be concealed.

There is no building façade lighting proposed for the project.

b) Building entrances may be illuminated using recessed lighting in overhangs and soffits, or by use of spotlighting focused on the building entrances with the light source concealed (e.g., in landscaped areas). Direct lighting of limited exterior building areas is permitted when necessary for security purposes.

The lighting maintained at entrance areas will be a concealed source and limited to only those areas serving the production and residential access/egress areas, with all lighting associated with the retail store turned off outside of open business hours. Lighting specifications have been provided with the revised site plan.

- c) *The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated.*

Due to the nature of the production activities proposed, there will be some lighting maintained at the building entrances/exits to provide for the life safety and security of the occupants.

- d) *Lighting may be used which serves security, safety and operational needs but which does not directly or indirectly produce deleterious effects on abutting properties or which would impair the vision of a vehicle operator on adjacent roadways. Lighting fixtures must be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings and so that they do not unnecessarily light the night sky. Direct or indirect illumination must not exceed 0.5 footcandles at the lot line or upon abutting residential properties.*

All exterior lighting proposed for the project has been indicated on the revised site plan and a site illumination photometric shows compliance with the 0.5 footcandle requirements at lot line and abutting residential properties.

- e) *All exterior lighting, except security lighting, must be turned off between 11 P.M. and 6 A.M. unless located on the site of a commercial or industrial use which is open for business during that period.*

All lighting not related to the security/life-safety of the production and residential uses proposed for the building will be turned off between 11pm and 6am, and the likely operating hours of the lighting would match the store hours from 9am-9pm.

- f) *Wiring to light poles must be underground.*

N/A~ No light poles proposed.

- 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.*

All project signage will be designed to fit the rural residential character of the surrounding properties and district. Way-finding and business identification signage will improve the vehicular and pedestrian experience and not pose any hazard.

- a) *Signs should be placed at right angles to the street so as to be viewed from both directions. Simple, geometrically shaped signs set low to the ground must be used.*

All signage will be placed at right angles to the street or driveway and viewable from both directions. To assist with the safety and legibility of the signage, simple forms and lettering will be used, with the signage low to the ground to avoid obstructing views. Signage for the retail business will include a single wall-mounted sign over the entry and a "flag" sign perpendicular to the street at the driveway entrance.

- b) *Signs may be illuminated only by shielded, non-flashing lights. Any sign illumination must be turned off from 10 p.m. to 6 a.m., except if the business is open then the sign illumination may remain on during the hours of operation. No internal or flashing lights shall be permitted.*

All illuminated signage for the proposed store will be shielded and non-flashing. There is no illuminated signage for the production facility and all illuminated signage will be turned off after opening hours, but at least from 10pm to 6am.

- c) *Business/Institutional name signs shall be limited to two (2) signs per property, except for a property that contains more than one business.*

The signage for the store (customer-facing business) is proposed for two locations, and the signage for the production facility (non-customer) is proposed to be mounted on the doors at three locations.

- d) *Properties which contain one business or institutional use.*
(i) No name sign shall be greater than fifteen (15) square feet.

Multiple businesses~ see response below.

- (ii) The total area of name signs on the property shall not exceed twenty-five (25) square feet.*

Multiple businesses~ see response below.

- e) *Properties containing more than one business or institutional use.*

- (i) May have a directory sign, which contains a name sign for the complex, as well as name signs for the individual businesses or institutional uses. The name sign for the complex shall not exceed fifteen (15) square feet and the name signs for the individual businesses or institutional uses shall not exceed six (6) square feet. The total square footage for the directory sign shall not exceed sixty (60) feet.*

N/A~ no directory sign proposed.

- (ii) Each individual business or institutional use may have a name sign not to exceed fifteen (15) square feet.*

The signage proposed for the store will be under fifteen (15) square feet and the signage for the production facility will consist of lettering on the delivery and employee entrance doors.

- f) *No free standing sign shall extend higher than twenty (20) feet above the ground.*

No free-standing signs extend higher than 48" above grade.

- 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.*

The structure is constructed on an existing foundation, preserving the existing grade conditions and building entrances all-around the building, while adding some new entrances that require an at-grade connection with minimal terrain adjustments.

- a) *New buildings should be compatible with the neighborhood such that they reflect the overall building bulk, square footage, dimensions, placement of the building on the lot, and rhythm of buildings and spaces along the street edge and minimize the visual impact on the neighborhood. The visual impact of a building shall be measured by its relationship to other buildings on the lot, design of the front of the building, and the rhythm of buildings and open spaces along the street. The Planning Board may require additional buffering to the road or abutting properties if the proposed building is not compatible with the neighborhood.*

All exterior elevations have been detailed for the proposed design and materiality of each façade. The street façade is enhanced with a large entry porch element and all entrances are punctuated with traditional New England character and detailing. The

roof forms are varied and the massing of the building is broken by a number of existing jogs and returns that allude to the additive nature of rural building expansions over the years.

- b) *The architectural design of the building shall be consistent with the New England vernacular and shall include such features as pitched roofs, vertical rectangle windows, and the appearance of brick, stone, log, clapboard or shingle.*

The architectural design features an array of details that are consistent with traditional New England vernacular, including pitched roofs with shed and doghouse-style dormers, vertical rectangle windows with mullions, and a variety of traditional siding materials including trims, clapboard siding, and a stone veneer base.

- (i) *The proposed development could be exempt from this standard if the development will be screened so that it is not visible from the road and abutting properties; or*

N/A~ building cannot be screened from visibility from the street, but there is significant existing landscape buffering to the South of the site that will be maintained, along with added landscaping at the front of the building.

- (ii) *Depending on the tier of the application, either the Planning Board or the Code Enforcement Officer may require additional landscaping and/or screening to the road and abutting properties.*

The application is Tier 2 due to the marijuana production use, not due to any intensity of occupancy or parking requirements.

- c) *Where there is a reasonably uniform relationship between the front walls of buildings and the street, new buildings must be placed on a lot in conformance with the established relationship. For buildings on corner lots, the setback relationship of both streets should be maintained.*

N/A~ no new buildings or additions are proposed beyond the existing footprint into any required setbacks. The developer requests a variance for the residential egress balcony located within the 10' setback from the access easement to the North. The active building permit for the reconstruction of the building requires a survey of the property bounds and building foundation setbacks, which forms part of the basis for the applicant's request to delay final vote action, as this work is scheduled but not yet complete.

- d) *The main entrance to the building should be oriented to the street unless the parking layout or the grouping of the buildings justifies another approach, and should be clearly identified as such through building and site design, landscaping, and/or signage.*

Although the main entrance to the retail shop is situated facing the access drive, the existing front porch of the building will be rebuilt to provide emergency egress from the upper levels.

- e) *In rural, uncongested areas buildings should be set back from the road so as to conform with the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.*

While the building relationship to the street is existing, the parking areas are screened from the road with fencing and landscaping. All unused areas are grassed and will be kept natural.

f) The site design should avoid creating a building surrounded by a parking lot.

The existing building had at-grade openings in all directions except the Southeast face, which has been maintained for access, parking and egress considerations.

g) The building height shall not exceed 40 feet.

An average grade analysis using the average grades all-around the building has been performed by Surveyworks, Inc. land surveyors and the resultant elevations noted on the exterior elevations. A building height analysis was performed with the "vertical distance measured from the average elevation of the predevelopment grade to the highest point of the roof", per Land Use Ordinance definition, and the resultant height is represented on the revised site plan and exterior elevations. The developer has been in consultation with local code enforcement for periodic inspections and their discussions were for a 40' building height from the main entrance to the building, which the developer identified as the retail shop.

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.

The landscaping plan provides for planted areas and fence screens to buffer the views to the parking areas. These plantings are designed to enhance the entrance areas and accentuate the architecture of the building.

a) Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. b) The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

While the site is located on a small in-town lot, the landscape plan has been developed to maximize the effect of the planting beds and provide a softened appearance and a site character that is well integrated with the streetscape.

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.

Although the retail entrance is located facing a direction away from the adjacent residential uses, the landscape buffering and fencing at the employee entrance combines with an internal receiving area to offer very inconspicuous loading and storage areas.

a) Buffering must be designed to provide a year-round visual screen in order to minimize adverse impacts. It may consist of fencing, evergreens, berms, rocks, boulders, mounds, or a combination thereof.

A mix of fencing and evergreen shrubs are provided for year-round visual screening, with annuals added in low bed areas for vibrant colors and texture.

b) Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse have sufficient setbacks and

screening to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

All storage areas for incoming and outgoing goods are interior to the building, with the trash collection enclosure the only outdoor storage area, which is fenced and buffered from the abutting residential use.

- c) *All dumpsters or similar large collection receptacles for trash or other wastes must be screened by fencing or landscaping.*

A 7'-0" tall fence enclosure with a locking gate is provided at the dumpster area.

- d) *The Planning Board may require buffering from impervious areas located adjacent to residential uses.*

The impervious area for employee parking and trash removal located on the Southeast side of the building is buffered with both fencing and landscaped planting areas.

- e) *The Planning Board may require buffering to reduce the impact on abutters and the public.*

All proposed uses are low-occupancy and low-impact. The proposed fencing and landscaping proposed should be more than adequate to buffer the abutters and public.

- 11) *Utilities –The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.*

A new underground electrical service will be provided to the building to serve the power requirements for the proposed uses, with the transformer located on the existing utility pole at the right-of-way. No other public site utilities are proposed. A private septic system design by Brady Frick accommodates the anticipated sewer discharge volume.

- 12) *Water Supply –*

- a) *If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source or distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.*

An existing Public water service will be maintained for the proposed development.

- b) *The proposed development shall connect to public water, unless the applicant can show that it is economically unfeasible.*

N/A~ existing water service is connected to public water.

- 13) *Sewage Disposal –*

- a) *The development must be provided with a method of disposing of sewage which is in compliance with the State Plumbing Code and the Subsurface Wastewater Disposal Rules.*

A private septic system has been designed by Albert Richard (dated 06/10/95) was designed to accommodate the anticipated sewer discharge volume. This system was being redesigned by Brady Frick to provide a commercial traffic-loading design. Prior to connection, a B.O.D. analysis of the sewer discharge will be performed to ensure values are within tolerable range(s).

- b) *When two (2) or more lots or buildings in different ownership share the use of a common subsurface disposal system, the system must be owned and maintained in common by an owners' association.*

Covenants in the deeds for each lot must require mandatory membership in the association and provide for adequate funding of the association to assure proper maintenance of the system.

N/A~ no shared subsurface disposal system.

- 14) *Fire Protection – The proposed development will have adequate fire protection as determined by the Fire Chief and State Fire Marshal's Office.*

The project has been submitted to the Maine State Fire Marshal's office and the initial comments from the plans reviewer have been received. The applications and Fire Marshal review comments and responses by the architect are attached.

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

- a) *Right, Title and Interest in Property – The applicant must demonstrate that they have the right, title and interest in the property.*

The applicant provided a quitclaim deed for a property at Book 1419, Page 016 conveying the property to Kathleen Haggerty, and a quitclaim deed dated October 2003 conveying the property at U1Lot17 to Kathleen Gallant and Scott A. Gallant as joint tenants. Attached is a written statement from Kathleen Gallant, as joint tenant, affirming consent for the proposed project.

- b) *Financial Capacity – The applicant must demonstrate that they have the capacity to carry out the project in accordance with this ordinance and the approved plan.*

The applicant submitted a letter from Camden National Bank dated March 16, 2021 stating the financial capacity of Kathleen Gallant, joint tenant and spouse of the applicant Scott Gallant. An additional letter from Camden National Bank stating the financial capacity of Scott Gallant, acting now as the sole applicant, and an agency agreement have been provided.

