

Darren Carey

From: Calvin <moxiegore@comcast.net>
Sent: Tuesday, February 23, 2021 4:13 PM
To: Darren Carey
Subject: Gallant's Application

Follow Up Flag: Follow up
Flag Status: Completed

Hello Darren;

Calvin Temple here. I have a few questions on the Gallant's application for a marijuana establishment. What is a marijuana establishment? Is the location zoned for such a business? What about parking? I thought the easement the town granted was for residential parking only. Their driveway washes out every rain storm. Are the Gallant's required to have a traffic study done? What would this business do to the surrounding property owner's land values? I thought that the big green building was permitted for a single family dwelling. As you probably noticed, I'm not in favor of a marijuana establishment in the neighborhood.

Thank You
Calvin

Rec: 2-24-2021

TO: Town of Bowdoinham Planning Board

Project U01-017

February 24, 2021

APPLICATION OF SCOTT GALLANT TO ESTABLISH A RETAIL & MEDICAL MARIJUANA ESTABLISHMENT.

In a letter dated October 15, 2015 from MONCURE & BARNICLE Attorneys at Law, signed by John F. Barnicle, Attorney to Nichole Briand, Director of Planning & Development applying for a building permit.

NOTE: "the Planning Board was requesting a formal boundary surveys or certifications from a surveyor in order to make a setback determination"

(1) It is my understanding based on hearsay that the survey was not done, or at least not finalized.

It is my very strong opinion, that this a basic requirement before even considering this proposal.

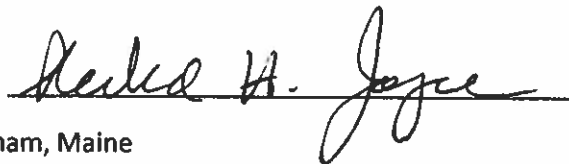
The applicant Scott Gallant has provided some rather crude hand sketches. Those hand sketches show some very tight dimensions for what the applicant Scott Gallant is attempting to do.

(2) Attachment "A" shows a Septic Tank and a Leach Field. I do not see where this was ever designed by a Civil Engineer. (2a) What size septic tank is required for this building and proposal. (2b) What size leach field is required for this building and proposal. (2c) I understand that this proposal is for a Commercial Building and Operation.

(3) In the Planning Board Minutes dated June 25, 2009 Page 1 of 3 Board reviewed performance standards. Item 3 (not numbered) Shippen stated that there should be no parking within the driveway access way or in the street. ATTACHMENT "D" shows parking spaces 9 thru 15 along this driveway. (3a) page 3 of 3 (3) Sewage Disposal "made motion that the development must meet the performance standard for these criteria to be adequately met. In addition ATTACHMENT "D" shows parking spaces 3 thru 8 over the leach field as shown in ATTACHMENT "A".

In my opinion, based upon the evidence submitted and for the reasons I have stated above, the Board does not have enough detailed information to proceed with this application. In addition for the preliminary reasons I have shown above, it is my opinion, that this site is completely unsuitable for the proposed use that is being requested.

Signed Richard H. Joyce



307 Post Road, Bowdoinham, Maine

Rec: 224-2021

Planning board on Scott Galant proposal

1. How does the zoning maps and this propose marijuana shop interact?
2. Do any of the planning board members have a vested interest in the outcome of the decision made to accept this application? if so, should they recuse themselves on this item?
3. As a couple whose land and home are in the buffer zone by properties being attached, how will we be affected by a septic system, drainage, noise, cleanliness, security, property lines, traffic and parking?
4. How has our property value already and in the future be impacted by a behemoth of a building overshadowing our home?
5. As senior citizens, how has our peace and tranquility been upset? We have already lost some of our privacy. Will we have security cameras looking down upon us?
6. Will the proposed business attract unstable people who like to get high?
7. Will the town office, town hall and library parking be affected by this new business?
8. Will people coming over the hill that already has traffic exiting these public buildings cause an additional hazard to people like us who use the street?
9. What attraction will the business have on minors who already have problems with vaping?

Dan & Kathy Joyce

Daniel Joyce
21 School St.

on
Scott Galout applications
for growing & selling pot

Deeds to our property were
made about ^{34th} ~~34th~~ ^{Walter's} ~~Walter's~~
property ~~was~~ made in 1940,
~~not~~ by Thelma Pratt &
Mrs. Jones, not by us.

Concern of ^{partial} survey done on
Galout's property not being
finished. Scott said pins
were under 3 ft. of gravel.

I have many other concerns

10 planning board
Scott Galants proposed
Marijuana store

It seems to me as a neighbor that like
my neighbors that by an large have
lived peacefully with each other for
many years and had no ill will
or Malice toward others would like
to keep our residential area that way.

We have bordered the town hall,
library, Church and public offices
for a long while. On the occasional we
we had any large gatherings that interfere
with traffic on School Street. These
inconveniences are welcome. We have
watched families with children going to the
library. Sometimes we have seen children
come with their classes on the sidewalk
going to the library and on Halloween coming
to our doors. Weddings, Funerals, Sunday
celebrations of worship come to the church -
where all are welcome.

We have seen voters come to the polls at
the town hall, art shows & many other
... ..

We (Joyces) have lived on both sides of the town hall and have a memory of Mother teaching in the Coombs building.

Since the public has been frequenting these buildings we know there can be a shortage on parking and places to put the winter snow,

As an abutter to Galouts building, there is still an issue of a survey line. The issue is different for a marijuana establishment than for a household. It is even different from a small business because it involves security, parking, water runoff (drainage), lights, odor, septic, noise and trafficking.

A marijuana operation does not belong in our neighborhood. I believe in responsible freedom and hope at some point that Galouts will understand that they have too big a plan for a small piece of land.

Darren

3/24/2021

1. Has the original plan of the Galouts (Scott & Kathy) Complied with the agreed upon plans drawn up and approved by the town planners, code officers, ect. ? (2015)?
2. Does The newest plan of the applicants use professional Surveyors to put the line between Galouts and Joyce's property? Seems to Dan Joye that the lines are ~~aberrant~~ favouring Galout
3. Are there an existing functional septic system or was it dug up?
4. If the stone wall that has been built by Scott Galout on the town office building land has poor drainage then will another planned stone wall between Galouts and Joyce's also have drainage problems?

Dan Joyce

After recording return to:
Lawrence C. Walden, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Kathleen Gallant Application
Submitted by Dan Joyce

Space Above This Line For Recording

EASEMENT

To Lot 18

A TRUE COPY

KNOW ALL MEN BY THESE PRESENTS, THAT, the **INHABITANTS OF THE TOWN OF BOWDOINHAM**, a municipal corporation, located in Bowdoinham, in the County of Sagadahoc, and State of Maine, in consideration of One Dollar and other good and valuable consideration paid by **KATHLEEN GALLANT**, of Bowdoinham, in the County of Sagadahoc, and State of Maine, the receipt of which is hereby acknowledged, and whose mailing address is 17 School Street, Bowdoinham, Maine, 04008, do hereby release, bargain, sell and convey, unto the said **KATHLEEN GALLANT**, her heirs and assigns forever, the following described easement:

A perpetual easement over and across a portion of the Grantor's property on the westerly side of School Street, in Bowdoinham, Sagadahoc County, Maine, being a strip of land twenty (20) feet in width running from School Street, and along the southerly boundary of the School House Lot, acquired by the Town of Bowdoinham, by virtue of Deed from School Administrative District #75, dated June 28, 1977, and recorded in the Sagadahoc County Registry of Deeds in Book 464, Page 341; said easement running in a generally westerly direction from School Street along said boundary line for a distance of one hundred and eighty (180) feet. The boundary line is as more particularly shown on the Survey of the School Street Municipal Lots for the Town of Bowdoinham, by Harty & Harty Professional Land Surveying, dated October 1, 1997, as running from a point on School Street South Seventy-Seven Degrees, Thirty-Seven Minutes, Fifty-Two Seconds West (S 77° 37' 52" W).

This easement is for the purpose of constructing, establishing, and maintaining a driveway to be used as access from School Street to premises of this Grantee which property is more particularly described in the deed from Patrick P. Haggerty to Kathleen Gallant, then known as Kathleen Haggerty, dated April 26, 1996, and recorded in the Sagadahoc County Registry of Deeds in Book 1419, Page 16, and premises acquired by Kathleen Gallant by Deed from Dianna J. Thibodeau, dated July 12, 2002, and recorded in the Sagadahoc County Registry of Deeds in Book 2028, Page 124. The driveway easement is exclusively for driveway purposes, and the maintenance of the driveway shall be conducted in a manner that will cause the driveway to be serviceable and will not interfere with or endanger the use of other adjacent Town owned property. All expenses for establishment, construction and maintenance of the driveway shall be at the sole expense of the Grantee. The Grantee's use of Grantor's property shall be limited to the driveway area described above and shall not encroach upon or otherwise interfere with the Town's use of its remaining property.

