

SCOTT A. GALLANT | 207.838.8733 | maintreeguy@yahoo.com  
KATHLEEN GALLANT | 207.841.7569 | kathygallant207@gmail.com  
8 STONE HILL PLACE, BOWDOINHAM, ME 04008

May 20, 2021

DELIVERED BY HAND, AND VIA [planning@bowdoinham.com](mailto:planning@bowdoinham.com)

Jenn Curtis  
Director of Planning and Development  
Town of Bowdoinham  
13 School Street  
Bowdoinham, ME 04008

SITE PLAN REVIEW TIER II APPLICATION  
Location: 17 School Street, Bowdoinham (Tax Map U01 Lot 017)

Dear Jenn,

We are writing in response to your letter of May 12, 2021.

Attached are the items you requested in the updated Site Plan Review Application Checklist that was attached to your letter.

Please contact Scott if you have any questions. Thank you.

Sincerely,



Kathleen Gallant



Scott A. Gallant

**Site Plan Review Application Checklist—Tier II  
Gallant U01—017**

**Applicant's May 20, 2021 Response to Information Requested by the  
Town Planning Office via letter dated May 12, 2021**

**SUBMISSION REQUIREMENTS:**

**(2) GENERAL INFORMATION**

**b. the location of all required building setbacks, yards, and buffers:**

- Buffer A, north side of subject property/between town office parking lot and Gallant driveway easement, consisting of trees; shrubs; perennial plants; and stone wall, planted and maintained by Kathy and Scott Gallant at an expense of approximately \$20,000.
- Buffer B, south side of subject property/line of evergreen trees planted by previous property owner, Stanley "Tom" Durrell and current abutting property owner Daniel Joyce. This buffer is approximately 125 feet long.
- Setback from School Street. Building setback for the distance from the road is grandfathered given the age of the original structure and front porch.
- Setback Sketch. ATTACHMENT A is a sketch prepared based on measurements taken from iron pins.

**i. the cost of the proposed development:**

- \$30,000 for Phase I: finishing space in the existing structure to include a Storefront; Office; Garage; and 400' of grow space.
- \$60,000 for Phase II: finishing space in the existing structure to include the installation of a small commercial kitchen; 1,200 sf of grow space; and a curing room.

**(3) EXISTING CONDITIONS PLAN INCLUDING THE FOLLOWING**

**b. the bearings and length of all property lines of the property to be developed and the source of this information.**

- See ATTACHMENT C and ATTACHMENT C, deeds showing legal descriptions that provide bearings.

**e. the location, dimensions, and ground floor elevation of all existing buildings on the site.**

- See ATTACHMENT D which illustrates the elevations. The Master Plan previously provided shows all dimensions.

**(4) PROPOSED DEVELOPMENT ACTIVITY**

**a. estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.**

- WATER. See attached letter from Water District. Public water source exists, and will continue to provide water supply for kitchen and bathrooms. An existing well, shown on the Master Plan previously provided, will supply the water for the irrigation and cultivation relating to grow activities. WASTEWATER FROM GROW ROOMS. A reverse osmosis system will be utilized to rinse and filter water runoff, to be run multiple



times and filtered to remove waste. SEWER. An existing 4-bedroom septic system exists on site.

**c. provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities.**

- There is no hazardous waste associated. Organic solid waste will be composted and utilized in the grow. All other solid waste will be disposed of in a dumpster, to be provided by a contractor who will empty it.

**d. the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.**

- See ATTACHMENT E which illustrates parking, etc.

**f. proposed landscaping and buffering.**

- As stated in (2) GENERAL INFORMATION:
  - Buffer A, north side of subject property/between town office parking lot and Gallant driveway easement, consisting of trees; shrubs; perennial plants; and stone wall, planted and maintained by Kathy and Scott Gallant at an expense of approximately \$20,000.
  - Buffer B, south side of subject property/line of evergreen trees planted by previous property owner, Stanley "Tom" Durrell and current abutting property owner Daniel Joyce. This buffer is approximately 125 feet long.