- c) *Technical Ability – The applicant must demonstrate that they have the technical capacity to carry out the project in accordance with this ordinance and the approved plan.*

The applicant has engaged architectural firm Platz Associates to assist with the permit at the Town and Maine State Fire Marshal's Office. Additionally, the survey firm Surveyworks, Inc. was contracted to perform the grade elevation certifications, Colliers survey for the property bounds, and review of the 10th Edition of the International Traffic Engineering Manual was performed by the project design team to affirm compliance with traffic, signage and street connections.

- 16) *Special Resources –*

- a) *Shoreland – The proposed development will be in compliance with the Shoreland Zoning provisions of Article 5 and 7 of this ordinance if located within the Shoreland Zone.*

N/A~ proposed development is not located in a shoreland zone.

- b) *Floodplain – If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Floodplain Management provisions of Article 8 of this ordinance.*

N/A~ proposed development is not located in a special flood hazard area.

- c) *Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.*

N/A~ the proposed development will not have an adverse impact on wetlands or waterbodies.

(i) The development must not adversely affect the water quality or shoreline of any adjacent water body, to the extent practicable. The development plan must provide for access to abutting navigable water bodies for the use of the occupants of the development as appropriate.

N/A~ the proposed development is not sited adjacent to a waterbody.

(ii) When a proposed development is immediately visible from a river, or stream, the development must be designed so that it fits harmoniously into the visual environment when viewed from the water body. In predominantly natural environments, site clearing must be minimized, natural vegetation must be maintained adjacent to the shoreline to soften the appearance of the development, and vegetation must be retained or provided to minimize the visual intrusion of the development. In developed shoreland environments, the appearance of the new development when viewed from the water must be compatible with the existing visual character in terms of scale, massing, and height to the maximum extent possible. Storage and service areas must be screened or landscaped to minimize their visual impact.

N/A~ the proposed development is not immediately visible from a river or stream.

(iii) Activities within 250 feet of vernal pools shall meet requirements set by Maine Department of Environmental Protection's Natural Resources Protection Act.

N/A~ the proposed development is not sited within 250 feet of a vernal pool.

17) Historic & Archaeological –

a) If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

N/A~ the proposed development site has not been identified as containing historic or archaeological resources.

b) Proposed developments which include or are adjacent to buildings or sites on the National Register of Historic Places, Maine Historic Preservation Commission or when the Comprehensive Plan has identified as being of historical significance, shall be designed in such a manner as to minimize the impacts on the historic features. When the historic features to be protected include buildings, the placement and the architectural design of new structures shall be similar to the historic structures. The Board may require the applicant to seek the advice of the Maine Historic Preservation Commission.

As the Town of Bowdoinham Comprehensive Plan (dated April 2014) has identified the Town Hall and the John C. Coombs Municipal building on School Street as Historic Buildings and Structures in Bowdoinham of Local Importance (page 77), the architectural design of the building's massing and detailing have been informed by the guidelines and standards of the Maine Historic Preservation Commission. These guidelines include the preservation briefs prepared by the U.S. Department of the Interior for the restoration of historic structures under the National Parks Service's historic preservation incentives program. Exterior elevations are attached to detail the proposed design features and show context within the streetscape.

18) Groundwater – *Projects that involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.*

The on-site sewage disposal system proposed was designed by Brady Frick (attached, dated 03/16/22) to accommodate the anticipated sewer discharge volume, and the capacity is below two thousand (2,000) gallons per day.

19) *Wildlife Habitat –*

- a) *If any portion of a property lies within areas identified and mapped by the Department of Inland Fisheries and Wildlife, the applicant shall demonstrate that there shall be minimal impacts on the habitat and species it supports. The plan shall provide for protection of the identified resource in a manner acceptable to the Maine Department of Inland Fisheries and Wildlife or in accordance with the recommendations of a wildlife biologist with demonstrated experience with the wildlife resource being impacted and approved by the Board. In the latter situation, the report prepared by the wildlife biologist shall assess the potential impact of the development on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the development will have minimal impacts on the habitat and the species it supports.*

N/A~ the proposed development does not lie within areas identified and mapped by DIFW.

20) *Natural Areas –*

- a) *If any portion of the property is located within an area designated as a unique natural area by the Comprehensive Plan or the Maine Natural Areas Program, the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation. The Board may require the applicant to seek the advice of the Maine Natural Areas Program.*

N/A~ the proposed development does not lie within an area designated as a unique natural area by the Comprehensive Plan or the Maine Natural Areas Program.

- b) *The Planning Board may require a survey from a qualified professional of the area in question if it has not been previously surveyed.*

N/A~ no increase in square footage is proposed. The active building permit for the reconstruction of the building requires a survey of the property bounds and building foundation setbacks, which forms part of the basis for the applicant's request to delay final vote action, as this work is scheduled but not yet complete.

21) *Environmental Impact –*

- a) *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.*

The natural vegetation will be maintained and improved to the maximum extent possible, with no anticipated tree removals.

- b) *Extensive grading and filling must be avoided as far as possible.*

Due the small lot size and existing at-grade connections at all sides of the building, there is very little soil disturbance.

- c) *The proposed development will not cause a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.*

The proposed development is a low-intensity collection of uses that proposes to use light-commercial/residential septic design. Any greywater collection will be processed through a reverse-osmosis filtration system that will purify the water for reuse as irrigation water, and the collected solids will be composted and/or disposed off-site by a qualified private contractor.

22) *Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes. All solid waste must be disposed of at a licensed disposal facility having adequate capacity to accept the project's wastes.*

All solid waste that doesn't qualify for organic composting will be stored in a dumpster within a fenced enclosure with a locked gate. This solid waste would then be hand-delivered to the street for removal/disposal by a private trash company. Organic waste such as soils and other organics will be collected in a compost bin, also situated within the secure dumpster enclosure, and turned daily for eventual reuse. Snow accumulation will be pushed to the side of the parking areas in grass to allow percolation.

23) *Hazardous, Special & Radioactive Materials –*

a) *Hazardous, Special and Radioactive Materials - The handling, storage, and use of all materials identified by the standards of a federal or state agency as hazardous, special or radioactive must be done in accordance with the standards of these agencies.*

N/A~ no hazardous materials will be used within the marijuana production or processing facilities.

b) *No flammable or explosive liquids, solids or gases shall be stored in bulk above ground unless they are located at least seventy-five (75) feet from any lot line, or forty (40) feet in the case of underground storage. For the purposes of this section, bulk storage shall be considered one thousand (1,000) gallons or greater. All materials must be stored in a manner and location which is in compliance with appropriate rules and regulations of the Maine Department of Public Safety and other appropriate federal, state, and local regulations.*

N/A~ the proposed development does not include bulk storage of flammable liquids.

c) *A Spill Prevention, Control, and Countermeasure Plan (SPCC) or Hazardous Waste Prevention Plan may be required to:*

- (i) Ensure materials are handled according to State & Federal rules and best management practices;*
- (ii) Minimize spills and contamination; and*
- (iii) To ensure prompt clean-up.*

N/A~ no hazardous materials will be used within the marijuana production or processing facilities.

d) *The Planning Board may require Pollution Insurance to ensure the proposed development has the resources necessary to clean-up any possible pollution due to hazardous, special and/or radioactive materials.*

N/A~ no hazardous materials will be used within the marijuana production or processing facilities.

24) *Air Quality –*

a) *The proposed development will meet the Maine Department of Environmental Protection and U.S. Environmental Protection Agency standards.*

All standards and requirements of the Maine Department of Environmental Protection and U.S. Environmental Protection Agency will be followed, in addition to the special air quality standards and requirements of the Maine Office of Marijuana Policy and the Town of Bowdoinham Land Use Ordinance.

b) *The proposed development will not negatively impact abutters or the public with undue odors.*

All exhaust air will be treated with carbon filtration to eliminate odors from the facility. Additionally, the building will be sealed with an air-tight envelope to eliminate intrusions by pests and air contaminants. Each grow room will be individually sealed-air environments as well, offering a double-layer of protection from uncontrolled air exchange. With heat pumps providing heating and cooling without the need for massive air ducting, there is much less air that would be exhausted to the exterior over conventional commercial HVAC systems.

25) *Water Quality –*

- a) *No proposed development shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwater so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.*

N/A~ private on-site septic system is proposed and no discharges of liquids or materials that may contaminate or pollute the ecosystem.

- b) *All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.*

There is no proposed storage of fuel. Some organic fertilizers and pest control are proposed for storage in designated indoor areas, with ventilation as required. While a small volume of biodegradables will be composted, all of these composting activities will meet the standards of the Maine Department of Environmental Protection.

- (i) *A Spill Prevention, Control, and Countermeasure Plan (SPCC) may be required to ensure every effort is made to prevent spills and clean them up promptly once they occur.*

A Spill Prevention, Control, and Countermeasure Plan (SPCC) will be prepared to address any spills of fertilizers or pest control chemicals.

- c) *If the project is located within the direct watershed of a 'body of water most at risk from development' or 'a sensitive or threatened region or watershed' as identified by the Maine Department of Environmental Protection (DEP), and is of such magnitude as to require a stormwater permit from the DEP, the project must comply with the standards of the DEP with respect to the export of total suspended solids and/or phosphorous. If the project does not require a stormwater permit from the DEP, it must be designed to minimize the export of phosphorous from the site to the extent reasonable with the proposed use and the characteristics of the site.*

N/A~ the proposed development is not located within the direct watershed of a 'body of water most at risk from development' or 'a sensitive or threatened region or watershed' as identified by the Maine Department of Environmental Protection.

- 26) *Stormwater – Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.*

All roof runoff will be collected and stored in a rainwater cistern system for reuse as irrigation water for the plants, with automatic cutoffs that will eject overflow to the grassy areas with a rain leader. From the collection cistern located in the basement,

the water will flow through a reverse-osmosis filtration system and be used when available, with supplemental water from the existing public water service.

- a) *To the extent possible, the plan must retain stormwater on the site using the natural features of the site.*

All of the existing stormwater swales and dispersion fields on the site will be maintained and improved to offer greater capacity. Additional landscaped areas designed to enhance the appearance of the development also serve to improve the filtration and uptake of stormwater into the site.

- b) *Unless the discharge is directly to the ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the predevelopment rate.*

With improvements to the filtration quality and flow capacities of the existing stormwater runoff systems, including greywater recycling and a new septic field, the rate of flow from the site after development should meet or be reduced from the predevelopment rates.

- c) *The applicant must demonstrate that on- and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he/she will be responsible for whatever improvements are needed to provide the required increase in capacity and/or mitigation.*

All existing impervious areas are proposed to be maintained, so no additional storm water runoff is anticipated from on-site activities. The site is situated downstream of the Town Hall parking lot and the exiting retaining wall structure and swale along the lot line of the access easement is proposed for improvements.

- d) *All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a closed system unless approved as part of the site plan review.*

All exiting natural drainage ways will be maintained and improved to provide greater capacity and performance, and will remain "open" systems.

- e) *The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.*

Although the primary stormwater drainage feature is an existing swale along the access easement, the development proposes to improve the performance of the system to further protect downstream streets and properties.

- f) *The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.*

A well vegetated buffer exists between the adjacent upland areas with Town Hall, and the existing drainage swale along the access easement would be improved for additional resiliency against stronger storm water surges.

- g) *The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source, or a great pond.*

With the site being previously-developed, and reuse of the existing driveways, the stormwater runoff will not be impacted by the proposed project. The existing drainage swale along the access easement with the Town Hall would be improved with additional rip-rap and landscaping.

27) *Sedimentation & Erosion Control –*

- a) *All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped sites must be terraced to avoid undue cut and fill, and/or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.*

Due to the reservation and reuse of the existing driveway and parking areas, and the grade-level connections of the entrances around the building, there will not be any substantial grading or earth moving activity. The natural vegetation will be protected and preserved throughout the site, and improved around the perimeter of the site and at the building exterior to provide buffering and an enhanced streetscape.