As consideration for this easement, the Grantee herein, her heirs and assigns, do hereby covenant with the Town of Bowdoinham to refrain from erecting any buildings or structures, or adding on to any existing building or structure on Grantee's property that would impair, impede or otherwise block or diminish the view or 'view shed' from the Town Office building looking southerly and southwesterly across Grantee's property. The purpose of this covenant and condition is to maintain the current view or view shed as presently enjoyed by the Town Office building and to prevent the view or view shed from being diminished any time in the future.

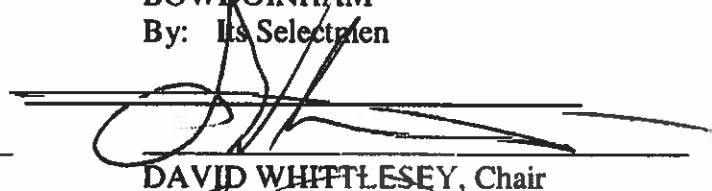
As additional consideration for this easement, the Grantee shall defend and shall indemnify and hold harmless Grantor, its members, officers and employees, from and against all claims, causes of action, suits, losses, damages and expenses, including attorney's fees, arising out of or resulting from use of this easement by Grantee or her successors, assigns, invitees, agents, family or others; or from negligent acts, errors or omissions by Grantee, or her successors, assigns, invitees, agents, family or others or breach of duties to Grantor by Grantee, or her successors, assigns, invitees, agents, family or others in use of this Easement. Such obligation shall not be construed to negate or abridge any other obligation of indemnification running to Grantor, which would otherwise exist. Grantor shall give Grantee prompt and timely notice of any claims, threatened or made, or suit instituted against it, which could result in a claim for indemnification, hereunder, provided, however, that lack of such notice shall not be a waiver of Grantee's indemnification of Grantor. Grantor shall cooperate with Grantee in the defense of such a claim.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said KATHLEEN GALLANT, her heirs and assigns.

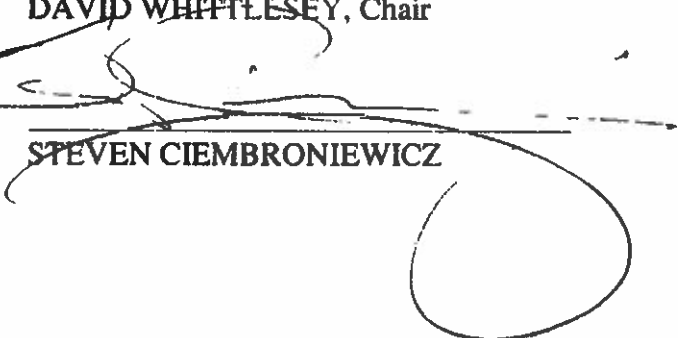
IN WITNESS WHEREOF, the INHABITANTS OF THE TOWN OF BOWDOINHAM has caused this instrument to be signed in its corporate name and sealed with its corporate seal by its Selectmen, thereunto duly authorized this 26 day of August, 2009.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

INHABITANTS OF THE TOWN OF
BOWDOINHAM
By: Its Selectmen



DAVID WHITTLESEY, Chair

STEVEN CIEMBRONIEWICZ


Brian Hobart

BRIAN HOBART

STATE OF MAINE
SAGADAHOC, SS,

August 26, 2009

Personally appeared the above named DAVID WHITTLESEY, STEVEN CIEMBRONIEWICZ, and BRIAN HOBART, the Selectmen of the Town of Bowdoinham, and acknowledged the above instrument to be their free act and deed in their said capacity and the free act and deed of the said municipality.

Before me,

Kathryn Durgin Leighton

Notary Public/Attorney At Law

Typed or Printed Name *Kathryn Durgin-Leighton*

My Commission Expires: *June 25, 2012*

KATHRYN DURGIN-LEIGHTON
Notary Public, Maine
My Commission Expires June 25, 2012

*** NOT A TRUE COPY ***

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

21 School Street
Bowdoinham, ME 04008
August 13, 2021

Bowdoinham Planning Board
13 School Street
Bowdoinham, ME 04008

Dear Chairman:

Please give consideration to the following concerning the Scott Gallant proposal to grow and sell marijuana:

1. Protection of adjacent properties. A line survey is needed between the Gallant/Joyce property.
2. Cost to Community: traffic, road use/deterioration, fire protection, policing and water use.
3. Offensive odors/noise
4. Parking of business needs and customers. Snow removal needs.
5. Proper drainage and run off from driveways/parking lots?
6. The temptation of this drug's accessibility to our town youth and its stepping stone to a more serious drug problem. How will this affect the proposed park expansion near the river and drug use?
7. Lights and cameras mounted on the building invading privacy of neighbors. Fencing?
8. Does this business meet the requirements for an age-friendly Bowdoinham town where it is located near aging residents, town business, library and a church?
9. Consider purchasing the Gallant properties to put in modest homes.
10. Many of town residents have not understood the zoning rules of the town to allow the building to be erected. Could the state laws have prevented this from happening? As our world changes are we as a town anticipating things that will change our town in a negative way?

Thank you for the work you do for our town.

Sincerely,



Rev. Daniel Joyce

Town of Bowdoinham, Maine

U01-017- Gallant

Applicant – Scott Gallant

Property – 17 School (U01-017)

Project – Applicant is proposing to develop a marijuana establishment.

FROM: Richard H. Joyce, brother of Danial Joyce abutter to 11 School Street

SUBJECT: Rebuttal to applicant's proposal to develop a marijuana establishment to be known as "Stone Hill General LLC, d/b/a/ Stone Hill General Store and/or Stone Hill General (hereinafter "SHG").

The proposed project may be found at the following online web site "Bowdoinham.com/project/u01-017-Gallant" with first submission dated 8-16-21.

The following submissions are lettered and assigned letters from the first (bottom of the list of the above web site, until the current. NOTE: this will allow for additional submissions.

"A" U01-017_ "PB Submission January 2021.pdf

"B" 2-17-2021 GALLANT SUBMISSION.pdf

"C" 2-18-2021 GALLANT SUBMISSION.pdf

"D" SUBMISSION GALLANT 2-19-2021.pdf

"E" GALLANT SUBMISSION 3-18-2021.pdf

"F" SUBMISSION 4-15-2021.pdf

"G" Scott Gallant Waivers Request 6-3-21.pdf

"H" Scott Gallant Re_Water Supply Standard.pdf

"I" Scott Gallant Copy of Engineered Plans submitted 6-3-21.pdf

"J" LETTER FROM GALLANTS TO JENN CURTIS, TOWN PLANNER & ATTACHMENTS, MAY 20, 2021.pdf

"K" Additional application submission on 8-16-2021

As I get into my comment's I will be listing the above sections by, letter and page number, of each submission addressed.

I Richard H. Joyce am the brother of Daniel Joyce, an abutter, on SEs (147' True +/-) side of the Gallant property, at 21 School Street.

I would like to start by recognizing the large cost and hard labor Mr. Gallant has put into the building on Lot (U01-017). Unfortunately, due to the following reasons, the Planning Board should not allow this project to be for the purpose of developing a marijuana establishment.

#1; The first concern I have is with some of the property lines.

In Submission "B" page 8 & 9, apparently the Planning Board had requested a formal boundary survey. This letter from Attorney John F. Barnicle to Nichole Briand, Director of Planning & Development dated Oct. 15, 2015 stated, "This requirement is unfortunately adding undue and unnecessary time and expense to Mr. Gallant's project. Here we are in September of 2021. I have heard that Mr. Gallant did have a Surveyor work on his property, but because of a dispute with Mr. Gallant, the Surveyor decided not to finish the job.

I believe that I will show that this was a major error. Reference is had to an abutting survey entitled, BOUNDARY SURVEY of the CALVIN & JEWEL TEMPLE LOTS, Spring Street, Bowdoinham, Maine DATE: MARCH 4, 2015. By Wheeler Surveying, of Bowdoin, Maine. NOTE: 12), of that survey states. "Scott Gallant apparently is claiming a strip of land, of varied width, along the common lines of Gallant and Temple, and shown herein are the record lines of the Temple lot. Per phone conversation with Scott Gallant, Apr 28, 2015

13) May 4, 2015 revisions show iron rods as set & add NOTE 12.

