

## Jennifer Curtis

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**Subject:** FW: Pot Shop

"Dear Director Curtis,

We are aware of the proposal which will turn the property at 17 School Street into a "pot shop" and are mortified that our town would even consider this as a viable option.

My family moved here in the '70s to escape the suburban sprawl that previous military postings had exposed us to and as a native of Chicago, my father (Joe Pertel) felt he had finally found the right place to raise our family and to look forward to his retirement here. A small, safe country town that shared his values. If he were here today you would see him standing up at the Town Meeting making one of his speeches about "fighting the good fight" for the sake of our children.

As an ER nurse and a mother of two Millennial children (3rd generation residents of B'ham), I know what a pot shop/head shop/ marijuana dispensary is. I know and understand the stats/economics/chemistry. And I know **I DON'T WANT ONE IN THE CENTER OF MY TOWN**. I acquired property, built a home, raised my kids and commuted to work - I wouldn't have considered doing that here if I saw a head shop in the middle of town.

There are so many negatives to this proposal that I would run out of space.

Let's see - space constraints in the area, parking, public safety (traffic, walkers, dogs/cats, drug-related crime), noise levels, impact on way of life (who would want to live near there), major social change which impacts town goals, town image (this is NOT Lewiston) and let's not forget the management!

It breaks my heart to think of the current long-term, permanent residents living there, who believed they had found their little bit of heaven and now face the destruction of that life. I value the cats, dogs, children and Guinea Hens strolling the streets and the quiet gardens admired by neighbors walking by.

I have been in discreet, well-run, high-end dispensaries frequented by responsible adults and seniors (!) who are truly utilizing their products for medicinal purposes. And then, there are the sleazy corner places that basically have a dealer in a run-down store front. Which will we get? Who determines that? Who follows up? No guarantees. And the idea that it is a "big money maker" for the town - please. Does this fellow have a respectable and legitimate history running this type of place?

Why isn't the historical area of our town center not already zoned to avoid this discussion??!!

If Bowdoinham must allow this guy to start his business, have it out of town and require all safety, environmental, zoning and legal codes be followed.

We must take a stand to protect our way of life and the future of our town.

Thank you,

Lara, Ted, Josef and Sam Ashouwak"  
283 Bay Road

I am writing to oppose the marijuana cultivation and retail facility proposed at U01-017.

-The scale of the business is not in character with this area of the town and does not have the space to properly accommodate the proposed scale of activity. This activity in a very tight space appears likely to impact adjacent properties.

The facility shows up to three Point of Sale (POS) locations in the retail area, however, there are only two customer parking spaces, one of which is reserved for handicapped parking.

Two employee parking spaces are proposed, however two staff at minimum will be on site per state law which allows no room for any additional employees. The employee parking spaces would require the driver to back into the street which is in violation of the LUO General Performance Standard 2e.

The fourth floor appears to be a residence in one submission, but has no dedicated parking available.

There are proposed delivery and growing activities which would require movement of additional vehicles to the employee entrance or receiving area to drop off growing supplies and deliver products during business hours while all spaces would appear to be occupied.

-The scale of the development with associated parking appears to violate the lot coverage ordinances. A professional survey should address this.

-The building proposed is not in compliance with General Performance Standard 8a and 8b. The scale is out of proportion with adjacent properties and does not appear to have any proposed windows.

-The building proposed is not supported by the vision statement of the comprehensive plan on page 4. "New development in the village is in character with the historic buildings and served by enhanced infrastructure."

For reference of what would be in character with historic buildings. Please see the attached images of the property before the renovations.



Statement taken by the Town Planner from Nora Bishop of 266 Main St, Bowoinham on September 22, 2021 regarding the Gallant application:

"I am against the building being any type of business and against marijuana uses right here because it's too close to the library. There are children frequenting the library. It's too close to the Town Office. It also shouldn't be that close to the Town Hall.

I'm not opposed to marijuana establishments out in the countryside.

I am opposed to subjecting people who visit the library and town office to what can be obnoxious and not supportive to children growing up."