- b) *Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 2003.*

Any soil erosion and other environmental controls will be designed and installed to meet the best management practices of the Maine Erosion and Sediment Control Handbook for Construction.

28) *Noise –*

- a) *Noise levels on a site abutting any residential use shall be kept to a minimum between the hours of 9 p.m. and 6 a.m.*

Business hours are proposed between 8am and 9pm, seven days a week.

- b) *The Planning Board may specify an activity or business's hours of operation to address the level of noise, if necessary.*

The applicant would be amendable to addressing business hours of operation with the Planning Board or Town officials if the proposed hours of operation generate noise complaints.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,



Travis Nadeau, LEED AP BD+C
Maine Licensed Architect

Enclosures:
Boundary Survey

C100R- Site Plan (dated 06/13/22)
C101- Site Details (dated 06/13/22)
A200- Exterior Elevations (dated 03/14/22)
Agent memorandum
Authorization memorandum
Financial statement
Maine State Fire Marshal Permit applications
Maine State Fire Marshal Permit responses
Building Height Analysis
Subsurface Wastewater Disposal design
Adult-use Marijuana Opt-in by Municipality memo

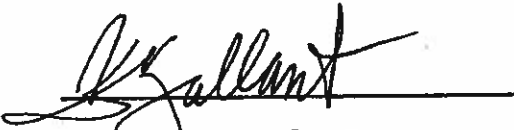
February 14, 2022

Jennifer Curtis
Director of Planning & Development
Town of Bowdoinham
13 School Street
Bowdoinham, ME 04008
planning@bowdoinham.com

Re: Bowdoinham Planning Board: Owner Authorization Memorandum
17 School Street, Bowdoinham, Maine (U01-017)

Dear Ms. Curtis,

I, Kathleen Gallant, with a mailing address of 8 Stone Hill Place, Bowdoinham, ME 04008, being the current co-owner of property known as 17 School Street in Bowdoinham, Maine, said property being listed as Parcel ID U01-017 in the Town of Bowdoinham, authorize Scott Gallant, co-owner of the property the right to file and pursue approvals for their Marijuana Production Facility and retail store which includes a residence in portion of the building. This includes the right to secure all approvals from the Town of Bowdoinham Planning Board for that use and to secure permits from the Town of Bowdoinham to construct those improvements.



Kathleen Gallant, Owner

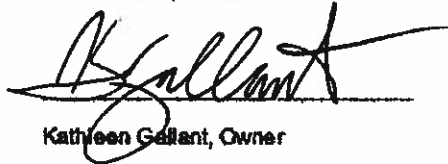
Re: Bowdoinham Planning Board: Agent Authorization Memorandum
Scott Gallant- 17 School Street, Bowdoinham, Maine (U01-017)

Dear Ms. Curtis,

On behalf of Scott & Kathleen Gallant, with a mailing address of 8 Stone Hill Place, Bowdoinham, ME 04008, being the current owners of property known as 17 School Street in Bowdoinham, Maine, said property being listed as Parcel ID U01-017 in the Town of Bowdoinham, I authorize Travis Nadeau of Platz Associates architects the right to file and pursue approvals for their Marijuana Production Facility and retail store which includes a residence in portion of the building. This includes the right to secure all approvals from the Town of Bowdoinham Planning Board for that use and to secure permits from the Town of Bowdoinham to construct those improvements.



Scott Gallant, Owner



Kathleen Gallant, Owner

February 14, 2022

To whom it may concern,

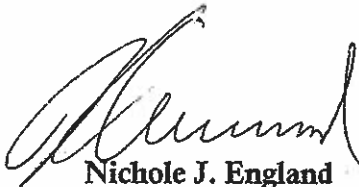
Scott A Gallant is a Joint account holder having the right to deposit and withdraw funds from the following Camden National Bank Accounts.

Personal - 8866

Business ADS Contracting - 8775

Business Gallant Realty, LLC - 8783

If you have any further questions, I can be reached with the information below.



Nichole J. England

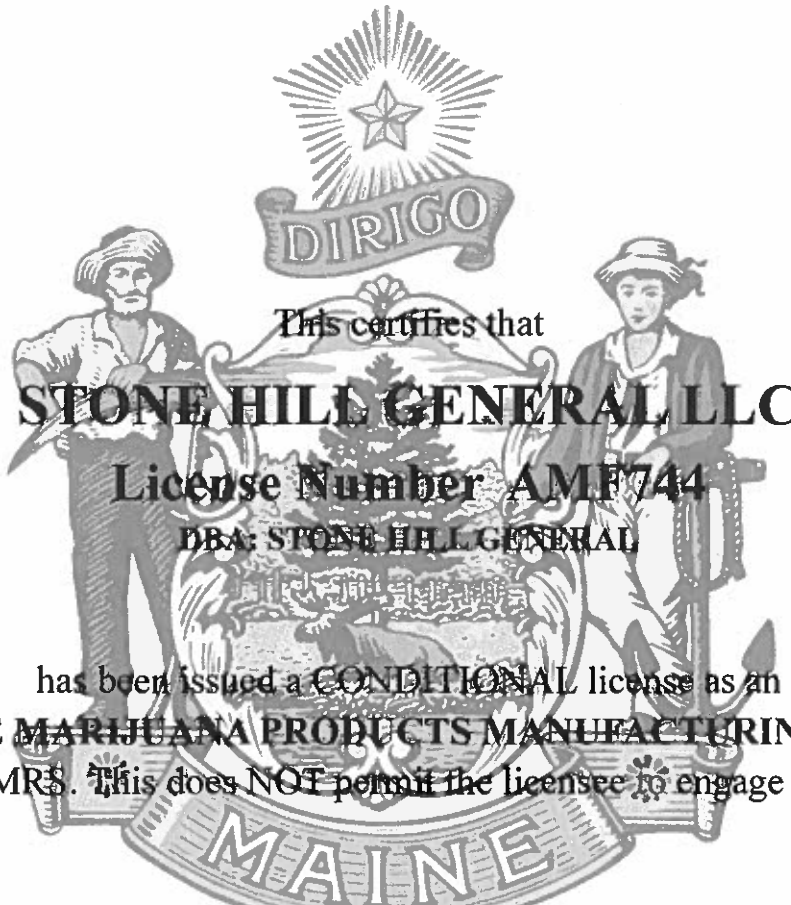
Assistant Banking Center Manager, Brunswick

137 Maine St, Brunswick ME 04011

207-230-5514 (P)

207-518-5667 (F)

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA PROGRAM



This certifies that

STONE HILL GENERAL LLC

License Number AMF744

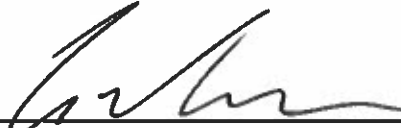
DBA: STONE HILL GENERAL

has been issued a **CONDITIONAL** license as an
ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY
under 28-B MRS. This does NOT permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
June 23, 2021

Expires on:
June 22, 2022


Erik Gundersen, Director
OFFICE OF MARIJUANA POLICY
MAINE ADULT USE MARIJUANA
PROGRAM

To make a complaint about this licensed Adult Use Marijuana Establishment:
Email: Licensing.OMP@maine.gov

The Conditional License for AMF744 has been issued based on the following organizational structure:

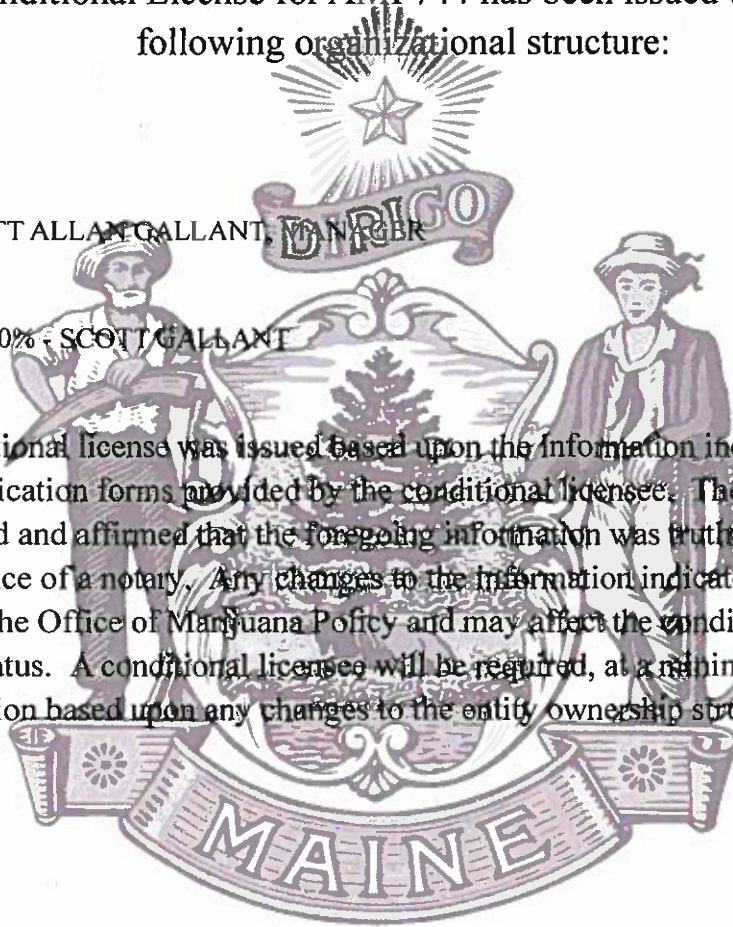
Principals:

SCOTT ALLAN GALLANT, MANAGER

Owners:

100.00% - SCOTT GALLANT

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Marijuana Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.



From: <noreply@maine.gov>

Subject: STATE OF MAINE CONDITIONAL ADULT USE MARIJUANA STORE APPROVAL

Date: June 24, 2021 at 6:08:34 AM EDT

To: <stonehillgeneral@gmail.com>

Conditional License Approval & Local Authorization Form

Your ADULT USE MARIJUANA STORE LICENSE application for the below license number has been conditionally approved. Your conditional license is attached. The conditional license contains specific information deemed by the Office of Marijuana Policy as critical to the review for local authorization by the municipality or Maine Land Use Planning Commission in the case of a marijuana establishment being located in the unorganized and deorganized area. The local authorization form is also attached.

Conditional License Number: **AMS741**

It is the Authorizing Business Representative's responsibility to have the Local Authorization Form completed by the municipality in which the applicant intends to operate the marijuana establishment or in the case a marijuana establishment to be located in the unorganized and deorganized areas, the Maine Land Use Planning Commission.

The Office of Marijuana Policy is pleased to announce the availability of Metrc's New Business Training for all adult use conditional licensees. You can find information about the webinar-based training classes in the attached letter.

If you have additional questions, visit our website at <http://www.maine.gov/dafs/omp>. If your questions are not addressed on the website, please contact the Office at Licensing.OMP@maine.gov or (207) 287-3282.

NOTICE: A conditional license is a license issued by the Office that only authorizes the licensee to seek local authorization. The conditional license does not authorize possession, transfer, cultivation, testing, manufacture or sale of marijuana or marijuana products.