This survey also shows a parcel of land on the original boundary of Daniel & Kathy Joyce REF: BK. 22 P. 497 Dated May 16, 1864. NOTE: This deed is missing from all the sketches that Scott Gallant has drawn showing property lines between Daniel & Kathy Joyce. In addition, Mr. Gallant shows an additional parcel, dated May 18, 1944 BK. 234 P. 443 being measured from the original boundary of what is now the Joyce lot. This lot starts on the Westerly side of School Street. Side. And is shown on the above Survey, listed as BK. 22 P. 497. SEE EXHIBIT "A"

#2; On the north side of SHG, on Town of Bowdoinham property is an EASEMENT Bk. 3129 Ps 184-185 dated 9/29/2009. (Submission "E" 3/18/2021, page 3 & 4), INHABITANTS OF THE TOWN OF BOWDOINHAM to KATHLEEN GALLANT, hereby release, bargain, sell and convey, unto the said KATHLEEN GALLANT, her heirs and assigns forever, the following described easement.

IN PART; A perpetual easement over and across a portion of the Grantor's (INHABITANTS OF THE TOWN OF BOWDOINHAM) property and being the on the westerly side of School Street, in Bowdoinham, Sagadahoc County, Maine, it being a strip of land twenty (20) feet in width running from School Street, and along the southerly boundary of the School House Lot, acquired by the Town of Bowdoinham. Running in a general westerly direction from School Street along said boundary line for a distance of one hundred and eighty (180) feet. This deed refers to a survey by Harty and Harty Professional Land Surveying. SEE EXHIBIT "B"

This EASEMENT is for the purpose of constructing, establishing, and maintaining a driveway to be used as access from School Street to the premises of this Grantee which property is more particularly described in the deed Book 2028, Page 124. This driveway easement is exclusively for driveway purposes, to the property described in Book 2028, Page 124,

LOT 18.

NOTE: I will be showing how Scott Gallant and SHG are trying to use this easement for the Commercial proposed marijuana establishment. ("A" U01-017_PB Submission_January 2021.pdf) On page 7, this plan shows parking spaces numbered 9 thru 16 in the above driveway easement.

#2;

On 10/01/1997 Harty & Harty Professional Land Surveying did a survey entitled "SCHOOL STREET MUNICIPAL LOTS". This survey shows the property lines of the "INHABITANTS OF THE NINTH SCHOOL DISTRICT IN BOWDOINHAM" TM U1 lot 19, L. W. 10/467 and KATHLEEN HAGGERTY book 1496/16 TM U1 LOT 17 as S 77°37'52" W 289.35 feet. (lot's U1 LOT & U1 LOT 18). The survey of this property line also shows two monuments, "IRF IN STONE 1" IPF, DRILL and 1" IRF IN CONCRETE. (NOTE: IRF = iron rod found; IPF = iron pipe found). On a drive by observation, I did not see the first two "IRF in STONE". They may have been removed or are buried. Hopefully they are not removed. Destroying property monuments is a criminal offense.

In addition, the building on TM U1 Lot 17, is shown. The distance from the building to the property line scales between 8 and 9 feet. It also shows a gravel drive to LOT 18.

"A" U01-017_PB Submission January 2021.pdf On page 6 of this submission, letter "J" shows 16 feet from the building to the property line. Letter "E" is 36 feet, presumed to be to, the north side of the 20-foot-wide EASEMENT, where he is showing 9 thru 15 parking spaces. First, the EASEMENT is to only allow access to LOT 18. Second, as mentioned above, the building is only 8 to 9 feet from the property line.

SUBMISSION 4-15-2021 On page 2, Mr. Gallant is again showing 16 feet from the building to the property line of the Town of Bowdoinham. The above Harty & Harty Survey clearly shows the distance to be between 8 and 9 feet.

#3; Additional factors to be concerned about.

U01-017 PB Submission January 2021 It clearly shows that parking spaces 3 thru 8 are on top of the leach field as shown on 2-17-2021 GALLANT SUBMISSION on page 12.

State of Maine Subsurface waste water Disposal Rules revisions 01-C

Section 4 10-144 CMR 241

Page 28,

9. Vehicular traffic: Except where site limitations make it impractical, no driveway or parking or turning area may be located over any disposal field. When a system is placed under an area receiving vehicular traffic, **H-20 loading components must be installed**

SUBMISSION GALLANT 2-19-2021 Pages 4 thru 7, are engineering plans, Rev. 6/10/95, in reference to the septic tank and subsurface disposal system. These planes are for a "SINGLE FAMILY DEWELLING" .
 What I do not see is any reference to the above H-20 loading components.

#4. Page 2018 of the Bowdoinham Land Use Ordinance addresses 21) Marijuana Establishments a) The establishment shall have and implement an odor mitigation plan that is sufficient to element the smell of marijuana so that it is not detectable offsite, i.e., must not be detected at premises that are not under *the custody or control of the establishment's impact on abutters and the public.*

2-17-2021 GALLANT SUBMISSION.pdf Page 22 shows an "IPOWER AIR CARBON FILTER" it unclear if this is intended to solve the above concerns of odor mitigation. I have heard from some of my morning coffee friends that this odor is very offense. This is a very small lot with close abutters that would find this odor very offensive.

In closing, if the Planning Board reviews the evidence that I have presented, than I do see how this project can ever be approved. Do Mr. Scott Gallant a big favor and not allow this project to go forward now. It may save a lot of money and work.

Sincerely,

Richard H. Joyce

rhjoyce@myfairpoint.net

P.O. Box 280

Bowdoinham, ME 04008-0280

EXHIBIT "A" BOUNDARY SURVEY OF THE CALVIN & JEWEL TEMPLE LOTS

(FORMERLY OWNED BY JOYCE E. PRINDALL)
SPRING STREET - BOWDOINHAM, MAINE

MAP U-2
PLANS OF THE
TOWN OF BOWDOINHAM
PLAT 477 BK.464 P.343

MUEL GRAY & AL TO
L OF NINTH SCHOOL
STRICT IN BOWDOINHAM
NY 25, 1882 BK.LW50 P.46

SEE PLAN REF. 1

LOCATION: SPRING STREET
TOWN OF BOWDOINHAM
SAGADAHOC COUNTY
STATE OF MAINE

RECORD OWNERS:
CALVIN & JEWEL TEMPLE
28 SPRING STREET
BOWDOINHAM, ME 04008

DATE: MARCH 4, 2015
REVISED: MAY 4, 2015 - SEE NOTE 13.

20' WIDE EAS
IN REF. 2.)
SPRUE FOUND
TO JOB GRAY, BK.LW50 P.4

SCALE: 1" = 30'