**From:** [Heather Cox](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** Marijuana business at 17 school street  
**Date:** Saturday, September 18, 2021 11:00:22 AM

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

To the Bowdoinham Planning Board:

I would like to add my concerns about the negative impact of the redevelopment proposed at 17 School Street. I have three concerns that I hope the Planning Board will address with the applicant:

- 1) Parking: Will the building provide adequate off-street parking for the proposed retail business, including for customers, staff, and deliveries? School street is much too narrow and dangerous to allow for routine on-street parking.
- 2) Environmental impact: In my opinion, that particular neighborhood is too densely populated to allow the strong odor that is produced by a growing facility.
- 3) Due diligence on the part of the owner: Given the property owner's failure to complete the original build-out of this property--it has been covered in green tyvek for years--has the applicant demonstrated an ability and desire to comply with the standards put forth in the Bowdoinham Land Use Ordinances? Has he shown consideration for his neighbors in the past? I would say the answer to those questions is a resounding "no."

I request that my comments be read into the public record and shared with the Planning Board prior to the September 23 public meeting on this matter.

Thank you for your consideration,

Heather Cox  
1318 River Road

**From:** [Jan Hayward](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** Scott Gallant project  
**Date:** Tuesday, September 21, 2021 3:07:01 PM

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

Good morning,

I am writing you to express my opposition to Scott Gallant's proposed re-development of the property at 17 School Street.

Since it was initially constructed in 2015, I have objected to it. It is an eyesore to the community. A large multi story building with no windows that obstructs the view for all those who come to the library and town office should not be allowed. It has never been completed. It does not fit in with the other single family houses on that street. I believe it is not in compliance with the original building permit and should be torn down.

Now, Mr. Gallant wishes to have a marijuana growing, processing and selling business in said un finished building. This should not be allowed. As I understand it, there continue to be property line disputes, questions if there is in fact a working septic system and what the exact water needs will be. These should all be resolved. Such a business should not be allowed next to the Town Offices and Library.

I also have concerns about the increased traffic on a narrow, steep street and want to know where parking will be for the employees and customers. Also, I want to know how Mr. Gallant is going to manage the odors that come from this type of business. He hasn't managed to finish the current building, so how is going to manage to go forward with another plan remains in question.

I oppose the current Gallant building on 17 School Street and vehemently oppose any type of marijuana business in that location.

I hope to attend the meeting. Perhaps more light will be shed on this project by Mr. Gallant.

Sincerely,  
Jan Hayward  
Bowdoinham resident  
Sent from my iPhone

**From:** [Sam Hayward](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** Site plan review of 17 School Street  
**Date:** Wednesday, September 22, 2021 2:13:05 PM

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

Dear Ms Curtis;

I'm writing regarding the site plan review for the proposed marijuana establishment located at 17 School Street in Bowdoinham. I understand that there have been a number of comments and queries submitted to your office and the Planning Board covering many specific procedural concerns, and I won't belabor them here. However I want to add my voice to those who have raised objections to the project as proposed to emphasize two areas of concern to me.

Situating a grow and retail operation at 17 School Street increases risks to existing auto, pedestrian, and cycling traffic on the hill and to residential driveways and the Town Hall parking lot. While I have no way of predicting how many customers will visit the project at any given time, the applicant's aim of having two full-day employees on-site plus up to five more working in the grow suggests the expectation of a significant number of customer visits. The impact on travel lanes and neighboring residences, if the business is successful enough to support that number of employees, could be severe.

Visually, the impact of the building as it stands on the viewshed of neighboring properties, as well as upon the view from the bridge and the waterfront, is already severe. The building does not relate well to any of the surrounding architecture, and is out of proportion to its location and neighbors. The building's height alone is disquieting, and I'm at a loss to understand how the building was permitted to exceed the 35' maximum elevation.

Thanks you for your attention. I look forward to the 9.23 Planning Board meeting.

Sam Hayward  
102 Brown's Point Rd.  
Bowdoinham, Maine 04008

**From:** [Nina J Mendall](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** Project U01-017 Gallant  
**Date:** Tuesday, September 21, 2021 11:39:42 AM

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

September 21, 2021

To the Planning Board

Attn: Jennifer Curtis

13 School Street

Bowdoinham, ME 04008

RE: Project U01-017

Gallant

Dear Ms. Curtis:

To convert the existing and incomplete neighboring green building sitting as it does almost in the lap of the Coombs School parking lot into a giant marijuana manufacturing and dispensing business would be a very poor addition to what is arguably the historic center of town.

Meetings, town business, the library (visited by all ages) and myriad other activities go on there and in the Town Hall on a daily basis. This is a vital center of town. Kevin Twine, in his comments on the U01-017 project, has quoted the pertinent regulations for buildings and businesses in the historic district which buttress the historic case against approving the Gallant application.