Janet T. Mills
Governor



Maine Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, ME 04333-0052



Michael Sauschuck
Commissioner

Phone: (207) 626-3880
Fax: (207) 287-6251

Joseph E. Thomas
State Fire Marshal

Statement of Deficiencies and Plan of Corrections

Facility Name: BOWDOINHAM APOTHECARY
Location: 17 SCHOOL ST
BOWDOINHAM, ME 04008-4428

Owner Name: SCOTT GALLANT
Address: SCOTT GALLANT
8 STONE HILL PL
BOWDOINHAM, ME 04008-4498

Telephone:

Facility Type: Not quite certain. Industrial/storage and unknown
File Number: CBF 28003
Resource ID: 812721

<p><i>Your drawings on the above subject project have been reviewed under NFPA 101 Life Safety Code 2018 Edition and all referenced publications: please submit new drawings indicating the below changes. Based on the comment responses, there may be follow up items to this review.</i></p> <p>During the life safety and barrier-free plans review of your facility a certified State Inspector/Reviewer has found the following violations:</p>	<p>In this right-hand column, you are required to indicate how and when you will have these violations corrected. Please respond to any questions or provide necessary documentation as requested within the attached plan review document.</p> <p>Let me know if you have any questions, and e-mailed responses are sufficient.</p>
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1. ISSUE	<p>Issues found as described</p> <p>The plans submitted indicates 4 floors and a basement yet there is no 2nd floor. Please clarify or provide additional drawings.</p>	<p>The floor plans are of a split-level nature and have been adjusted for clarification; A100- Basement Plan, A101- Ground Floor- Front, A102- Ground Floor- Rear (Second Floor), A103- Third Floor, A104- Fourth Floor.</p>
2. ISSUE	<p>Issues found as described</p> <p>Stair 2 as indicated on the drawings appears to begin at floor 1 but is not depicted on any other levels provided. Please clarify where it goes and how many levels it penetrates as it appears to also go to the basement level or in multiple directions.</p>	<p>Stair 2 begins in the basement and extends one level to the kitchen area on the second floor.</p>
3. ISSUE	<p>Issues found as described</p> <p>The exiting from the 4th and 3rd levels are not clear as stair 4 and stair 3 do not appear to exit to level of exit discharge. Please clarify. Maybe floor 2 plan would help to indicate the exiting better.</p>	<p>Stair 3 provides egress from the third floor to the second floor (Ground Floor- Rear) and out to the exterior driveway, while Stair 4 provides egress from the fourth floor to the third floor, and continuing down through Stair 3.</p>

Janet T. Mills
Governor



Maine Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, ME 04333-0052



Michael Sauschuck
Commissioner

Phone: (207) 626-3880
Fax: (207) 287-6251

Joseph E. Thomas
State Fire Marshal

Statement of Deficiencies and Plan of Corrections

Facility Name: BOWDOINHAM APOTHECARY
Location: 17 SCHOOL ST
BOWDOINHAM, ME 04008-4428

Owner Name: SCOTT GALLANT
Address: SCOTT GALLANT
8 STONE HILL PL
BOWDOINHAM, ME 04008-4498

Telephone:

Facility Type: Not quite certain. Industrial/storage and unknown
File Number: CBF 28003
Resource ID: 812721

<p><i>Your drawings on the above subject project have been reviewed under NFPA 101 Life Safety Code 2018 Edition and all referenced publications: please submit new drawings indicating the below changes. Based on the comment responses, there may be follow up items to this review.</i></p> <p>During the life safety and barrier-free plans review of your facility a certified State Inspector/Reviewer has found the following violations:</p>	<p>In this right-hand column, you are required to indicate how and when you will have these violations corrected. Please respond to any questions or provide necessary documentation as requested within the attached plan review document.</p> <p>Let me know if you have any questions, and e-mailed responses are sufficient.</p>
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1. ISSUE	<p>Issues found as described</p> <p>The plans submitted indicates 4 floors and a basement yet there is no 2nd floor. Please clarify or provide additional drawings.</p>	<p>The floor plans are of a split-level nature and have been adjusted for clarification; A100- Basement Plan, A101- Ground Floor- Front, A102- Ground Floor- Rear (Second Floor), A103- Third Floor, A104- Fourth Floor.</p>
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From: <noreply@maine.gov>

Subject: STATE OF MAINE CONDITIONAL ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY APPROVAL

Date: June 24, 2021 at 6:08:49 AM EDT

To: <stonehillgeneral@gmail.com>

Conditional License Approval & Local Authorization Form

Your ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY LICENSE application for the below license number has been conditionally approved. Your conditional license is attached. The conditional license contains specific information deemed by the Office of Marijuana Policy as critical to the review for local authorization by the municipality or Maine Land Use Planning Commission in the case of a marijuana establishment being located in the unorganized and deorganized area. The local authorization form is also attached.

Conditional License Number: **AMF744**

It is the Authorizing Business Representative's responsibility to have the Local Authorization Form completed by the municipality in which the applicant intends to operate the marijuana establishment or in the case a marijuana establishment to be located in the unorganized and deorganized areas, the Maine Land Use Planning Commission.

The Office of Marijuana Policy is pleased to announce the availability of Metrc's New Business Training for all adult use conditional licensees. You can find information about the webinar-based training classes in the attached letter.

If you have additional questions, visit our website at <http://www.maine.gov/dafs/omp>. If your questions are not addressed on the website, please contact the Office at Licensing.OMP@maine.gov or (207) 287-3282.

NOTICE: A conditional license is a license issued by the Office that only authorizes the licensee to seek local authorization. The conditional license does not authorize possession, transfer, cultivation, testing, manufacture or sale of marijuana or marijuana products.

Conditional License Approval & Local Authorization Form

Your ADULT USE MARIJUANA CULTIVATION FACILITY, TIER 1 (CANOPY) LICENSE application for the below license number has been conditionally approved. Your conditional license is attached. The conditional license contains specific information deemed by the Office of Marijuana Policy as critical to the review for local authorization by the municipality or Maine Land Use Planning Commission in the case of a marijuana establishment being located in the unorganized and deorganized area. The local authorization form is also attached.

Conditional License Number: **ACA742**

It is the Authorizing Business Representative's responsibility to have the Local Authorization Form completed by the municipality in which the applicant intends to operate the marijuana establishment or in the case a marijuana establishment to be located in the unorganized and deorganized areas, the Maine Land Use Planning Commission.

The Office of Marijuana Policy is pleased to announce the availability of Metrc's New Business Training for all adult use conditional licensees. You can find information about the webinar-based training classes in the attached letter.

If you have additional questions, visit our website at <http://www.maine.gov/dafs/omp>. If your questions are not addressed on the website, please contact the Office at Licensing.OMP@maine.gov or (207) 287-3282.

NOTICE: A conditional license is a license issued by the Office that only authorizes the licensee to seek local authorization. The conditional license does not authorize possession, transfer, cultivation, testing, manufacture or sale of marijuana or marijuana products.



OFFICE OF MARIJUANA POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

Maine Adult Use Local Authorization Form

This Local Authorization Form must be completed by the host municipality, county commissioners or the Maine Land Use Planning Commission. The authorized local official responsible for completing this Form must forward the Form to the Office of Marijuana Policy at Licensing.OMP@maine.gov or 162 State House Station, Augusta, Maine 04333.

If the authorized local official in receipt of this Form has not recently met with the Office of Marijuana Policy to discuss the local authorization process and OMP's expectations for completion of this Form, please contact Elisa C Ellis, Director of Licensing, at Licensing.OMP@maine.gov or (207) 287-3282 prior to filling it out.

Section 1: License Information. Information to be completed					
Business Legal Name: STONE HILL GENERAL LLC		Business DBA: STONE HILL GENERAL		License Number: AMF744	
License Type: ADULT USE MARIJUANA PRODUCTS MANUFACTURING FACILITY					
Mailing Address: 8 STONE HILL PL BOWDOINHAM, ME 04008-4498		Facility Phone: +1 (207) 838-8733			
		Primary Contact Person: SCOTT GALLANT			
		Primary Contact Email: stonehillgeneral@gmail.com			
Section 2: Marijuana Establishment and Local Authorization Information. This section to be completed by the Municipality, County Commissioners, or Maine Land Use Planning Commission in receipt of request for Local Authorization.					
Physical Location of Establishment (include unit number)		Municipality/Town/Plantation/Township	County	State	ZIP
Tax Map #:		Tax Lot #:			
Owner of Record of the Physical Location Listed Above:					
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission:			Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission:		
If you are requesting Local Authorization from a <i>municipality</i> , complete Section 3.					
If you are requesting Local Authorization from a <i>town, plantation or township in the unorganized and deorganized areas</i> through the county commissioners or the Maine Land Use Planning Commission, complete Section 4.					
Section 3: Local Authorization of Marijuana Establishments within Municipalities. This section to be completed by the Municipality in receipt of request for Local Authorization.					
Section 3(a): Request for local authorization to operate marijuana establishment in municipality prohibited unless authorized by municipal ordinance or warrant article. A person seeking to operate a marijuana establishment within a municipality may not request local authorization to operate the marijuana establishment and a municipality may not accept as complete the person's request for local authorization unless the following questions are answered in the affirmative.					
1. Has the legislative body of the municipality voted to adopt a new ordinance, amend an existing ordinance or approve a warrant article allowing some or all types of marijuana establishments within the municipality, including the type of marijuana establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?					

Yes No

2. Is a copy the local ordinance, warrant article, or other local regulation authorizing the siting of this establishment attached or included with the submission of this form?

Yes No

Section 3(b): Minimum authorization criteria. A municipality may not authorize the operation of a marijuana establishment within the municipality unless the following questions are answered in the affirmative.

1. Is the marijuana establishment proposed to be located equal to or greater than 1,000 feet of the property line of a preexisting public or private school? If the municipality by ordinance or other regulation prohibits the location of marijuana establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.

Yes No

2. Has the person requesting local authorization to operate the marijuana establishment demonstrated possession or entitlement to possession of the proposed licensed premises of the marijuana establishment?

Yes No

If yes, briefly explain:

Section 3(c): Local authorization required for operation of marijuana establishment within municipality. A person may not operate a marijuana establishment within a municipality unless the following questions are answered in the affirmative.

1. Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the operation of this type of adult use marijuana establishment? By selecting "yes" below, the municipality is affirming that all municipal approvals, permits, or licenses have been approved, granted, or issued and no further action by the municipality is required prior to the Office of Marijuana Policy's issuance of an active license. The Office of Marijuana Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate.

Yes No

2. Is a list and copy of all applicable approvals, permits, or licenses with the issuance and expiration dates attached or included with the submission of this form? The Office of Marijuana Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate.

Yes No

Section 4: Local Authorization of Marijuana Establishments within Towns, Plantations and Townships in the Unorganized and Deorganized Areas. This section to be completed by the Maine Land Use Planning Commission, or if outside MLUPC's administration, by the appropriate county commissioners in receipt of request for Local Authorization.

Section 4(a): Request for local authorization to operate marijuana establishment in town, plantation or township in unorganized and deorganized areas prohibited unless generally allowed by town or plantation or by county commissioners on behalf of township. A person seeking to operate a marijuana establishment within a town, plantation or township located within the unorganized and deorganized areas may not request local authorization unless one of the following questions is answered in the affirmative.

1. In the case of a town or plantation, the legislative body of the town or plantation has voted to allow some or all types of marijuana establishments within the town or plantation, including the type of marijuana establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?

Yes No Not applicable

2. In the case of a township, the county commissioners of the county in which the township is located have voted to allow some or all types of marijuana establishments within the township, including the type of marijuana establishment the person seeks to operate as indicated in the "License Type" box of Section 1 of this form?

Yes No Not applicable

Section 4(b): Minimum authorization criteria. The County Commissioners and Maine Land Use Planning Commission may not certify to the Department local authorization of a marijuana establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

1. Is the marijuana establishment proposed to be located equal to or more than 1,000 feet of the property line of a preexisting public or private school? If the County Commissioners or Maine Land Use Planning Commission prohibit the location of marijuana establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.

Yes No

2. Has the person requesting local authorization to operate the marijuana establishment demonstrated possession or entitlement to possession of the proposed licensed premises of the marijuana establishment pursuant to a lease, rental agreement or other arrangement for possession of the premises (specify: _____) or by virtue of ownership of the premises?