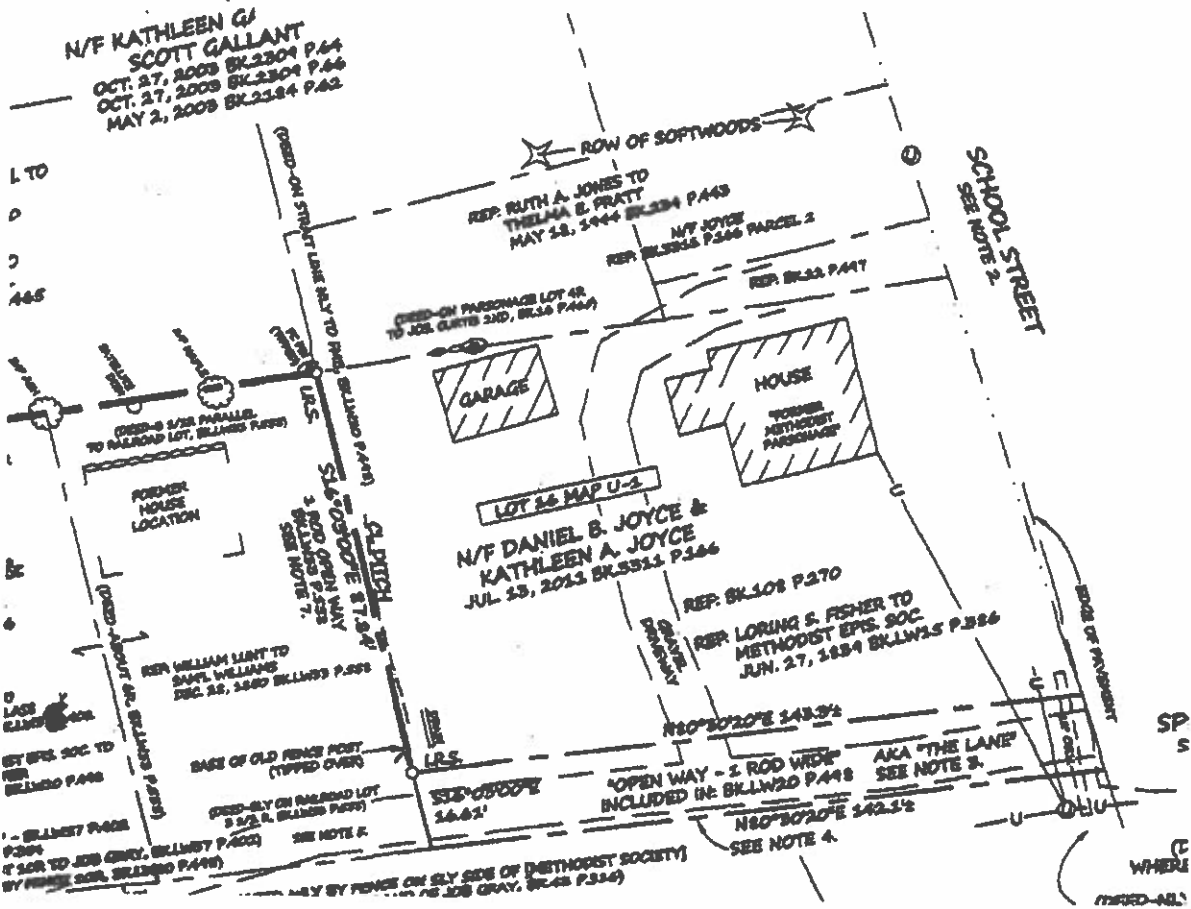
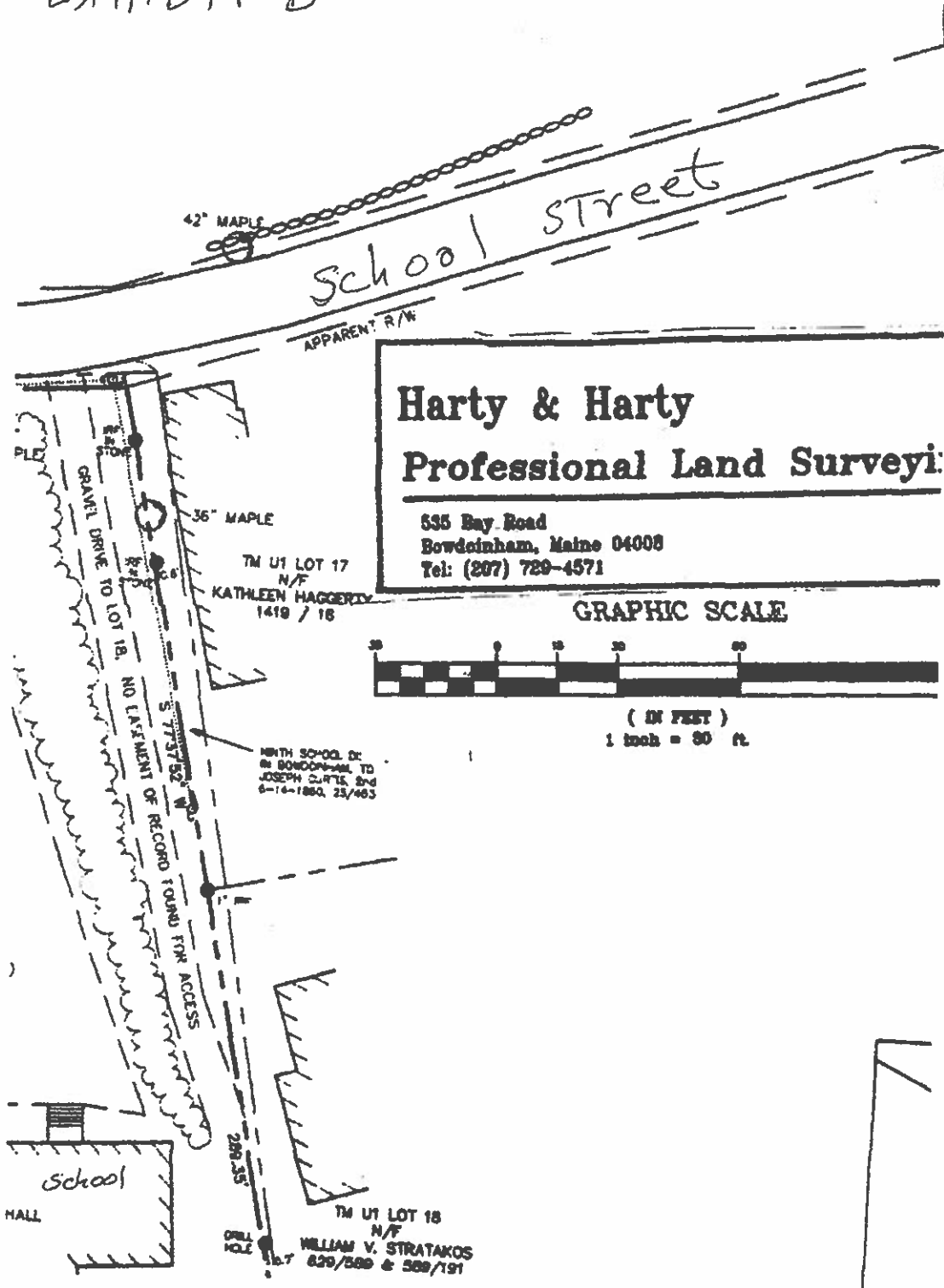


EXHIBIT "B"



This is not a Survey

TAX MAP LOT 23

N/F RICHARD P. LEIGHTON
APRIL 28, 1981 BK. 572 P. 311

TAX MAP U01-20

TAX MAP U01-19

SEE NOTE #1

FORMERLY INHABITANTS OF THE NITH SCHOOL DISTRICT
IN BOWDOINHAM, MAINE
NOW "TOWN OF BOWDOINHAM"
BK. 464 P. 341

SCHOOL STREET



NOTE #1: See property survey for "TOWN OF BOWDOINHAM, SCHOOL STREET Former Inhabitants of the Ninth School District in Bowdoinham. Current Lot #19.
NOTE #2: See boundary survey of the Calvin & Jewel Temple Lots; dated March 4, 2015. By Wheeler Surveying, Bowdoin, Maine

NOTE #3: The deminsions of the building shown where taken from a plan by Scott Gallant and may not be placed accurately.

NOTE #4: EASEMENT Book 3129, Page 184-185, Date Sept. 29, 2009 This easement is for the purpose of constructing, establishing, and maintaining a driveway to be used as access from School Street to premises of this Grantee which property is more particularly described in the deed from Patrick P. Haggerty to Kathleen Gallant, then known as Kathleen Haggerty, dated April 26, 1966, and recorded in the Sagadahoc County Registry of Deeds in Book 1419, Page 16, and premises acquired by Kathleen Gallant by Deed from Dianna J. Thibodeau, dated July 12, 2002, and recorded in the Sagadahoc County Registry of Deeds in Book 2028, Page 124. THIS DRIVEWAY EASEMENT IS EXCLUSIVELY FOR DRIVEWAY PURPOSES, [to Bowdoinham Tax Map Parcel R01- Parcel #18, and not to Parcel #17]; and the maintenance of the driveway shall be conducted in a manner that will cause the driveway to be serviceable and will not interfere with or endanger the use of other adjacent Town owned property.

NOTE #4A: The original survey for the "Town of Bowdoinham" by Harty & Harty dated Oct. 1, 1997 showed this right of way to be about 10 feet wide. The current EASEMENT DEED, BK 3129, P. 184-185 increased the width to 20 feet wide. This means that any part of the easement on Town owned property. (It is my opinion that this easement on Town Owned Property can only be used for access to Lot 18 and cannot be used for any use for Lot 17.)

NOTE #5: In book LW24 P. 458; it is confusing if the bearings are true north. Going from True to Magnetic north might subtract 15 +/- degrees from what is given. (clockwise). However that would not account for the total change.