**h. location of proposed signs together with the method for securing the sign.**

- As shown on the Master Plan previously provided, the sign will be screwed directly on the north-facing exterior wall of the structure and shall comply with the current sign ordinance as it pertains to its size.

**i. Location and type of exterior lighting.**

- As shown on the Master Plan previously provided, exterior lighting will be the "gooseneck" style and shall be screwed to the north-facing exterior wall of the structure and shall comply with the current exterior lighting ordinance.

**j. the location of all utilities, including fire protection systems.**

- Fire protection/smoke detectors shall be located throughout the structure. Fire-rated double sheetrock will be utilized as required. Fire extinguishers shall be placed throughout the structure in accordance with the Fire Marshall's guidelines. The Fire Marshall will conduct a final inspection to ensure that all fire protection systems meet code.

**k. a general description of the proposed use or activity.**

- The cultivation and processing of Medical Marijuana and Adult-Use Marijuana. Medical and Adult Use grow spaces will be separate to comply with regulations. The grow spaces will include 500 sf for medical marijuana; and 1,200 sf adult use. All marijuana and products will be recorded and tracked electronically in compliance with Section 2.4.9 of the Maine Office of Marijuana Policy and Maine Marijuana Policy/State of Maine Regulations to ensure all appropriate taxes and fees are paid. All services and work-related business will follow all regulations of the Maine Office of Marijuana Policy and Maine Marijuana Policy.

**l. an estimate of the peak hour and daily traffic to be generated by the project.**

- Employees will be working 8:00 a.m. to 8:00 p.m. The storefront will have two employees working from 9:00 a.m. to 6:00 p.m. We anticipate having 2 to 3 customers

per hour. We will operate a delivery service from 9:00 a.m. to 6:00 p.m. We anticipate making 2 to 3 deliveries per hour.

**m. the existing and proposed method of handling stormwater runoff, erosion, and sedimentation control measures, and water quality and/or phosphorous export management provisions.**

- We will be capturing water than comes off the roof; cleaning it through the reverse osmosis system, and using the clean water to irrigate the plants, in addition to the well water. There is zero erosion on the property—the structure exists, and silt fencing is in place. There is adequate drainage.