Yes No

Section 4(c): Local authorization required for operation of marijuana establishment in town, plantation or township in unorganized and deorganized areas. A person may not operate a marijuana establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

1. Has the town, plantation or, in the case of a township, the county commissioners of the county in which the township is located, certified to the Maine Land Use Planning Commission that the person has obtained all applicable local approvals, permits or licenses **not** relating to land use planning and development?
 Yes No Not applicable
2. Is a copy of the certification including a list of all applicable approvals, permits, or licenses **not** relating to land use planning and development with the issuance and expiration dates attached or included with the submission of this form?
 Yes No Not applicable
3. Has the person obtained all applicable Maine Land Use Planning Commission approvals, permits, or licenses that are required for the operation of this type of adult use marijuana establishment? By selecting "yes" below, the Maine Land Use Planning Commission is affirming that all Maine Land Use Planning Commission approvals, permits, or licenses have been approved, granted, or issued and no further action by the Maine Land Use Planning Commission is required prior to the Office of Marijuana Policy's issuance of an active license. The Office of Marijuana Policy encourages the Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office when appropriate.
 Yes No Not applicable
4. Is a list and copy of all applicable Maine Land Use Planning Commission approvals, permits, or licenses with the issuance and expiration dates attached or included with the submission of this form? The Office of Marijuana Policy encourages Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office when appropriate.
 Yes No Not applicable

Statutory Guidance for Municipalities/County Commissioners/Maine Land Use Planning Commission

Pursuant to 28-B M.R.S. §§ 402-403, failure to act on a person's request for local authorization to operate a marijuana establishment in a municipality, town, plantation, or township in an unorganized and deorganized area does not satisfy the local authorization requirement.

Typically, a request for local authorization should be approved or denied within 90 days. For additional information regarding failure to act on a person's request for local authorization and result appeal rights, see 28-B M.R.S. §§402-403.

Pursuant to 28-B M.R.S. §406, any changes in the status of local authorization require notification to the Office of Marijuana Policy within 14 days of the date on which the change occurs, including without limitation, withdrawing authorization or suspending or revoking a local license for the operation of a marijuana establishment.

The completed Maine Adult Use Local Authorization Form can be emailed to the Office of Marijuana Policy at Licensing.OMP@maine.gov or sent to Office of Marijuana Policy, 162 State House Station, Augusta, ME 04333-0162.

Municipality/LUPC Representative

Legal Name and Title of Municipality/County Commissioners/LUPC Representative:	City:	County:
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I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Municipality/County Commissioners/LUPC Representative (Do not sign until witnessed by notary):	Date:
---	-------

Notarization

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, at _____, Maine, by _____ to be his/her free act and deed.

Name of Notary Public (Printed):	Signature of Notary Public:
Notary Public, State of Maine	
My commission expires:	
	STAMP/SEAL



JANET T. MILLS
GOVERNOR

STATE OF MAINE
OFFICE OF MARIJUANA POLICY
162 STATE HOUSE STATION
19 UNION STREET
FIRST FLOOR
AUGUSTA, MAINE 04333-0162

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

OFFICE OF MARIJUANA POLICY

ERIK GUNDERSEN
DIRECTOR

Dear Applicant/Licensee,

The Office of Marijuana Policy (OMP) is pleased to announce the availability of Metrc's New Business Training for all adult use conditional licensees. Metrc will be hosting webinar-based training classes that will occur three times a week and continue for the foreseeable future. The classes are instructor-led and provide a thorough overview of the core functionality of the Metrc system.

Training classes will be offered on the following days and times:

- Tuesdays at 1PM EDT
- Wednesdays at 9AM EDT
- Fridays at 10AM EDT

OMP and Metrc strongly recommend that all designated track and trace administrators and any employee planning to operate in the Metrc system take the New Business Training course to ensure they uniformly and accurately utilize the system. Keep in mind, training and the successful completion of a comprehension examination is required for all designated track and trace administrators prior to receiving an active license.

In order to register for training, prospective trainees must hold an active OMP-issued [Individual Identification Card](#) and be associated with an establishment that has obtained a [conditional license](#).

Training is available through the Metrc website at: <https://www.metrc.com/maine>. The link to register appears below OMP's logo as "Schedule Training Now."

Advanced user training classes will be made available in the future.

Who needs to complete the training?

An adult use establishment's track and trace administrator. All other employees are optional.

What do I need to provide to register?

To sign up for the new business training course, the following information **MUST** be provided:

- Name of Trainee
- Individual Identification Card (IIC) Number
- Email (business)
- Phone Number
- Business Name
- Adult Use Establishment Conditional License Number

How much does training cost?

There is no up-front fee for the training courses. Once Metrc production credentials are issued, adult use establishments will begin paying their \$40 a month license fee to Metrc. This monthly fee includes unlimited training and support from Metrc.

When will production credentials be issued?

Due to the ongoing COVID-19 pandemic, OMP has postponed the launch of adult use marijuana industry. To minimize cost to licensees, Metrc production credentials—and the corresponding monthly fee—will not be issued until just before the launch of this new program.

Sincerely,

Office of Marijuana Policy



CONSTRUCTION PERMIT APPLICATION

Department of Public Safety
Office of State Fire Marshal
45 Commerce Dr, Suite 1
Augusta, Maine 04333-0052

Project Information

Project Name: Bowdoinham Apothecary
Street Location: 17 School Street Town: Bowdoinham
County: Sagadahoc Zip Code: 04008

Project Type:
New Building/Addition
Renovation
Occupancy Change
Building Occupancy Use Layout:
Single use
Separated Use
Mixed Use
Sprinkler System:
No Yes Supervised
Fire Alarm:
No Yes Monitored

Project Information:
Projected Start Date: 07/01/21
Projected End Date: 03/01/22
Total Project Cost: \$ 310,000.00
Number of Stories:
Original # of Stories: 4
Affected # of Stories: 3
Total # of Stories: 4
Square Footage:
Renovated s.f.: 7,007
New Construction s.f.: 0
Total s.f.: 9,095

Adjusted Project Cost* for Fee Calculation: \$ 310,000.00 X 0.0015 = Construction Permit Fee: \$ 465.00
**see attached fee schedule for more information*

Approval Letter Only (\$50 fee):

Occupancy Classification:

Apartments Ambulatory Health Care Assembly <300 >300 <1000 >1000
 Business Detention/Correctional Educational Daycare >12 <12
 Health Care Hotel/Dormitory Industrial Residential Board & Care Large Small
 Other Rooming & Lodging Storage Mercantile Class A Class B Class C

Construction Type

Fire Resistive: Type I (443) (332) Unprotected Ordinary: Type III (200)
Protected Non-Combustible: Type II (222) (111) Heavy Timber: Type IV (2HH)
Unprotected Non-Combustible: Type II (000) Protected Wood Frame: Type V (111)
Protected Ordinary: Type III (211) Unprotected Wood Frame: Type V (000)

Brief description of work to be performed: New exterior claddings, interior renovation to include; new exit stairs, lighting, outlets, plumbing, walls and finishes.

Contact Information

Owner's Name: Scott Gallant Phone: 207-838-8733 Fax: _____

Mailing Address: 8 Stone Hill Place

Town: Bowdoinham State: ME Zip Code: 04008 E-mail: mainetreeguy@yahoo.com

Design Professional: Travis Nadeau, c/o Platz Associates Phone: 207-784-2941 Fax: 207-784-3856

Mailing Address: Two Great Falls Plaza

Town: Auburn State: ME Zip Code: 04210

Maine Registration #: ARC4038 E-mail: tnadeau@platzassociates.com

Signature of Applicant: [Handwritten Signature]

↓ DEPARTMENT OF PUBLIC SAFETY USE ONLY ↓

<input type="checkbox"/> Permit	<input type="checkbox"/> Approval Letter (when a permit is not required)	Approved By: _____	
Check #	Plan Reviewer	Date Permit Issued	Permit #

BARRIER-FREE PERMIT APPLICATION

Department of Public Safety
Office of State Fire Marshal
45 Commerce Dr., Suite 1
Augusta, Maine 04333-0052

Project Information

Project Name: Bowdoinham Apothecary
Street Location: 17 School Street Town: Bowdoinham
County: Sagadahoc Zip Code: 04008

Project Type:
New Building/Addition
Renovation
Occupancy Change
Building Occupancy Use Layout:
Single use
Separated Use
Mixed Use
Sprinkler System:
No Yes Supervised
Fire Alarm:
No Yes Monitored

Project Information:
Projected Start Date: 07/01/21
Projected End Date: 03/01/22
Total Project Cost: \$ 310,000.00
Number of Stories:
Original # of Stories: 4
Affected # of Stories: 3
Total # of Stories: 4
Square Footage:
Renovated s.f. 7,007
New Construction s.f.: 0
Total s.f.: 9,095

Barrier-Free Permit Fee: \$ 50.00
**see attached fee schedule for more information*

Occupancy Classification:
 Apartments Ambulatory Health Care Educational
 Business Detention/Correctional Industrial
 Health Care Hotel/Dormitory Storage
 Other Rooming & Lodging
 Assembly <300 >300 <1000 >1000
 Daycare >12 <12
 Residential Board & Care Large Small
 Mercantile Class A Class B Class C

Construction Type
Fire Resistive: Type I (443) (332)
Protected Non-Combustible: Type II (222) (111)
Unprotected Non-Combustible: Type II (000)
Protected Ordinary: Type III (211)
Unprotected Ordinary: Type III (200)
Heavy Timber: Type IV (2HH)
Protected Wood Frame: Type V (111)
Unprotected Wood Frame: Type V (000)

Brief description of work to be performed: New exterior claddings, interior renovation to include; new exit stairs, lighting, outlets, plumbing, walls and finishes.

Contact Information

Owner's Name: Scott Gallant Phone: 207-838-8733 Fax: _____
Mailing Address: 8 Stone Hill Place
Town: Bowdoinham State: ME Zip Code: 04008 E-mail: maintreeguy@yahoo.com
Design Professional: Travis Nadeau, c/o Platz Associates Phone: 207-784-2941 Fax: 207-784-3856
Mailing Address: Two Great Falls Plaza
Town: Auburn State: ME Zip Code: 04210
Maine Registration #: ARC4038 E-mail: trnadeau@platzassociates.com
Signature of Applicant: [Signature]

↓ DEPARTMENT OF PUBLIC SAFETY USE ONLY ↓

<input type="checkbox"/> Permit	<input type="checkbox"/> Approval Letter (when a permit is not required)	Approved By: _____	
Check #	Plan Reviewer	Date Permit Issued	Permit #

Department of Public Safety

Office of State Fire Marshal
45 Commerce Dr, Suite 1, Augusta, Maine 04333-0052
207-626-3880 ph 207-287-6261 fax 207-287-3659 (TTY)



Janet T. Mills
Governor

Michael Sauschuck
Commissioner

STATE OF MAINE
Department of Public Safety
State Fire Marshal's Office
Building Codes and Standards Unit
45 Commerce Drive, Suite 1
52 State House Station
Augusta, Maine
04333-0052
207-624-7007



Joseph Thomas
State Fire Marshal

Richard McCarthy
Assistant State Fire Marshal

BUILDING CODE SURCHARGE

Project Information

Project Name: Bowdoinham Apothecary
Street Location: 17 School Street Town: Bowdoinham
Project Total Square Footage*: 7,007 Building Code Surcharge: \$ 280.28

Sec. 13.25 MRSA §2450-A is enacted to read:

§2450-A. Surcharge on plan review fee for the Uniform Building Codes and Standards Fund

In addition to the fees established in section 2450, a surcharge of 4¢ per *square foot of *occupied space* must be levied on the existing fee schedule for new construction, reconstruction, repairs, renovations or new use for the sole purpose of funding the activities of the Technical Building codes and Standards Board with respect to the Maine Uniform Building and Energy Code, established pursuant to the Title 10, chapter 1103, the activities of the Bureau of Building Codes and Standards under chapter 314 and the activities of the Executive Department, State Planning Office under Title 30-A, section 4451, subsection 3-A,

The fee for review of a plan for the renovation of a public school, including the fee established under section 2450, may not exceed \$450.

