

11-8-2021

Hatch Point Enterprises, LLC

Bowdoinham additional Information and clarification

2. Internal Vehicular Circulation

The 18-foot-wide road will be constructed in accordance with Article 4.H of the Bowdoinham Land Use Ordinance. The area in front of the barn will be sized adequately to allow fire apparatus to turnaround and not require excessive backing up. A 15-foot fire lane will be located to the side of the accessory structure to access to the side of the Barn and accessory structure. The fire lane will not be used for parking and be used to access the cabin also.

3. Pedestrian Circulation

The 4-foot walk path to the cabin will be converted to a 9-foot travelled way to allow access. There will be a 6-foot meandering woodchip walk path to the shore that will allow access to the dock and shore.

4. Municipal Impact

Fire Department

The turnaround area in front of the barn will be sized to accommodate all fire apparatus and EMT equipment. The turnaround area in front of the barn, the fire lane and the road to the cabin will be constructed with permeable pavers with a max load of 86,563 lbs. The road will be constructed in accordance with Article 4.H of the Bowdoinham Land Use Ordinance.

5. Visual Impact

The development will maintain a 25ft Vegetated/Wooded buffer on North, West and South property lines.

Clearing of vegetation in the Shoreland Zone will be done in accordance with Shoreland Zoning Standards.

6. Lighting

The security lighting will be either motion censored or on a timer. The lighting will focus on ground areas around the barn, accessory structure and cabin. All lighting will be shielded and adjustable.

9. Landscaping

Additional Landscaping has been added around the Barn, Accessory Space and Patios.

10. Buffering

The development will maintain a 25ft Vegetated/Wooded buffer on North, West and South property lines.

Clearing of vegetation in the Shoreland Zone will be done in accordance with Shoreland Zoning Standards.

11. Utilities

The development will be supplied with electricity and telecommunications. These will be above ground from River Road to the parking area. At that point it will go underground. The underground service will run adjacent to the road. There will be an onsite generator that will be screened.

14. Fire Protection

The turnaround area in front of the barn will be sized to accommodate all fire apparatus and EMT equipment. The turnaround area in front of the barn, the fire lane and the road to the cabin will be constructed with permeable pavers with a max load of 86,563 lbs. The road will be constructed in accordance with Article 4.H of the Bowdoinham Land Use Ordinance.

A sprinkler system will be installed and the development will require permits from the Fire Marshall's office.

15.b Financial Capacity

The property to be developed is owned by Hatch Point Lane, LLC. The schedule A from the LLC formation documents is included with this additional information.

16.c Wetlands & Waterbodies Erosion & Sedimentation BMPs

16.d Historic & Archaeological -AN

Bertrand Pelletier, Jr., of Backwoods Archaeological Resource Consulting, LLC conducted a prehistoric archaeological survey on October 29, 2021 as requested by MHPC. The results of the survey came back negative. Letter from Kirk F. Mohney is included with this additional information.

17.a Solid Waste Management

Dumpster location has been moved from next to the Barn to a location on the River Road side of the Parking Area. The dumpster will be screen and placed in an enclosure.

17.e Stormwater

The area in front of the barn will be constructed with permeable pavers. This will slow down the effect of stormwater runoff. This will allow run off to infiltrate and prevent the erosion of roads. The area between the turnaround area and the covered porch/accessory space will consist of rain gardens. Rain gardens will also be constructed around the patio. The area to the north of the barn will be constructed to include infiltration stairs. The infiltration steps will be constructed with crushed stone incased with 6" by 6" timber. This will slow down and allow run off to infiltrate.

The proposed development will be surrounded by a forested buffer. The forested buffer will be maintained by limiting the clearing around the buildings to 30 feet. As mentioned previously, any clearing in the shoreland zone will be in accordance with shoreland zone standards. Natural drainage ways will be preserved.

The proposed development will follow Stormwater Best Management Practices.

17.f Sedimentation & Erosion Control




Sedimentation and Erosion Control will be utilized throughout the development. Particular focus will be around the area of stream crossing and the area between the two streams where the Road will be located. Development on steep slopes will limited

but where this occurs, riprap, staked filter socks, erosion control blankets or a combination of devices.

The proposed development will follow Best Management Practices.