NOTE: 1 rod x 3 rods 9/29/1891
Town of Bowdoinham to
John Young

EASEMENT BK. 3129 P. 184-184 9/29/2009 SEE NOTE: 4+4A
original easement
TOWN OF BOWDOINHAM
REF. BK. 25 P. 464

2309/67 7rods + 10 ft.
125.5 ft. from highway

NOTE #3:

TAX MAP U01-15

2309/65A Exception 1
BK 2184 P. 62
629/249-250
231/541
3 rods (49.5')
x 48 feet

2309/67 2nd parcel
REF. BK. 78 P. 341
49.5 FT.
16.5 ft

2309/67 EXH A 10/27/2003
July 12, 2002 BK 2028 P. 124-125 Exh. A
TAX MAP U01-18

N/F KATHLEEN GALLANT &
SCOTT GALLANT
OCT. 27, 2003 BK 2309 P. 64
OCT 27, 2003 BK 2309 P. 66
MAY 2, 2003 BK 2184 P 62

MAY 18, 1944 BK. 234 P. 443
NOTE #5

TAX MAP U01-17

deed 140 ft
PART OF: SYBYL ELDRIDGE et al TO
WILLIAM D. CURTIS
MAY 7, 1866 BK 28 P 440
SIBYL H. ELDRIDGE et al
JUL 14, 1860 BK 16 P 465
deed 150 ft

SEE NOTE #2

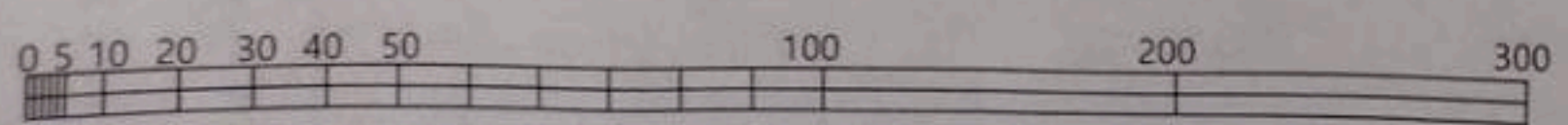
TAX MAP U01-16

N/F DANIEL B. JOYCE &
KATHLEEN A. JOYCE
JUL 13, 2011 BK. 3311 P. 443

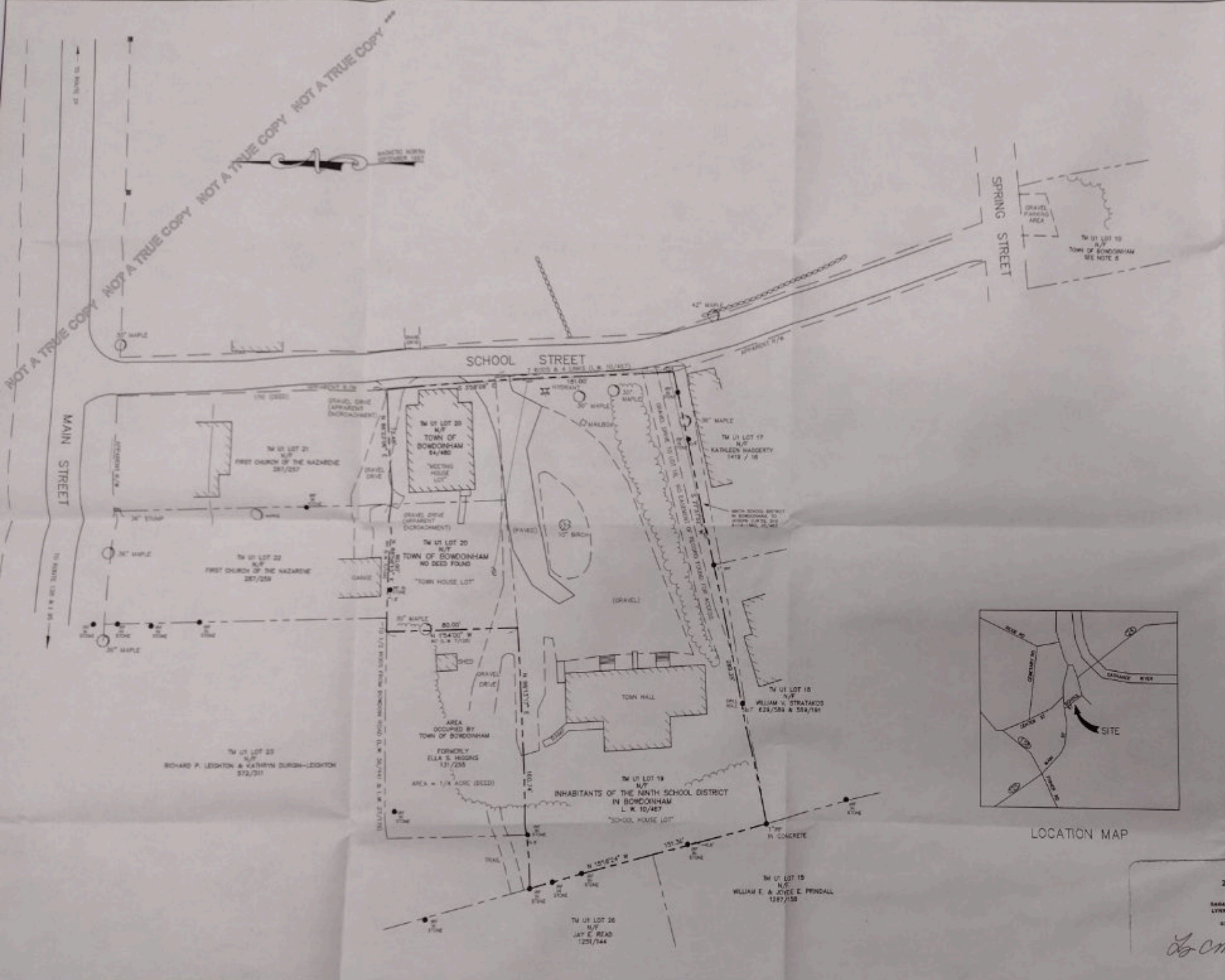
TAX MAP U01-15

CALVIN W. TEMPLE & JEWEL A. TEMPLE
9/7/2005 BK. 269 P.236
(PARCEL 1)

NOTE: This parcel is an exception in
Exception 1 of Bk. 2309 Pg. 65A and
Exception number one in BK 2184,
Page 62.
I HAVE NOT DETERMINED THE
CURRENT OWNERSHIP OF THIS PARCEL.



DRAWN BY
RICHARD H. JOYCE
FOR DANIEL B. JOYCE
ABBUTER



LEGEND

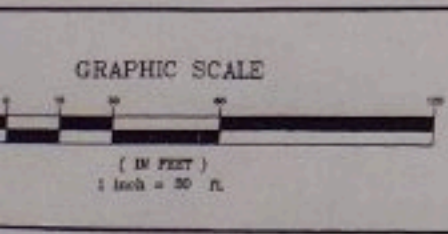
- IR5 5/8" IRON ROD SET WITH SURVEYORS IDENTIFICATION CAP
- PF ● IRF IRON PIPE OR IRON ROD FOUND
- GRANITE MONUMENT FOUND
- N/T NOW OR FORMERLY
- 64/480 BOOK AND PAGE NUMBER PER SAGadahoc COUNTY REGISTRY OF DEEDS
- L.W. 10/487 BOOK AND PAGE NUMBER PER LINCOLN COUNTY REGISTRY OF DEEDS WEST DISTRICT
- R/W RIGHT OF WAY
- STONE WALL
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT OF WAY LINE
- DEED LINE
- UTILITY POLE AND OVERHEAD WRES
- TREE LINE