Revenue collected from this surcharge must be deposited into the Uniform Building codes and Standards Fund established by section 2374. **Please mail your Surcharge in the amount shown above to the address at the top of this letter.** Thank you in advance for your attention to this matter.

Date Fee received: _____

Paid by: _____

Check #: _____

Payment for all fees, Construction Fee, Building Code Surcharge & Barrier-Free Fee, may be submitted on one check, payable to Treasurer, State of Maine.

Central Maine Commerce Center

45 Commerce Drive, Suite 1
Augusta, Maine 04333

(207) 626-3880 (Voice)

(207) 287-6251 (Fax)

(207) 287-3659 (TTY)

Janet T. Mills
Governor



Maine Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, ME 04333-0052



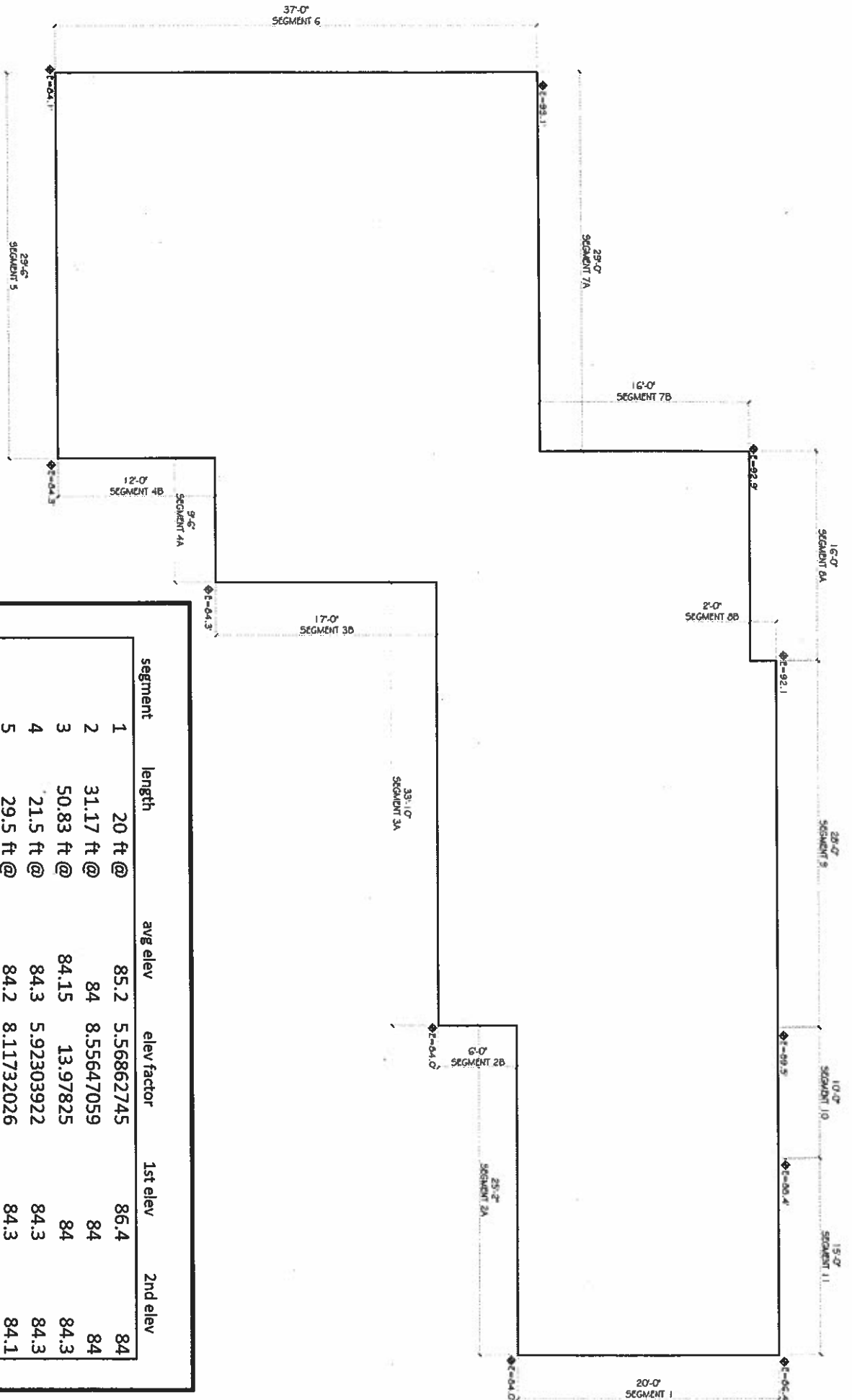
Michael Sauschuck
Commissioner

Phone: (207) 626-3880
Fax: (207) 287-6251

Joseph E. Thomas
State Fire Marshal

Statement of Deficiencies and Plan of Corrections

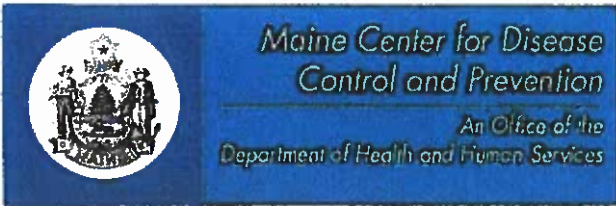
4. ISSUE	Issues found as described Stair 1 extends 3 stories and is required to be a 2-hour rated enclosure to the exterior. Please provide details and UL listing of the rated assembly. This will be required for all stairs extending 3 or more stories.	The enclosure for Stair 1 has been revised to a 2-hour UL Design with two-layers of Type "X" GWB on each side of 2x4 studs @ 16" o.c.
5. ISSUE	Issues found as described The kitchen is on the 1st floor, the detail of the hood system indicates a single penetration through the ceiling and roof. Please provide ductwork chase from first floor to the roof with details of how it is protected through all the floors to include UL listings of any potential shaft wall assembly utilized.	The exhaust for the kitchen hood will extend less than two stories and will be directed to the driveway side of the building.
6. ISSUE	Issues found as described Please provide location of the manual pull station for the kitchen hood system. Also indicate the connection to the fire alarm system as required per NFPA 96	A manual pull station for the kitchen hood extinguisher system has been noted on the revised drawings, in addition to a note for connection to the fire alarm system per NFPA 96.
7. ISSUE	Issues found as described What will floor 2 be used for?	Floor 2 uses include marijuana grow space, receiving/storage, and retail store.
8. ISSUE	Issues found as described This project appears to be a grow facility with commercial kitchen and storage. Originally as presented I was under the impression there would be mercantile space. Please provide more information and a clearer picture of how this facility will be utilized. Also, provide clarification if there will be any extraction processes occurring as the process from growing, storage to cooking appears to leave out part of the processing which would be crucial to the review process. If there is no mercantile occupancy within this building this project, by state statute, may not need a full	The uses include a commercial kitchen (no extraction), marijuana grow facility, a Residential unit, and Marijuana Sales Store.



Building Height Analysis

segment	length	avg elev	elev factor	1st elev	2nd elev
1	20 ft @	85.2	5.56862745	86.4	84
2	31.17 ft @	84	8.55647059	84	84
3	50.83 ft @	84.15	13.97825	84	84.3
4	21.5 ft @	84.3	5.92303922	84.3	84.3
5	29.5 ft @	84.2	8.11732026	84.3	84.1
6	37 ft @	88.6	10.7130719	84.1	93.1
7	45 ft @	93	13.6764706	93.1	92.9
8	18 ft @	92.5	5.44117647	92.9	92.1
9	28 ft @	90.8	8.30849673	92.1	89.5
10	10 ft @	88.95	2.90686275	89.5	88.4
11	15 ft @	87.4	4.28431373	88.4	86.4

total	306 perimeter	87.4740997	AVG grade
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Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION		Town of <u>Bowdoinham</u>
Property Owner's Name:	<u>Stone Hill General</u>	Tel. No.: <u>838-8733</u>
System's Location:	<u>17 School Street</u>	
Property Owner's Address:	<u>8 Stone Hill Place Bowdoinham, ME</u>	Zip Code <u>04008</u>
e-mail address:	_____	

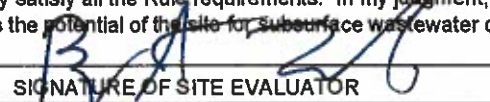
The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)	SECTION OF RULE
1. <u>See Sheet Attached</u>	<u>8</u>
2. _____	_____
3. _____	_____

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

I, Brady Frick, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.


3/16/22
 SIGNATURE OF SITE EVALUATOR DATE

PROPERTY OWNER

I, _____, am the owner agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER _____ DATE
 AGENT FOR THE OWNER

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65

DISPOSAL SYSTEM VARIANCE REQUEST ATTACHMENT**Table 8A****Setback Distances for Replacement System, Limits of LPI Authority**

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)			Disposal Fields	Septic Tanks
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
SOILS								
Soil Profile	Ground Water Table						Inches	
Soil Condition	Restrictive Layer						Inches	
from HHE-200	Bedrock						Inches	
Site Features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)			Disposal Fields	Septic Tanks
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft		
Potable Supply Well	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	50 down to 25 ft [a]	100 down to 50 ft [a]	100 down to 50 ft		
Water supply line	10 ft	20 ft	25 ft	10 ft	10 ft	10 ft		
Water course, major [c]	100 down to 50 ft	200 down to 120 ft	300 down to 180 ft	100 down to 25 ft [a]	100 down to 50 ft	100 down to 50 ft		
Water course, minor [c]	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, columns, posts]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation, frost wall]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	10.5'	5'
Property lines	10 down to 5 ft [b]	18 down to 9 ft [b]	20 down to 10 ft [b]	10 down to 4 ft [b]	15 down to 7 ft [b]	20 down to 10 ft [b]		
Burial sites or graveyards boundaries, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
Stormwater infiltration systems	100 down to 60 feet	200 down to 120 feet	300 down to 180 feet	100 down to 50 feet	100 down to 50 feet	100 down to 50 feet		
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters underdrained swales, underdrained outlets, and similar structures	50 down to 25 feet [d]	100 down to 50 feet [d]	150 down to 75 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]		
Stormwater detention basins (basin bottom at, or above, predevelopment grade)	25 down to 12 feet	50 down to 25 feet [d]	75 down to 35 feet [d]	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet		
OTHER								
1. Utilize 3:1 fill extension grades, where needed, to contain fill on property								
2.								
3.								

Notes:

[a] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the LPI's presence and shown to be watertight pursuant to water tightness standards found in Section 6(H)(8) or of monolithic construction.

[b] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major or minor water body/course must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details, see Section 12).