**o. breakdown of proposed project costs:**

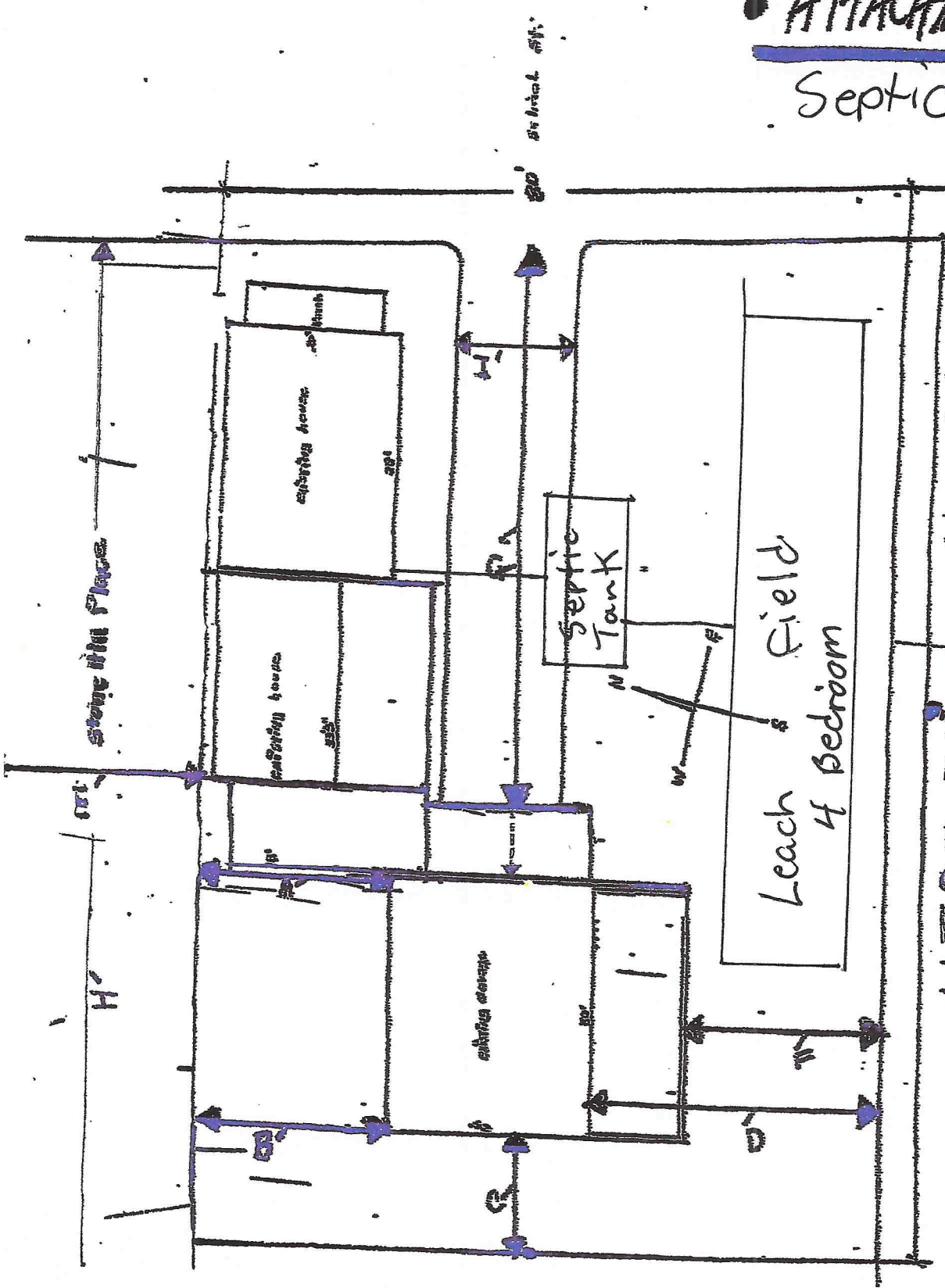
- \$30,000 for Phase I: finishing space in the existing structure to include a Storefront; Office; Garage; and 400' of grow space.
- \$60,000 for Phase II: finishing space in the existing structure to include the installation of a small commercial kitchen; 1,200 sf of grow space; and a curing room.



# ATTACHMENT A

## Septic

Scott County, IA  
 Planning & Zoning  
 201 W. 1st St., Des Moines, IA 50319  
 Phone: 515-281-3300  
 Fax: 515-281-3301  
 Email: planning@scottcountyiowa.gov  
 Website: www.scottcountyiowa.gov



### SET BACKS

#### EXISTING SETBACKS

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

#### NEW SETBACKS

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

# ATTACHMENT B

## QUITCLAIM DEED WITHOUT COVENANT

Bk 2184 Pg 62 #4816  
05-08-2003 @ 11:02a

**KNOWN ALL BY THESE PRESENTS**, that I, **Kathleen Gallant (f/k/a Kathleen Haggerty)** of 17 School Street, Bowdoinham, Sagadahoc County, State of Maine, for no consideration paid, hereby releases unto **Kathleen Gallant and Scott Gallant**, as joint tenants and not as tenants in common, a certain lot or parcel of land with buildings thereon situated at 17 School Street, in the Town of Bowdoinham, Sagadahoc County, State of Maine, being further bounded and described as follows:

(17 School Street, Bowdoinham, Sagadahoc County, Maine)

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School house Lot Ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence South twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy one and one half (70 and ½) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION NUMBER ONE: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Road; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southwesterly three (3) rods along land owned by Land; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION NUMBER TWO: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which reference is hereby made for further description of said exception.