I would add these reasons:

- 1) School Street is little more than a glorified lane--visibility and width of passage are challenging even with the aid of the mirror at the top of the hill. There is absolutely no additional space for extra vehicular traffic on the street;
- 2) I have read that there is a stench associated with marijuana growth. Is this what we want next to the center of our historic buildings?

I also sympathize with the homeowners in the neighborhood because of possible odors, noise, and traffic;

- 3) There seem to be a number of other marijuana operations being proposed in other places around town. Do we need more? and,
- 4) The building to be converted is already an unfinished project from an earlier building application (2015). It is an eyesore. This conversion can hardly improve the situation.

Sincerely yours,

Nina Mendall

172 Fisher Road

Bowdoinham, ME 04008



**From:** [ROBERT F POLLIS JR](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** Scott Gallant marijuana facility  
**Date:** Wednesday, September 22, 2021 10:25:44 AM

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

Dear Jennifer,

My husband and I, Robert and Alice Pollis, of 33 Main Street would like to register our opposition to the Scott Gallant marijuana business proposal on School Street.

Our concerns are:

1. This is not an appropriate use for the Historic District in Bowdoinham. It is inappropriate to house a controversial marijuana business in the middle of the many beautiful and historic residences in the center of our town.
2. The location is too close to the Library and Town Office. The Coombs building represents the physical heart of our town in many respects, and it would be a travesty to change the character of it with such a use.
3. The small narrow lot upon which the Gallant building stands begs the question of where will multiple vehicles park. We suspect the overflow parking will be the Coombs building lot which will impact users of the Library and Town Office. Inadequate parking space is a serious consideration. Additionally, how will snow removal be handled?
3. School Street is narrow with a blind hill. Additional traffic, trucks and cars entering and exiting the business, will present a dangerous situation.
4. Increased business traffic will impact neighbors and pedestrians on the narrow, hilly street.
5. We all know that the many small lots in the Historic District sloping down to the river present challenging septic issues. How could such a large facility have an adequate septic system on such a small lot?
6. The water needs for a marijuana grow business are great. Will this industrial sized water demand tax our Bowdoinham Water District? What will be the impact on our water system? What sort of increased piping will be required? Will the street be dug up to accommodate it?
7. The odor emanating from a grow facility was described in a letter to the editor of the Maine Sunday Telegram 9/19 as "fish processing and sewage". **Any** odor emanating from such a facility is, in our opinion, unacceptable. This is not something anyone wants in town. Why would we endanger our air quality?
8. Mr. Gallant does not have a stellar record of finishing his building project or respecting the aesthetics of his neighborhood and his town in general. It is conceivable that he will not be a responsible business owner and developer.

For all of the reasons listed above we are adamantly opposed to issuing a permit for a marijuana business for the Gallant property.

Sincerely,

Alice and Robert Pollis

**TO: Members of the Planning Board**  
**FROM: Howard Solomon, 1 Back Hill Street**  
**RE: Gallant U01-017 proposal**

**20 September 2021**

I have serious objections to Scott Gallant's proposal for the development of a mixed-use marijuana production enterprise and retail store at 17 School Street (Gallant U01-017).

My objections here are not about marijuana. I have advocated its legalization for many years, and am delighted that several Bowdoinham farmers and entrepreneurs contribute to our local economy by growing and processing what has become Maine's most lucrative agricultural product.

Nor are my objections about the outward aesthetics of the present structure at 17 School Street. Simply put, I do not want to live in a Bowdoinham that polices the color of our houses or the decorations on our lawns.

My objections, instead, are directly related to Gallant's proposal.

**1. Location and scale:** Does a 4 story, seven day a week, cannabis growing facility and retail business fit into Bowdoinham's residential historic town center? Shouldn't this 8,000 square foot facility be considered light industrial, i.e. suitable to Zone 3, and not in the residential zone?

**2. Traffic and parking:** Can Spring Street handle the traffic that this enterprise will engender? Is the parking plan – including its impact on a septic tank installation – realistic? How much of the parking will spill into the Town Hall parking lot?

**3. Public safety:** Does the fire department have equipment to fight a fire on the fourth floor of this building?

**4. Production issues:** Does the proposal realistically explain how water and chemicals will be stored, used, eliminated, etc., according to best business practices? What about the community health issues of noise and odor abatement?

**5. Project completion:** How long will it take to complete the construction? Put the business into operation? Plans indicate a complete apartment: does the project include a residential unit?

In 2015, I and other citizens attended the Planning Board meeting which approved Gallant's proposal to recondition a single family house, and build an attached knitting shop, at 17 School Street.