[d] The reduced setback distance may be further reduced down to 12 feet if the stormwater structure has an impervious liner and the fill extensions do not encroach onto the stormwater structure.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION		>>CAUTION: LPI APPROVAL REQUIRED<<	
City, Town, or Plantation	BOWDOINHAM	Town/City	Permit # _____
Street or Road	17 SCHOOL STREET	Date Permit issued	Fee \$ _____ Double Fee Charged []
Subdivision, Lot #			L.P.I.# _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	STONE HILL GENERAL	Fee \$ _____ State Fee _____	Fee \$ _____ Locally Adopted Fee _____
Mailing Address of Owner/Applicant	C/O SCOTT GALLANT 8 STONE HILL PLACE BOWDOINHAM, ME 04008	Copy: [] Owner [] Town [] State	
Daytime Tel. #	838-8733	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner/Applicant _____		Municipal Tax Map # <u>1-1</u> Lot # <u>17</u>	
Date _____		(1st) Date Approved _____	
		Local Plumbing Inspector Signature _____ (2nd) Date Approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type Replaced: <u>PLASTIC CHAMBERS</u> Year Installed: <u>1995 +/-</u> <input checked="" type="checkbox"/> 3. Expanded System <input checked="" type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-Engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-Engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-Engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000gpd+) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input checked="" type="checkbox"/> 11. Pre-treatment, specify: <u>SINGLAIR 960</u> <input checked="" type="checkbox"/> 12. Miscellaneous components OR EQUIVALENT <u>H-20 RATED 1000 GALLON GREASE TRAP</u> TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other: _____
SIZE OF PROPERTY <u>0.48</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input checked="" type="checkbox"/> 2. Multiple Family Dwelling, No of Units: <u>1</u> <input checked="" type="checkbox"/> 3. Other: <u>RETAIL & GROW FACILITY</u> (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 2)			
3 TREATMENT TANKS ***H-20 RATED*** <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <small>(NOTE: 1 TANK WILL BE CUSTOM BY GENEST CONCRETE)</small> <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>3-1000's</u> GAL. SEE NOTE ON PAGE 3	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input checked="" type="checkbox"/> a. Cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. Regular <input checked="" type="checkbox"/> d. H-20 loaded <input type="checkbox"/> 4. Other: _____ SIZE: <u>1280</u> sq. ft. <input type="checkbox"/> ln. ft. 20 H-20 RATED CONCRETE CHAMBER UNITS	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on tank outlet	DESIGN FLOW <u>575</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities: BEDROOM AT 100 GPD PROPOSED BAKERY AT 100 GPD 1 EMPLOYEE W/SHOWER = 20 GPD 7 EMPLOYEES (NO SHOWER) AT 12 GPD EACH = 84 GPD PUBLIC RESTROOM WITH 27 USERS AT 3 GPD EACH = 81 GPD PROPOSED GROW FACILITY = 170 GPD <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER-METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>N44</u> d <u>00</u> m <u>29.77</u> s Lon. <u>W69</u> d <u>53</u> m <u>57.24</u> s if g.p.s., state margin of error
SOIL DATA & DESIGN CLASS PROFILE <u>12</u> / <u>AIII</u> at Observation Hole # <u>TP 1</u> Depth <u>47</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium - 2.6 sq.ft./gpd <input checked="" type="checkbox"/> 2. Medium-Large - 3.3 sq.ft./gpd <input type="checkbox"/> 3. Large - 4.1 sq.ft./gpd <input type="checkbox"/> 4. Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not required <input checked="" type="checkbox"/> 2. May be required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons SEE NOTE ON PAGE 3	

SITE EVALUATOR STATEMENT		
I certify that on <u>3-15-22</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A, CMR 241).		
Site Evaluator Signature <u>BRADY A. FRICK</u>	SE # <u>352</u>	Date <u>3/16/22</u>
Site Evaluator Name Printed ALBERT FRICK ASSOCIATES - 731 FOSS ROAD, LIMERICK, MAINE 04048 - (207) 839-5563	Telephone Number (207) 839-5563	E-mail Address INFO@ALBERTFRICK.COM

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation BOWDOINHAM	Street, Road Subdivision 17 SCHOOL STREET	Owner's Name STONE HILL GENERAL
ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS PROPERTY INFORMATION APPROXIMATED PER TOWN TAX MAP, AERIAL PHOTOGRAPH, AND AS POINTED OUT BY PROPERTY OWNER. VERIFY PROPERTY LINES TO ASSURE ACCURATE LOCATION PRIOR TO SYSTEM INSTALLATION		Scale 1" = 60 Ft. or as shown
SITE PLAN		SITE LOCATION PLAN (Attach Map from Maine Atlas Recommended)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil (BACKHOE)

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			VARIABLE	
5	SANDY		BROWN	
10	LOAM (FILL)	FRIABLE		
20	SANDY		DARK BROWN	NONE
25	LOAM		YELLOW	EVIDENT
30			BROWN	
35			LIGHT	
40	LOAMY SAND		YELLOW	
45			BROWN	
50	REFUSAL IN LARGE ROCK OF BEDROCK			

Soil Classification 12 Profile	Condition AIII	Slope 0-3 %	Limiting Factor 47 -	<input type="checkbox"/> Ground Water
				<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Observation Hole TP 2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil (BACKHOE)

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
5	SANDY		BROWN	
10	LOAM (FILL)	FRIABLE		
20	SANDY		YELLOW	
25	LOAM		BROWN	
35			LIGHT	
40	LOAMY SAND		YELLOW	
45			BROWN	
50	REFUSAL IN BEDROCK AT 60"			

Soil Classification 12 Profile	Condition AIII	Slope 0-3 %	Limiting Factor 47 -	<input type="checkbox"/> Ground Water
				<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Site Evaluator Signature

352
SE

Date

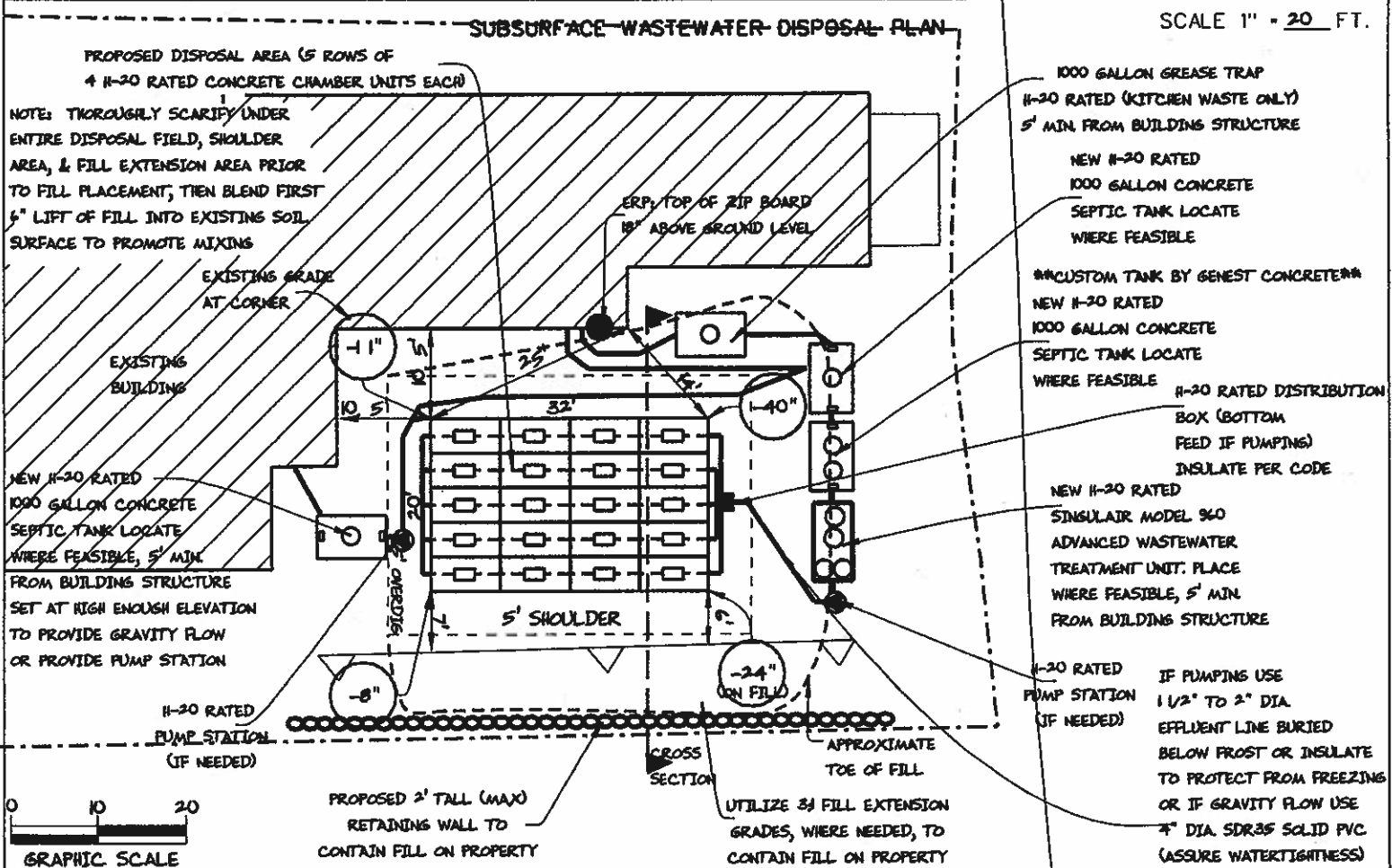
3/16/22

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HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

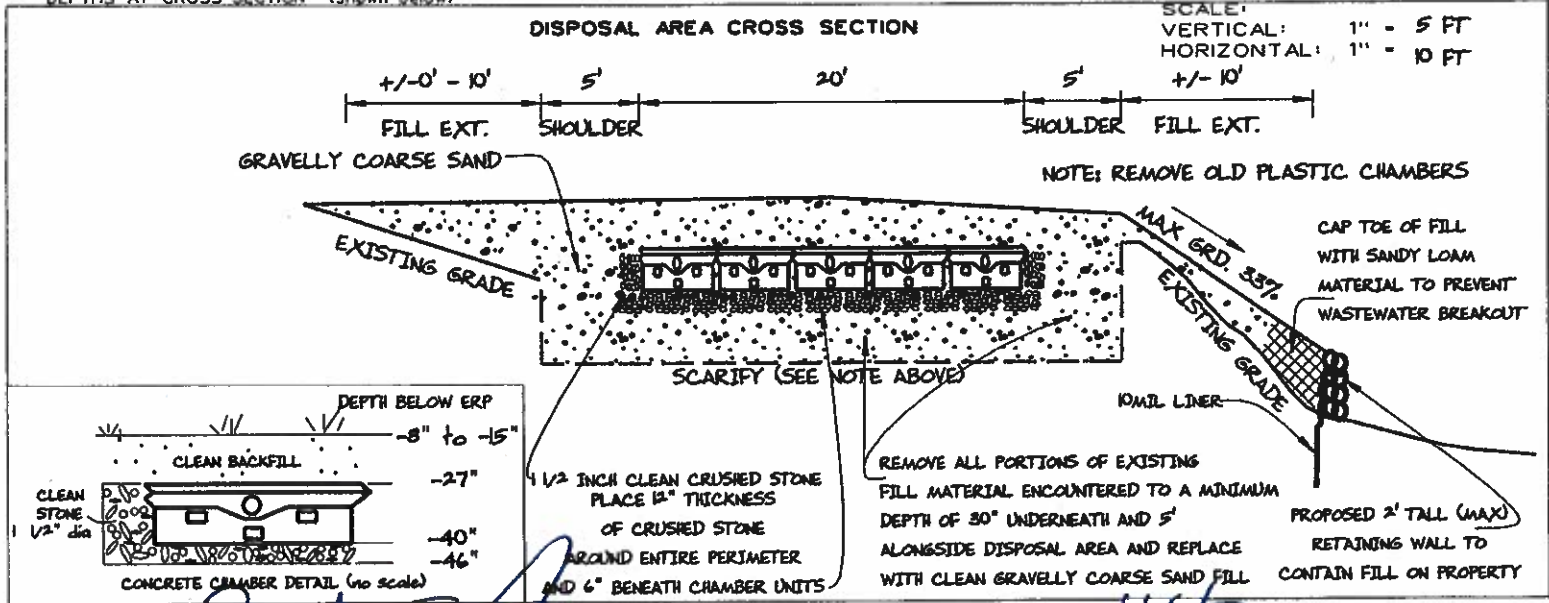
Department of Health and Human Services
 Division of Environmental Health
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation BOWDOINHAM	Street, Road, Subdivision 17 SCHOOL STREET	Owner's Name STONE HILL GENERAL
---	--	---



SCALE 1" = 20 FT.

