



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

17 School Street Property History – 2009 to current

March 17, 2009 – Kathy & Scott Gallant applied for a Site Plan review permit to expend the existing garage from 1.5 stories to 2.5 stories for the Knitters General Store.

June 25, 2009 – The Planning Board approved the Site Plan Review application with the following conditions:

- An easement must be obtained from the town for the driveway access way.
- There shall be no parking within the driveway access way or in the street.
- The lighting shall meet the performance standard.
- The signage shall meet the performance standard.
- The landscaping shall meet the performance standard.
- The utilities shall meet the performance standard.
- The water shall be installed according to the Water District's standards.
- The property shall be in compliance with the Maine Subsurface Wastewater Disposal Rules.
- The development shall meet the performance standards for noise.
- The development must obtain approval from the State Fire Marshall's Office.
- Sedimentation and erosion controls must be used.
- No hazardous, special and radioactive materials shall be stored on site.
- The project shall meet performance standard 25.b.
- The development must have an address according to the E911 system.

August 26, 2009 – The Select Board approved an easement to Kathleen Gallant for the purpose of constructing, establishing, and maintaining a driveway to be used as access from School Street. *A copy of this easement was not placed in the property file, and with changeover in staff and Board members, this easement wasn't brought to new staff's attention until the filing of the applicant's current application.*

October 25, 2013 – Scott Gallant applied for a building permit to add a stairway to driveway, replace the roof and add a 15ft by 38ft addition, 2 floors.

November 6, 2013 - Darren Carey, Code Enforcement Officer issued a letter to Scott Gallant stating that the building permit application dated October 25th was found incomplete and listing the items needed to complete the building permit application.

17 SCHOOL STREET
PROPERTY HISTORY – 2009 TO CURRENT

September 24, 2014 – Scott Gallant applied to the Board of Appeals for an in-law apartment. *At the time, the Ordinance required one acre per dwelling.*

October 16, 2014 – Mark Favreau, Board of Appeals Chair issued the Board of Appeals decision to deny the application to Scott Gallant.

October 16, 2014 - Scott Gallant submitted a building permit to remove 18ft by 38ft and rebuild 43ft by 44ft two story addition.

October 17, 2014 – Scott Gallant submitted a building permit to construct at 24ft by 30ft addition on the south side of the Knitters General Store.

October 24, 2014 - Darren Carey, Code Enforcement Officer issued a letter to Scott Gallant stating that the October 16th building permit application requires the following items in order to be found complete:

- Setback Determination for the Planning Board.
- Variance of 20% Lot Coverage from Board of Appeals.

October 24, 2014 - Darren Carey, Code Enforcement Officer issued a letter to Scott Gallant stating that the October 17th building permit application requires the following items in order to be found complete:

- Site Plan Review permit from the Planning Board.
- Variance of 20% Lot Coverage from Board of Appeals.
- Revised Site Plan.

October 24, 2014 - Scott Gallant submitted a building permit application to remove 18 by 38 and rebuild 43 by 28.

November 12, 2014 - Darren Carey, Code Enforcement Officer issued a letter to Scott Gallant stating that the amended application requires the following items in order to be found complete:

- Setback Determination for the Planning Board.
- Variance of 20% Lot Coverage from Board of Appeals.

November 19, 2014 – The Board of Appeals reconsidered the application on request from Scott Gallant. The Board's final conclusions: The appellant's request does not meet three out of the four criteria and the Board still cannot grant a variance for the ordinal request for variance to install an in-law apartment unit. The Board's ordinal decision on October 15, 2014 stands.

June 9, 2015 – The Town approved an amendment to the Land Use Ordinance the increased the dimensional requirement for structure coverage for legally non-conforming lots from 20% to 30%.

17 SCHOOL STREET
PROPERTY HISTORY – 2009 TO CURRENT

June 15, 2015 - Scott Gallant submitted a building permit application to remove the 14ft by 28ft building and replace with at 44ft by 24ft building and a 10ft by 10ft utility shed. *Because this application was for the expansion of a legally non-conforming structure Darren Carey, Code Enforcement forward the application the Planning Board for a Setback Determination prior to issuing a decision on the application.*

August 4, 2015 – Nicole Briand, Planning & Development Director issued a letter to Scott Gallant outlining the information the Planning Board stated they needed at their June 23 and July 23, 2015 Meeting in order to consider the setback determination.

October 22, 2015 - The Planning Board approved Scott Gallant's Setback Determination. It was voted: *"that it be understood that Mr. Gallant owns property based on the deed that he will provide a copy to us, that he owns two schoolhouse lot, and he is going to remove an existing building and replace that existing building in kind and he is going to then move two feet further away from the corner of the existing building as replaced, further away from the schoolhouse lot and then extend his building out so as to meet the 10 feet setback requirement."*

November 2, 2015 - Darren Carey, Code Enforcement Officer issued Building Permit 16-31 to:

- Demolish and remove at 38ft by 14ft portion of the existing single-family dwelling
- Reconstruct a 30ft by 24ft addition attached to the existing single-family dwelling in the previous location.
- Construct expansion consisting of 15ft by 24ft structure and 10ft by 14ft utility shed.

One of the conditions of this permit was that the applicant provide a setback certification to prove that the expansion meets the minimum setback of 10ft. *This setback certification has not been completed to date.*

August 8, 2016 - Scott Gallant submitted a building permit application to enclose deck area, add roof and screen in deck.

August 12, 2016 - Darren Carey, Code Enforcement Officer issued Building Permit 17-04 to enclose beneath a deck and screen in a previously permitted deck attached to the Knitters General Store.

October 24, 2016 - Darren Carey, Code Enforcement Officer issued a letter to Scott & Kathleen Gallant reaffirming that they needed to amend their building permit, as the building being constructed was not in compliance with their existing permit. *The letter also stated that the following three items were still needed:*

- *Foundation setback check by licensed professional.*
- *Internal plumbing permit from master plumber.*
- *State Fire Marshall Office approval.*

November 9, 2016 – Scott Gallant submitted a building permit application to remove rotted roof, replace with 10ft walls and new roof with attached cupola, max height of 39.5ft.

17 SCHOOL STREET
PROPERTY HISTORY – 2009 TO CURRENT

November 19, 2016 - Darren Carey, Code Enforcement Officer issued Building Permit 17-28 to remove the roof and construct an additional floor and roof.

January 7, 2021 – Scott Gallant submitting a Site Plan Review application to the Planning Board with the following project description: *“we ask that all applicable waivers of standards that have already been meet. We will meet all other standards, fire marshall, plumbing, lighting, signage, noise and such. We will implement odor and all licensing that the state of Maine requires.”*

September 2, 2021 – Darren Carey, Code Enforcement Officer issued a Stop Work Order, Letter of Violation & Order to Correct to Scott & Kathleen Gallant for starting the construction of porches without approval.