Meaning and intending to describe the same premises as conveyed in a Warranty Deed from Stanley E. Durrell and Priscilla A. Durrell to Patrick P. Haggerty and Kathleen Haggerty dated June 16, 1995 and recorded in the Sagadahoc County Registry of Deeds at Book 1355, Page 135.



IN WITNESS WHEREOF, I, **Kathleen Gallant**, have hereunto set my hand and seal this 2<sup>nd</sup> day of May, 2003.

[Signature]  
Witness

[Signature]  
Kathleen Gallant

STATE OF MAINE  
COUNTY OF CUMBERLAND ss.

5/25/2003  
NOT A TRUE COPY

Personally appeared the above-named **Kathleen Gallant** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

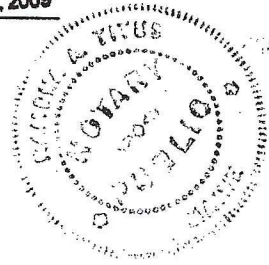
Notary Public/Maine Attorney at Law

RAMONA A. TITUS  
Notary Public, Maine  
My Commission Expires October 15, 2009

Printed Name

My Commission Expires:

\*\*\* NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY



SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

BK 2184 PG 3 #4816





EXHIBIT A  
TO DEED  
(DEED RECORDING ORDER: 2 of 3)

**A portion of a certain lot or parcel of land described in Exhibit B, with the buildings thereon, situated in said Bowdoinham, and identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), which portion is bounded and described as follows:**

Beginning at an iron post set in the southwest corner of land owned by Grantees, and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 18; thence in a general southerly direction sixty-three (63) feet to an iron post at land formerly owned by Prindall (Map U1, Lot 15); thence running in a general easterly direction one-hundred and fifty feet (150) to an iron post; thence running in a general northerly direction 63 feet to an iron post; thence running in a general westerly direction to 140 feet to the point of beginning.

Being a portion of the premises as conveyed to Kathleen Gallant and Scott A. Gallant by Kathleen Gallant dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds in Book 2184 Page 62, and described in Exhibit B.

Said portion to be made a part of the property described in a deed from Dianna J. Thibodeau to Kathleen Gallant dated July 12, 2002 and recorded in the Sagadahoc County Registry of Deeds in Book 2028 Page 124, and further described in a deed dated October 27, 2003 from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant, and recorded on even date herewith.

A. The purpose of this conveyance is as follows:

- 1) Kathleen Gallant and Scott A. Gallant, Grantors and Grantees, are the owners of Tax Map Lots 17 and 18, referenced above.
- 2) In order to meet Town setback ordinances, it was necessary for the above-described portion of land to be carved out of Lot 17 and made a part of Lot 18.

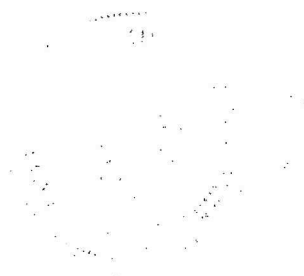


EXHIBIT B  
TO DEED

(DEED RECORDING ORDER: 2 of 2)

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham (and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), and bounded and described as follows:

Beginning on the south line of the School house Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence South twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy-one and one-half (70 and ½) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION NUMBER ONE: Excepting from the above land a certain lot sold to Josephine Lange on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Road; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southwesterly three (3) rods along land owned by Land; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION NUMBER TWO: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which reference is hereby made for further description of said exception.

Meaning and intending to describe the same premises as conveyed in a Quitclaim Deed without Covenant from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant as joint tenants, dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds at Book 2184, Page 62.