- NOTES**
- ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED IN SEPTEMBER 1997.
 - OWNER OF RECORD: TOWN OF BOWDOINHAM
 - "SCHOOL HOUSE LOT", SEE DEED OF SAMUEL GRAY AND BENJAMIN STINSON TO THE INHABITANTS OF THE NINTH SCHOOL DISTRICT IN BOWDOINHAM, DATED MAY 25, 1832 AND RECORDED IN LINCOLN COUNTY REGISTRY OF DEEDS - WEST DISTRICT, BOOK 10, PAGE 487. (TOWN MAP U-1, LOT 19)
 - "MEETING HOUSE LOT", SEE DEED OF THE UNIVERSALIST MEETING HOUSE TO THE INHABITANTS OF THE TOWN OF BOWDOINHAM, DATED FEBRUARY 7, 1883 AND RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS BOOK 64, PAGE 480. (EASTERLY PORTION OF TOWN MAP U-1, LOT 20)
 - "TOWN HOUSE LOT", APPARENTLY DEEDED BY GEORGE JEWETT TO THE TOWN OF BOWDOINHAM, ON MARCH 3, 1828, AS DESCRIBED IN A DEED OF SAMUEL GRAY AND BENJAMIN STINSON TO HENRY FISHER JUNIOR AND LORING S. FISHER, DATED JUNE 18, 1832 AND RECORDED IN SAID LINCOLN REGISTRY WEST BOOK 7, PAGE 128. SAID DEED TO THE TOWN OF BOWDOINHAM APPEARS TO BE UNRECORDED. (WESTERLY PORTION OF TOWN MAP U-1, LOT 20)
 - A PARCEL LOCATED NORTHERLY OF THE SCHOOL HOUSE LOT (LOT 19) AND WESTERLY OF THE TOWN HOUSE LOT (LOT 20) IS OCCUPIED BY THE TOWN OF BOWDOINHAM AS A PUBLIC WORKS STORAGE AREA, HOWEVER NO DEED OF RECORD TO THE TOWN WAS FOUND FOR THE LOT. SAID LOT IS DESCRIBED IN A DEED OF CHARLES F. STAPLES TO ELLA S. HIGGINS, DATED FEBRUARY 23, 1918 AND RECORDED IN SAGADAHOC REGISTRY BOOK 131, PAGE 255.
 - A DRIVEWAY ACROSS THE TOWN PROPERTY ALONG THE SOUTHERLY BOUNDARY IS USED FOR ACCESS TO LAND OF WILLIAM STRATAKOS. NO RECORD OF EASEMENT FOR SAID ACCESS WAS FOUND BY THIS SURVEY.
 - MAIN STREET - RIGHT OF WAY IS 4 RODS (66 FEET) WIDE AS DESCRIBED IN LINCOLN COUNTY COMMISSIONERS RECORDS VOLUME 5, PAGE 142 (1820). THE APPARENT RIGHT OF WAY SHOWN IS BASED ON THE LOCATION OF MONUMENTS FOUND ON THE SOUTHERLY SIDE OF MAIN STREET AND EXISTING TRAVELLED WAY.
 - SCHOOL STREET - NO RECORD FOR THE SCHOOL STREET RIGHT OF WAY WAS FOUND AT THE BOWDOINHAM TOWN OFFICE. THE APPARENT R/W SHOWN IS BASED ON DEED DISTANCES AND THE LOCATION OF THE EXISTING TRAVELLED WAY.
 - THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR'S STANDARDS FOR A STANDARD BOUNDARY SURVEY, CONDITION II, WITH THE FOLLOWING EXCEPTIONS: THERE WAS NO SURVEYOR'S REPORT OR DEED DESCRIPTION PREPARED, AND NO MONUMENTS HAVE BEEN SET.
 - THE LOCUS IS APPARENTLY SERVICED BY A SEWER LINE UNDER SCHOOL STREET WHICH RUNS TO A SEPTIC SYSTEM LOCATED AT THE SOUTHERLY SIDE OF THE INTERSECTION OF SCHOOL STREET WITH SPRING STREET. THE SEPTIC SYSTEM LOT IS SHOWN ON BOWDOINHAM ASSESSORS MAP U-1, LOT 10. NO RESEARCH WAS PERFORMED BY THIS SURVEY TO DETERMINE THE OWNER OF RECORD OR BOUNDARIES OF SAID SPRING STREET LOT. THE LOCATION OF THE SEPTIC SYSTEM WAS NOT DETERMINED BY THIS SURVEY. THE LOCATION OF SPRING STREET AND MAP U-1, LOT 10 WAS SCALED FROM ASSESSORS MAP U-1.



LOCATION MAP

2015P-00010
 LYNN M. HARTY, REGISTERED PROFESSIONAL LAND SURVEYOR
 03/11/2015 2:48 PM
 PAGE 1
L. M. Hart, Registrar



REV.	DATE	STATUS	BY	CHKD	APPO

DESIGNED BY:
 DRAWN BY: M.J.H.
 CHECKED BY: P.P.H.
 APPROVED BY: M.J.H.
 DATE: 10-1-97

Harty & Harty
Professional Land Surveying
 535 Bay Road
 Bowdoinham, Maine 04008
 Tel: (207) 729-4571

CLIENT
TOWN OF BOWDOINHAM
 P.O. BOX 85
 BOWDOINHAM, MAINE 04008

PROJECT
SCHOOL STREET MUNICIPAL LOTS
 TITLE
STANDARD BOUNDARY SURVEY SCHOOL STREET, BOWDOINHAM

SCALE	1" = 30'
PROJECT NO.	
DRAWING NO.	BHAMTH.DWG
SHT.	1 of 1 REV.

PLAN REFERENCES:

- 1) TOWN OF BOWDOINHAM, PLAN REFERENCE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 2) PLAN REFERENCE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 3) PLAN REFERENCE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

LOCATION MAP
NOT TO SCALE

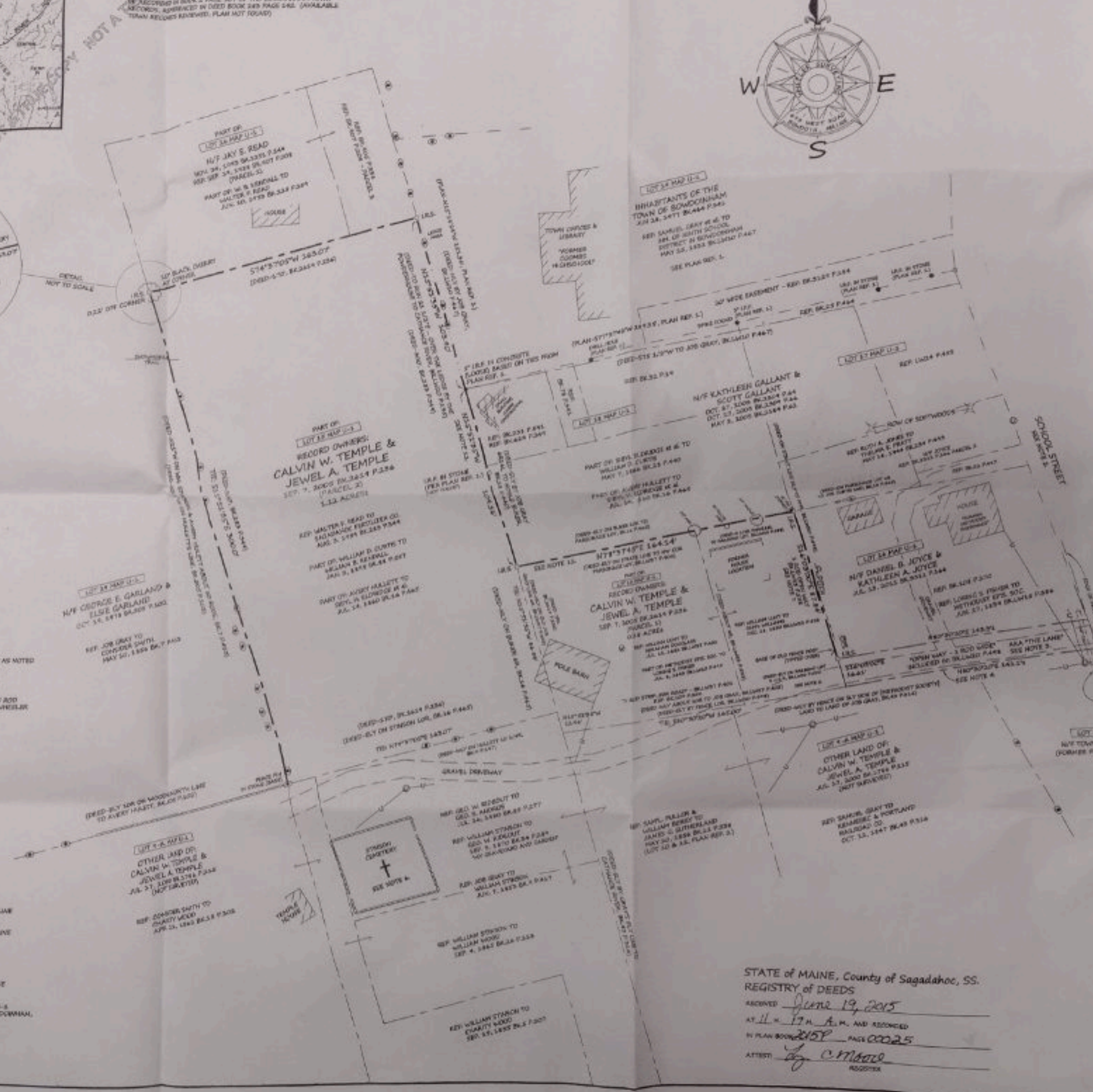


NOTES:

- 1) SPRING STREET, SO CALLED, IS A TOWN MAINTAINED STREET, WITH A PAVED SURFACE, RUNNING EASTERLY FROM THE SOUTHERLY END OF SCHOOL STREET. NO RECORD LAYOUT OF SPRING STREET HAS BEEN FOUND. EARLY BOWDOINHAM TOWN RECORDS DO EXIST THAT CONTAIN MAPS OF STREET OR ROAD LAYOUTS, THESE RECORDS HAVE NOT BEEN SEARCHED AT THIS TIME.
- 2) THE BOUNDARY OF SCHOOL STREET, AS SHOWN HEREON, IS ASSUMED BASED ON THE LOCATION OF SAID STREET AS SHOWN ON PLAN REFERENCE 1. THE RECORD WIDTH OF SCHOOL STREET HAS NOT BEEN DETERMINED AT THIS TIME. PLAN REFERENCE 2, HEREON, IF FOUND, MAY CONTAIN LAYOUT INFORMATION FOR SCHOOL STREET. EARLY BOWDOINHAM TOWN RECORDS DO EXIST THAT CONTAIN MAPS OF STREET OR ROAD LAYOUTS, THESE RECORDS HAVE NOT BEEN SEARCHED AT THIS TIME.
- 3) THE DRIVEWAY SERVING THE TEMPLE LOTS AND THE JOYCE LOT, SHOWN HEREON AS 'OPEN WAY' - 3'00" WIDE, BEANS HISTORICALLY FROM THE INTERSECTION OF SCHOOL AND SPRING STREETS. THIS DRIVEWAY IS APPARENTLY BEING MAINTAINED AT THIS TIME. THE EARLIEST FOUND REFERENCE TO THIS 'WAY' WAS INCLUDED IN THE DEED FROM THE TRUSTEES OF THE METHODIST EPISCOPAL SOCIETY IN BOWDOINHAM TO LORING S. FISHER, SAID DEED DATED JULY 8, 1849 AND RECORDED IN BOOK 1494 PAGE 448. LINCOLN WESTERN RECORDS AT SAGadahoc COUNTY REGISTRY OF DEEDS. THIS 'WAY' WAS INCLUDED IN THE ABOVE DEED WITH THE LANGUAGE 'TOGETHER WITH THE RIGHT OF AN OPEN WAY ONE ROD IN WIDTH OVER THE EASTERLY PART OF THE LOT RETAINED BY THE METHODIST EPISCOPAL SOCIETY, NOW OWNED BY JOYCE, FROM THE LOT HERIN CONVEYED TO THE ROAD (SCHOOL STREET), NOW OWNED BY JOYCE, FROM THE LOT DESCRIBED IN PARCEL 1 IN BOOK 2444 PAGE 234. APPEARS TO CONTAIN WITHIN ITS BOUNDARY APPARENTLY IS DESCRIBING THE LAND WITHIN THIS SAID 'OPEN WAY' - 3'00" WIDE. THE JOYCE LOT DESCRIPTION, DATING BACK TO 1849, APPEARS TO ENCLOSE THE AREA WITHIN THIS 'OPEN WAY' - 3'00" WIDE. A WRITTEN AGREEMENT BETWEEN JOYCE AND TEMPLE IS RECOMMENDED TO CONFIRM AND CLARIFY THE FEE OWNERSHIP AND EASEMENT RIGHTS WITHIN THIS AREA.
- 4) THE SOUTHERLY LINE OF THE TEMPLE LOT (BOOK 2444 PAGE 234 PARCEL 1) AND THE 'OPEN WAY' - 3'00" WIDE, SHOWN HEREON, WAS ORIGINALLY DESCRIBED TO BEAN 'EASTERLY BY A FENCE' IN THE DEED FROM LORING S. FISHER TO THE TRUSTEES OF THE METHODIST EPISCOPAL SOCIETY IN BOWDOINHAM, SAID DEED DATED JULY 8, 1849 AND RECORDED IN BOOK 1494 PAGE 448. LINCOLN WESTERN RECORDS AT SAGadahoc COUNTY REGISTRY OF DEEDS. REMAINS OF THIS FENCE HAS NOT BEEN FOUND. THE LINE WAS LIKELY SHOWN ON PLAN REFERENCE 2, WHICH IS FOUND, COULD VERIFY THE LOCATION OF THIS LINE.
- 5) A ONE ROD STRIP OF LAND USED AS A RIGHT-OF-WAY WAS HISTORICALLY LOCATED ALONG THE SOUTHERLY BOUNDARY OF THE TEMPLE LOT (BOOK 2444 PAGE 234 PARCEL 1). REFERENCE IS MADE TO THE DEED FROM WILLIAM LLOYD TO SAMUEL W. WILLIAMS, SAID DEED DATED DECEMBER 22, 1840 AND RECORDED IN BOOK 1494 PAGE 498. LINCOLN WESTERN RECORDS AT SAGadahoc COUNTY REGISTRY OF DEEDS. NO FURTHER CONFIRMANCE OF THIS RESERVED RIGHT HAS BEEN FOUND. NO EVIDENCE WAS FOUND OF ANY ACQUAINTANCE OR ADVERSE OCCUPATION OF THIS AREA. THIS AREA HAS HISTORICALLY BEEN INCLUDED, WITHOUT FURTHER REFERENCE TO THIS OPEN WAY, IN THE DEEDS TO THE TEMPLE LOT (BOOK 2444 PAGE 234 PARCEL 1) SINCE AT LEAST 1823.
- 6) ALL BOOK AND PAGE REFERENCES, AS SHOWN HEREON, ARE FROM THE SAGadahoc COUNTY REGISTRY OF DEEDS, UNLESS NOTED OTHERWISE.
- 7) THE RECORD OWNERS OF THE SURVEYED PARCELS ARE CALVIN W. TEMPLE & JEWEL A. TEMPLE, SEPTEMBER 7, 2009, BOOK 2444 PAGE 234.
- 8) THE BEARINGS AS NOTED HEREON ARE BASED ON MAGNETIC NORTH OBSERVED DECEMBER 22, 2014.
- 9) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY CONFORMS TO THE MAIN BOARD OF LEGISLATURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE, EFFECTIVE APRIL 1, 2003, WITH THE FOLLOWING EXCEPTIONS:
 - a) NEIGHBORHOODS HAS NOT BEEN SET AT ALL SURVEYED LOT CORNERS.
 - b) SCOTT GALLANT APPARENTLY IS CLAIMING A STRIP OF LAND, OF VARIOUS WIDTH, ALONG THE COMMON LINE OF GALLANT AND TEMPLE, AND SHOWN WITHIN RECORD LINES OF THE TEMPLE LOT. PER PHONE CONVERSATION WITH SCOTT GALLANT, APRIL 22, 2015.
 - c) MAY 4, 2015 REFERENCE SHOWN BOOK 2444 PAGE 234 AND NOTE 22.

LEGEND:

- I.R.S. ROW ROD FOUND, REED AND MARKED AS NOTED
- I.R.S. FENCE PIN FOUND IN STONE OR LEDGE
- I.R.S. 5/8" DIAMETER ROW ROD SET, MARKED "S. J. WHEELER PLS 2277"
- WELL
- UTILITY POLE
- SOFTWOOD TREE
- HARDWOOD TREE
- (PLAN) PLAN CALL
- (DEED) DEED CALL
- N/P NOW OR FORMERLY
- RECORD LINE
- APPROXIMATE DEED LINE
- APPROXIMATE PLAN LINE
- STONEMALL
- OVERHEAD UTILITY LINE
- LOT 15 ON TAX MAP 11-S OF THE TOWN OF BOWDOINHAM, TAX MAPS (TYPICAL)
- EXISTING BUILDING



BOUNDARY SURVEY OF THE CALVIN & JEWEL TEMPLE LOTS
(FORMERLY OWNED BY JOYCE E. PRINDALL)
SPRING STREET - BOWDOINHAM, MAINE

LOCATION: SPRING STREET
TOWN OF BOWDOINHAM
SAGadahoc COUNTY
STATE OF MAINE

RECORD OWNERS:
CALVIN & JEWEL TEMPLE
28 SPRING STREET
BOWDOINHAM, ME 04008

SCALE: 1" = 30'

DATE: MARCH 4, 2015
REVISED MAY 4, 2015 - SEE NOTE 13.

STATE OF MAINE, County of Sagadahoc, SS.
REGISTRY OF DEEDS

RECORDED: June 19, 2015
AT 11:17 A.M. AND RECORDED
IN PLAN BOOK 2444 PAGE 0025

BY: WHEELER SURVEYING
643 WEST ROAD
BOWDOIN, MAINE 04028
PH# (207) 353-4447
REUBEN J. WHEELER, PLS 2277

REUBEN J. WHEELER
PLS 2277

JOB NO: 1426

Municipal Services Impact Statement

Site Plan Review Tier II Application

Property: U01-017

Located at: 17 School St, Bowdoinham

Applicant: ~~Adam Samson~~ *Gallant*

Owner: Scott Gallant

Project Description: Mixed use building – marijuana establishment and apartment

I have no concern. The proposed project will not have an unreasonable adverse impact on SOLID WASTE DEPT.