Schedule A
Membership Interests

<u>Name</u>	<u>% Membership Interest</u>	<u>Capital Contribution</u>
Justin M. Fletcher	50%	\$ 
Kelly Carey	25%	\$ 
Darren Carey	25%	\$ 

LAWRENCE A. ROBINSON, C.P.A., P.A.

10 MOULTON ST SIXTH FLOOR

PORTLAND, MAINE 04112-7051

(207) 774-6548

FAX (207) 774-9347

November 9th, 2021

To Whom It May Concern:

RE: Justin Fletcher

This letter is to confirm that I am the CPA for Justin Fletcher and have prepared his tax returns for more than 5 years.

I believe that Justin Fletcher has the financial capability and capacity to complete the Barn project in Bowdoinham, ME

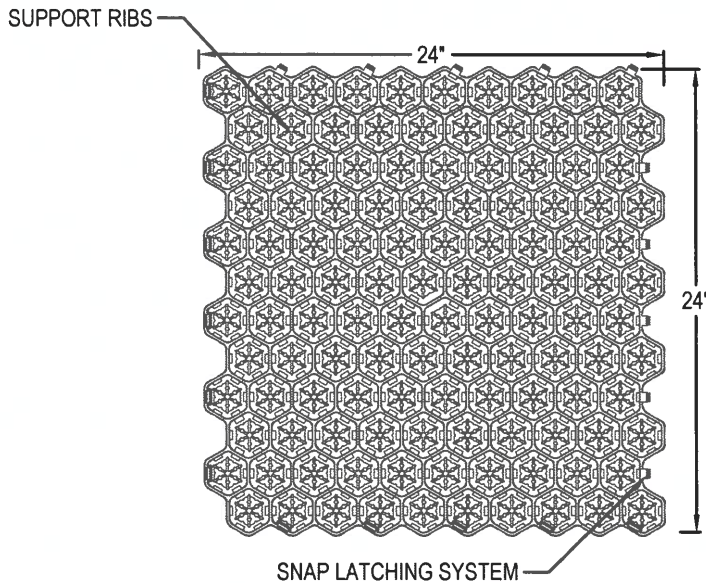
Should you require any additional verification please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lawrence A. Robinson', with a long horizontal flourish extending to the right.

Lawrence A. Robinson, C.P.A.