SAGADAHOC COUNTY

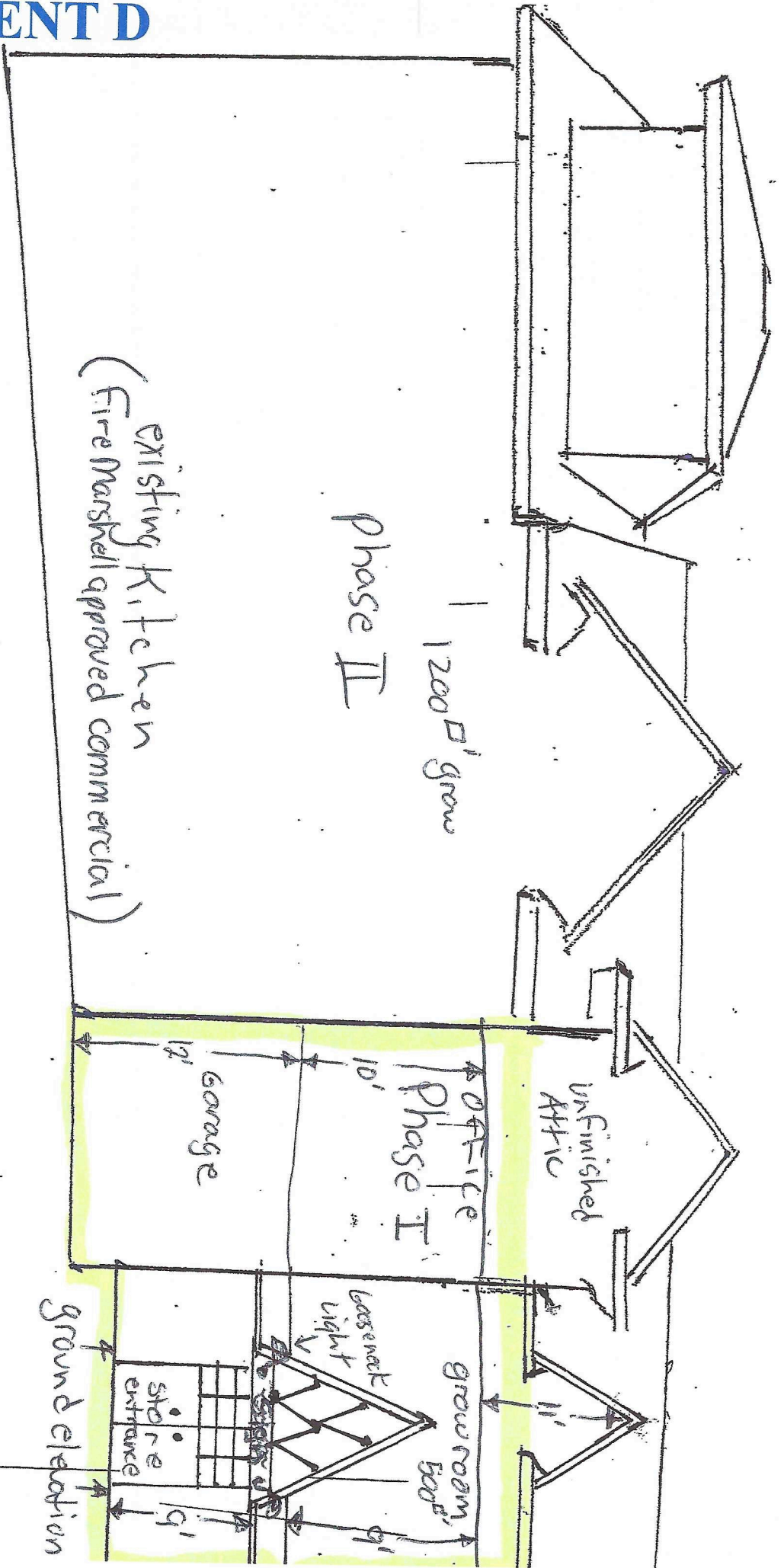
Barbara J. Trutt

Register of Deeds



# ATTACHMENT D

Stone Hill Place



Scott Gallant
17 School St.
Bowdoinham, Me.
North Elevation