I have the following concern(s):

I recommend the following:

Signed: *Bye L M*

Municipal Services Impact Statement

Site Plan Review Tier II Application

Property: U01-017

Located at: 17 School Street, Bowdoinham

Applicant: Scott Gallant

Project Description: Operate a Marijuana Establishment

I have no concern. The proposed project will not have an unreasonable adverse impact on _____.

I have the following concern(s):

That the existing driveways meet the minimum standard to be used for a new commercial entrance.
That the traffic estimate is accurate, given the three use shown on the plan with a delivery service.
School Street is a narrow street with a hill, so safety with traffic and larger vehicles is a concern.

I recommend the following:

The Technical Review Fee be used to review the vehicles access for the proposed use(s).

Signed: Nicole Brown, Hood Commissioner

Public Hearing September 23, 2021

SITE PLAN REVIEW – TIER 2 APPLICATION

(Applicant – Scott Gallant; Property – 17 School Street: U01-017)

Public Comments Submitted by Kevin Twine, 38 Center Street

Visual Impacts on Nearby Historic Structures

On pages 199 and 200 of the Town of Bowdoinham Land Use Ordinance (LUO), the following Approval Criteria are listed:

“5) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.” (p. 199)

Applicant does not mention visual impact in its application. The proposed nonresidential project blocks nearly all views of the Cathance River from the Municipal Building and the Town Hall.

“16) Special Resources –

“d) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.” (p. 200)

Page 207 Of the LUO lists the following Performance Standards to be used in Site Plan Review:

“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.

“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.” (p. 207)

Page 77 of the 2014 Bowdoinham Comprehensive Plan names the following “Historic Buildings and Structures in Bowdoinham of Local Importance”:

- Town Hall
- John C. Coombs Municipal Building

These buildings, which are located within full view of Applicant’s proposed project, and within 90 to 125 feet of it, are not listed or mentioned in Applicant’s application. The buildings are located on two sides of what can be characterized as Bowdoinham’s “Public Square” where residents of the Town and other people frequently gather for diverse purposes. The histories of these buildings are well-known in Bowdoinham and appreciated. This area is among the most important visual and historic assets in Bowdoinham and is vital to the maintenance of the visual and historic character of the Village area.

Applicant has not considered anywhere in its application the visual impact of its proposed project on these buildings and Bowdoinham’s Public Square. In its submittal of February 17, 2021, Applicant included several pages showing elevations of its proposed facility. These elevations consisted of a stone façade on the first floor, and empty white wall space between the first floor and the roof. No mention is made of materials or color, or of proposed exterior details. Applicant has made no effort whatever to adhere to the Performance Standard which requires: “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.”

As currently designed, Applicant’s proposed project constitutes a major adverse visual impact to the Town Hall and John C. Coombs Municipal Building and the surrounding historic space. ***This issue is of such importance to Bowdoinham’s visual and historic character that Applicant’s site plan application should be rejected for this reason alone.***

From: [Brandi Lohr](#)
To: [Jennifer Curtis](#)
Subject: Site Plan review application for 17 School Street
Date: Wednesday, September 15, 2021 7:23:48 AM

You don't often get email from blohr725@gmail.com. [Learn why this is important](#)

Good morning,

I am writing to you in reference to the proposed venture of turning that green building into a marijuana place. I am not sure why all of a sudden it is being turned into something when it has been sitting there for so many years in its current state. It seems as when this building was built it did not follow what it said it was going to be. I am afraid that being in the center of town would not be a good place for such a venture. We know that in growing marijuana a smell comes with it. That smell would permeate throughout the town. Being located right next to the Town office would definitely not be something that you would want right there. As an individual that lives in town I would not like for this to even be an option.

Thank you for listening,
Brandi Lohr

From: [Karen Mayo](#)
To: [Jennifer Curtis](#)
Subject: 17 School St public hearing
Date: Wednesday, September 15, 2021 1:29:38 PM

You don't often get email from karenpmayo@gmail.com. [Learn why this is important](#)

Due to our age and Covid spread Ray and I are not available to come to the public hearing. We would like to make our thoughts known after living here more than 38 Years and using the library and working on the Town hall committee years ago as well as attending events there. We hope you will deny the requested use of 17 School St. It seems an awful use for that area. If it is zoned commercial it certainly is not in character. The homes are close by and would certainly be affected by traffic, odors and the risk of crime and fire. Children come to the library regularly and I walk that hill for health and exercise. If a fire were to begin in that building two of our most important historical buildings, the Coombs school and the Townhall would be destroyed since I don't think our volunteer fire department possesses enough ladder trucks to fight a fire there. Thanks for your consideration. Karen Mayo

September 13. 2021

To the Bowdoinham Planning Board
Attn. Jennifer Curtis
13 School St.
Bowdoinham, ME 04008

Dear Ms. Curtis,

This letter is written out of concern for the proposed project at 17 School St. in Bowdoinham, a marijuana business by Scott Gallant. Here are our concerns:

Can School St. and the dense population there, handle the traffic flow?
Will there be enough parking for customers?
Where will overflow parking go? The street is narrow and the Town Office parking lot is for Town and library business.
Buffering.....is that adequately covered?
Stench, is this a possibility, and if so, how will it be handled?
How will this business affect the quality of life for the densely populated area that caters to town business and the library?
Will the business have a negative effect on children?
Will this business affect the property values of neighbors, and how?
Is there a fire hazard in such a close neighborhood and does our Fire Dept. have adequate equipment for such a high building?

The area is a historic part of the town. Do we have regulations regarding historic sites and businesses?

Are there regulations about businesses being in close proximity to a village residential area?

Thank you for your time and attention to the planning business of the town.

Sincerely,


Joanne and Paul Savoie

142 Main St.
Bowdoinham, ME. 04008

From: [Ellen Baum](#)
To: [Jennifer Curtis](#)
Subject: Site plan review: Scott Gallant
Date: Thursday, September 16, 2021 7:21:33 AM

[You don't often get email from ellenkbaum@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Jennifer —

As I will be out of town for the public hearing on the Scott Gallant site plan application, I would like to offer a few questions/concerns for the planning board to consider.

1. Has the planning board received the survey information it needs, which delineates the boundary of the Gallant property and the town property. I am concerned that an agreed-upon boundary may not have been established, which puts into question whether setback requirements will be (are being) met.
2. Given the activities described in the proposal and its location, I want the planning board to be confident that there is a septic system that can both be sited on the property and will cover the wastewater needs of the full operation.
3. I would like the town water district to confirm that there is adequate water to meet the projected needs of the project.

Many thanks for your consideration of these issues.

Sincerely,

Ellen Baum
269 White Road
Bowdoinham ME 04008
207-666-5676
207-720-0642 (c)

From: [Jeff Fischer](#)
To: [Jennifer Curtis](#)
Subject: Re: Public hearing for Gallant site plan application
Date: Thursday, September 16, 2021 7:20:22 PM

You don't often get email from jeff.fischer@comcast.net. [Learn why this is important](#)

Please include them in the public records and provide them to the planning board.

Thanks.

Sent from my iPhone

On Sep 16, 2021, at 6:58 PM, Jennifer Curtis <planning@bowdoinham.com> wrote:

Hi Mr. Fischer,

Thank you for taking the time to share your comments and questions. Would you like me to include them in the public record and provide them to the planning board, or were they meant to be a personal communication with me?

Jenn Curtis
Director of Planning and Development
Town of Bowdoinham
(207) 666-5531
planning@bowdoinham.com
<https://www.bowdoinham.com/>

From: Jeff Fischer <jeff.fischer@comcast.net>
Sent: Thursday, September 16, 2021 2:27 PM
To: Jennifer Curtis <planning@bowdoinham.com>
Subject: Public hearing for Gallant site plan application

You don't often get email from jeff.fischer@comcast.net. [Learn why this is important](#)

Dear Jennifer,

I'm afraid I have to miss the public hearing on the site plan application for Scott Gallant, but I thought I'd at least communicate with you by email. Sorry I can't be there — out of town on family business.

Let's just say I have a few concerns. The lot seems small, the building enormous and wedged right next to the town office and public library, so I don't think it's a good location for that kind of business.

Also, I don't think that part of town can handle the traffic. I wonder if there is a plan for a sufficiently large off-road parking lot for workers and for the customers who would be coming in and out frequently.

I understand that in the past there have been questions about the exact boundary of the property, such as with the abutting town property. Has this been established beyond dispute?

My sense of the type of business that Mr. Gallant proposes is that it will require a lot of water and septic capacity. Has it been established that the property can handle that?

Sincerely,

Jeff Fischer
269 White Road
Bowdoinham