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) : 0" - 9"	Finished Grade Elevation	SEE DETAIL BELOW Location & Description BOTTOM OF ZIP BOARD, 18" ABOVE GRADE Reference Elevation is: 0.0" or -----
Depth of Fill (Downslope) : 0" - 25"	Top of Distribution Pipe or Proprietary Device	
DEPTHS AT CROSS-SECTION (shown below)	Bottom of Disposal Area	



Site Evaluator Signature: Albert Frick SE # 352 Date: 3/16/22 Page 3 of 3 HHE-200 Rev. 02/11



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 731 Pess Road Limerick, Maine 04048
 (207) 839-5563

BOWDOINHAM

17 SCHOOL STREET

STONE HILL GENERAL

TOWN

LOCATION

APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine or water treatment backwash and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

BOWDOINHAM

17 SCHOOL STREET

STONE HILL GENERAL

TOWN

LOCATION

APPLICANT'S NAME

7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed

8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.

10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.

13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

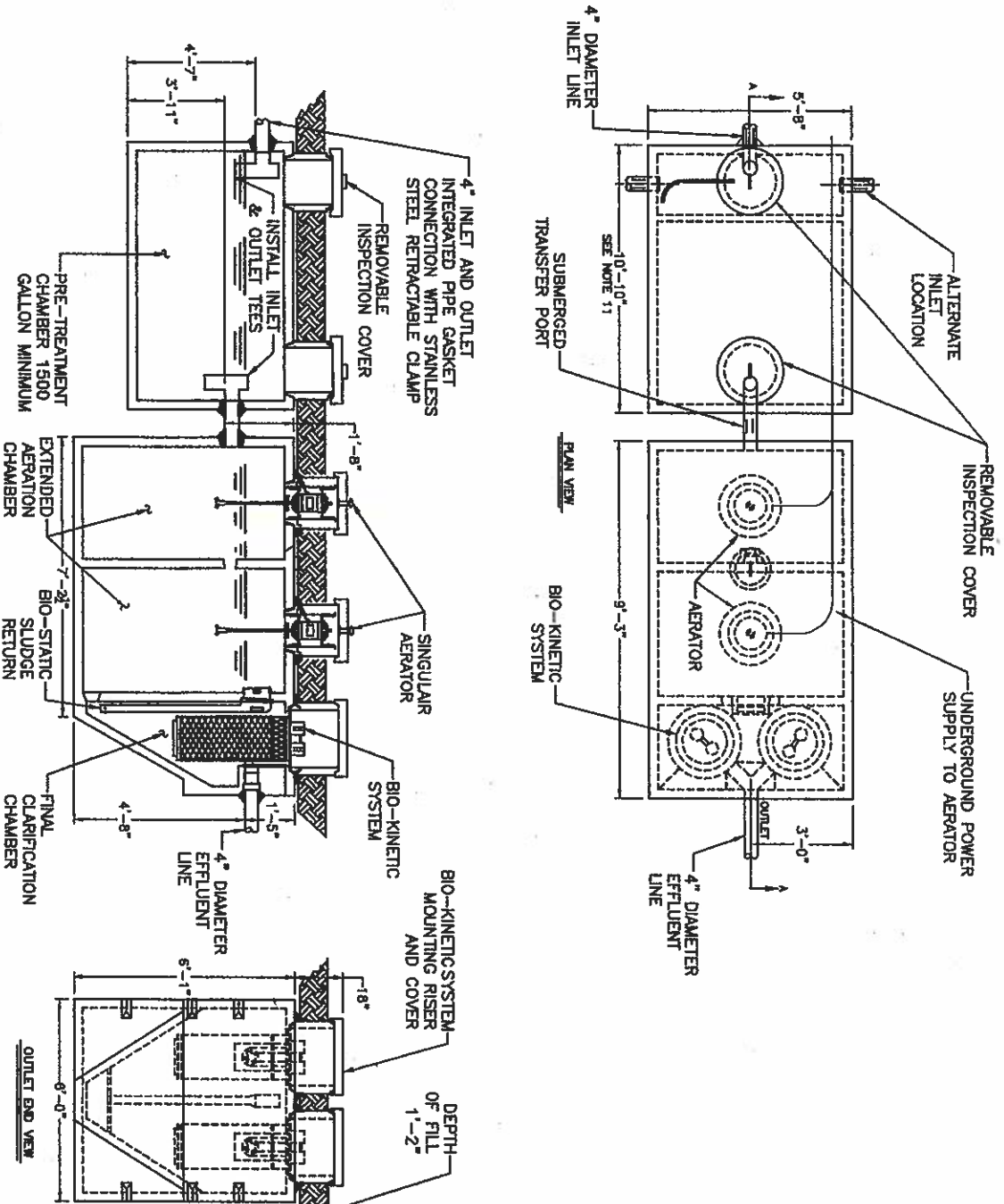
14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.

15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
751 Fox Road, Limrick, Maine 04048
(207) 879-6663

SES SINGULAIR 1000 GPD SYSTEM, CONCRETE, STANDARD OR TNT



SECTION A-A

1. THE AUTHORIZED SINGULAIR REPRESENTATIVE IN RHODE ISLAND, MASSACHUSETTS, NEW HAMPSHIRE, AND MAINE IS SIEGMUND ENVIRONMENTAL SERVICES (SES), D.B.A. SES WASTEWATER. UNITS MUST BE SERVICED BY FACTORY TRAINED SERVICE PERSONNEL.
2. THE DIFFERENCE BETWEEN THE STANDARD MODEL 960 AND THE TNT IS THE AERATION CONTROL. ALL TANK DIMENSIONS ARE THE SAME.
3. THE SINGULAIR 1000 CONCRETE SYSTEM IS RATED FOR H10 LOADING. PLEASE CONTACT SES FOR H20 LOAD APPLICATIONS.
4. A REVIEW OF PLANS FOR COMPLIANCE WITH SYSTEM REQUIREMENTS IS AVAILABLE BY SES. DESIGNERS ARE ENCOURAGED TO TAKE ADVANTAGE OF THIS SERVICE.
5. SINGULAIR SYSTEMS UTILIZING CONCRETE TANKAGE MAY BE LOCATED IN PAVED AREAS SUBJECT TO HIGH LOADING IF APPROPRIATELY DESIGNED. SCHEMATIC PLANS ARE AVAILABLE FROM SES FOR CONSIDERATION BY THE DESIGNER.
6. ALL RISERS AND COVERS MUST BE ABOVE GRADE AND ACCESSIBLE FOR SERVICE.
7. CONCRETE TANKS MEET ASTM STANDARD SPECIFICATIONS FOR PRECAST CONCRETE SEPTIC TANKS, C-1227-09.
8. FOR DEEPER THAN NORMAL INSTALLATIONS CONTACT SES FOR SUGGESTED DETAILS.
9. FOR CONDITIONS WITH HIGH WATER TABLE BOUANCY COMPUTATIONS ARE AVAILABLE FROM SES UPON REQUEST.
10. MINIMUM REQUIREMENTS FOR THE PRETREATMENT CHAMBER IS 1,500 GALLONS, 15 GALLONS/INCH OF LIQUID LEVEL AND 12 INCHES OF FREEBOARD.
11. SUBJECT TO APPROVAL, THE PRETREATMENT TANK DIMENSIONS MAY BE DIFFERENT FROM WHAT IS SHOWN, BUT THE TANK CAPACITY MUST BE MINIMUM 1,500 GALLONS 4" BELOW THE INLET INVERT. THE INTERCONNECTION BETWEEN TANKS MUST BE BELOW THE FLOW LINE (SUBMERGED)

REVISED: SEPTEMBER 16, 2019

Siegmund
ENVIRONMENTAL SERVICES

NORWECO® SINGULAIR®
MODEL 960 - 1000 GPD

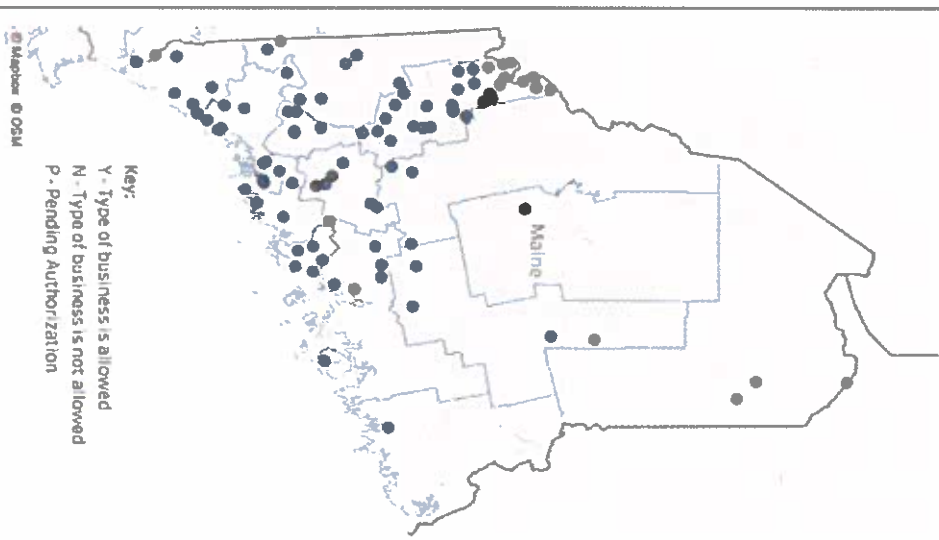
SES 1000 GPD WASTEWATER
TREATMENT SYSTEM, CONCRETE,
STANDARD OR TNT

Siegmund Environmental Services
102 West Main St. Norton, MA 02766
www.seswastewater.com
Tel: 888-999-1389

NOT TO SCALE

Independently confirm this information, we cannot guarantee its accuracy. This is a courtesy service that is continually under development. We will make an effort to correct errors brought to our attention.

Adult Use Marijuana Opt-In by Municipality



Municipality	Retail	Growing	Manufacturing	Testing	
Alder Stream...	N	Y	N	N	●
Anson	Y	Y	Y	Y	●
Auburn	Y	Y	Y	Y	●
Avon	Y	Y	Y	Y	●
Bangor	Y	Y	Y	Y	●
Bath	Y	Y	Y	Y	●
Beattie	N	Y	N	N	●
Berwick	Y	Y	Y	Y	●
Berthel	Y	Y	Y	Y	●
Biddeford	N	Y	Y	Y	●
Boothbay	Y	Y	Y	Y	●
Bowdoinham	Y	Y	Y	Y	●
Bridgton	Y	Y	Y	Y	●
Brownfield	N	Y	Y	Y	●
Brunswick	Y	Y	Y	Y	●
Byron	N	Y	N	N	●
Camden	N	Y	N	N	●
Chain of Pond..	N	Y	N	N	●
Chain of Pond..	N	Y	N	N	●
Caburn Gore	N	Y	N	N	●
Columbia	Y	Y	Y	Y	●
Damariscotta	Y	Y	Y	Y	●
Davis (No.3, R..	N	Y	N	N	●
Detroit	Y	Y	Y	Y	●
Eliot	Y	Y	Y	Y	●
Etna	N	Y	Y	Y	●
Eustis	Y	Y	Y	Y	●
Fairfield	Y	Y	Y	Y	●
Farmington	Y	Y	Y	Y	●
Freeman Twp	N	Y	N	N	●
Fryeburg	N	Y	Y	Y	●

Key:
 Y - Type of business is allowed
 N - Type of business is not allowed
 P - Pending Authorization

Mapbox OSM

Navigation icons: back, forward, search, zoom in, zoom out, print, share

Credit



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Information

CCP Herma
 Sitewrap
 Maine.gov
 Site Policies
 Accessibility

Connect with Us



Contact Us

Office of Cannabis Policy
 182 State House Station
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