LAR/

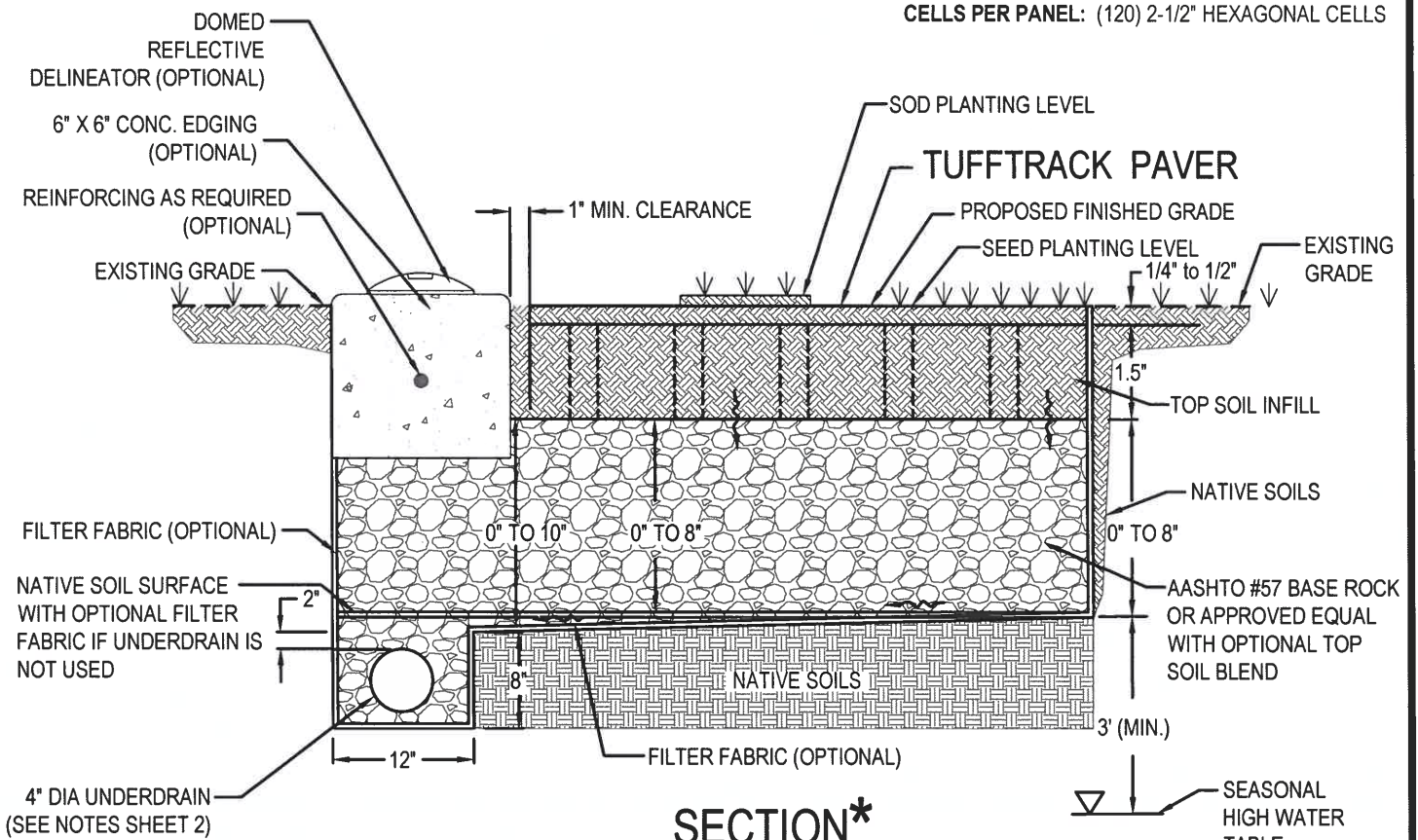


PLAN VIEW

PRODUCT DESCRIPTION

PANEL SIZE: 24" X 24" X 1 1/2"

CELLS PER PANEL: (120) 2-1/2" HEXAGONAL CELLS



SECTION*

*SEE NOTES SHEET 2



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We put water in its place

**TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE**

NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF TT24 PAVER:
EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:

3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLE/FIRE LANES).

AASHTO #57 BASE ROCK:

6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):

9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:

12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR 5 TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

2 of 2

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TT24 TUFF TRACK
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STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



November 8, 2021

Darren Carey

RE: Information Request – Wedding Venue Project, Bowdoinham

Dear Darren:

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

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

Endangered, Threatened, and Special Concern Species

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine’s Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools - At this time, MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools in the project search area; however, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before to the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

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

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

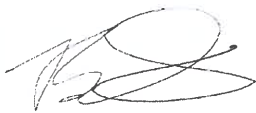
Fisheries Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e. natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fish and fisheries habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

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

Best regards,



Becca Settele
Wildlife Biologist



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

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

November 8, 2021

Mr. Darren Carey
Hatch Point Enterprises
via email dpcarey1226@gmail.com

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

Dear Mr. Carey:

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

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

Sincerely,

A handwritten signature in black ink that reads 'Kirk F. Mohney'.

Kirk F. Mohney
State Historic Preservation Officer



Darren Carey <dpcarey1226@gmail.com>

Automatic reply: HATCH POINT ENTERPRISES LLC PBR SUBMISSION

DEP, PBR Notification <DEP.PBRNotification@maine.gov>

Tue, Nov 9, 2021 at 12:08 PM

To: Darren Carey <dpcarey1226@gmail.com>

We have received your email sent to DEP.PBRNotification@maine.gov.

The Department uses this email account solely for receiving Natural Resources Protection Act (NRPA) and Stormwater Permit-by-Rule notifications and Maine Construction General Permit notice of intent forms.

You should not expect to hear further from the Department unless the Department has questions about your submission or administrative staff contact you to collect the application fee if that has not been paid at the time of filing.

NRPA and Stormwater Permits-by Rule (PBRs), as well as coverage under the Maine Construction General Permit (MCGP), become effective 14 days after the Department receives both the notification form with the required attachments and the application fee, unless the Department accepts or deems your application deficient prior to that date.

The Department will not mail or email approval of PBRs or notice of coverage under the MCGP. If you do not hear from the Department within this 14-day period, your submission is approved. Thank you for submitting your notice by email.

Maine DEP