Bowdoinham has learned a lot since then.

Today we have an expanded context in which to evaluate the current proposal: a body of land use regulation which came out of extensive community-wide deliberation (some of it in response to the 2015 decision), the experience of farmers and entrepreneurs who have developed successful marijuana businesses elsewhere in Bowdoinham, as well as the testimony of town residents whose quality of life has been sorely impacted by the never-ending construction, the unresolved business, of 17 School Street.

I urge you to reject this proposal. Thank you.

Rebuttal to proposed marijuana grow house, manufacturing facility, and retail store for 17 School St. (UO1-017), the business project known as Stone Hill General Store, application by Scott Gallant

From Sarah Stapler abutting homeowner at 16 School St.

### Questions and Objections to Applicant's Statement

**BUSINESS NAME :** I object to the name Stone Hill General Store. This name will be very confusing to the children who walk by on their way to Library story hour and Boy Scout meetings in the Kendall room.

### EMPLOYEE POSITIONS

b. Medical Delivery Driver. Scott Gallant told the planning board that SHG was an Adult Recreational Marijuana business. If in the future there is a medical component please provide details on this expansion.

c. Operations Manager. Scott Gallant is listed as the manager and owner of SHG on his licenses. If he is the Operations Manager of SHG I would like the planning board to request references for his stated experience. If he is not the operations manager, I would ask the planning board to ask more about this other manager, his name and references for his experience.

### BUFFERING DESCRIPTIONS

a. " A previous Town Manager, Bill Post, gave the Gallants verbal permission to improve the southerly strip of land that abuts 17 School Street and 8 Stone Hill Place. The Gallants invested approximately \$20,000 in the installation of a stone retaining wall, and the planting of trees, shrubs, and perennials."

This money spent does not equal buffering. Buffering should include trees, bushes, and or fencing that block the view, noise, odor and in general the commerce of that business from abutters and passersby. The buffering should be on the business's land not on the abutter's land. The Gallants' \$20,000 gave them an extra 7 foot wide strip of land that I suspect is not part of the easement granted by the town to them, in essence a strip of parking area 7' wide by 180' long (The stone wall was built 7 feet back into the hill instead of at the edge of the riprap wall the town installed.) Please see drawing A and B. From this parking strip stone steps were built to the town parking lot. Buffering trees were planted in front of 8 Stone Hill Place.. Most of plantings in front of 17 School street were under 3 feet tall. Standing in the Town Parking Lot you can see Stone Hill General

Marijuana Store's proposed entrance from just about every location. Mr Gallant does not bother to address the buffering on the School Street side of SHG. He has told the neighbor to the south of him that he will be taking the buffering evergreens down, building a stone wall and replanting trees ( I suspect these trees will be much smaller than the present trees.)

#### SETBACKS

c. "The part of the permit on the northern line with the town was an existing structure that had the same setback for decades was setback the additional 5' that was added and set back 2 more feet as to enlarge existing setback."

This statement is confusing. I can't find quick claim deeds from the town that give 17 School St. more land to solve their less than 9 foot setback on the north side of 17 School St. Could the planning board look into this issue? If there are quick claim deeds they should have been posted on [bowdoinham.com](http://bowdoinham.com).

I am assuming this is why Scott Gallant is claiming 16 feet as his northern setback.

Please refer to John F. Barnicle's letter of October 15, 2015. "To address the close proximity to the line we are proposing a compromise position to jog the line of the building away from the property line by two feet at the point where the attached storage and the ell meet. The structure replacing the storage area would then be extended by 5 feet to a point where a present concrete retaining wall exists. The two foot set back is a conservative approach to satisfy any setback concerns of any new structure on the property."

I believe Mr. Barnicle is referring to the addition's setback from the existing House's north wall and the addition's westerly extension back to a concrete retaining wall. He is not suggesting that the town give the Gallants 7 feet of town land running along their northern border to solve their setback problem. ( Please see Drawing A) I think a survey would help sort this out.

#### MOTIVATION TO START AND RUN THIS BUSINESS

b. "Knowing I couldn't continue my business as a licensed arborist for much longer as I aged I decided to improve the structure for use as a commercial building and start a new business."

The Building Permit Issued 11-02- 2015 to Scott Gallant states that he has permission to:  
Demolition and Remove a 38ft by 14 portion of Existing Single Family Dwelling.  
Reconstruct 30ft by 24ft addition attached to the Existing Single Family Dwelling in previous location.

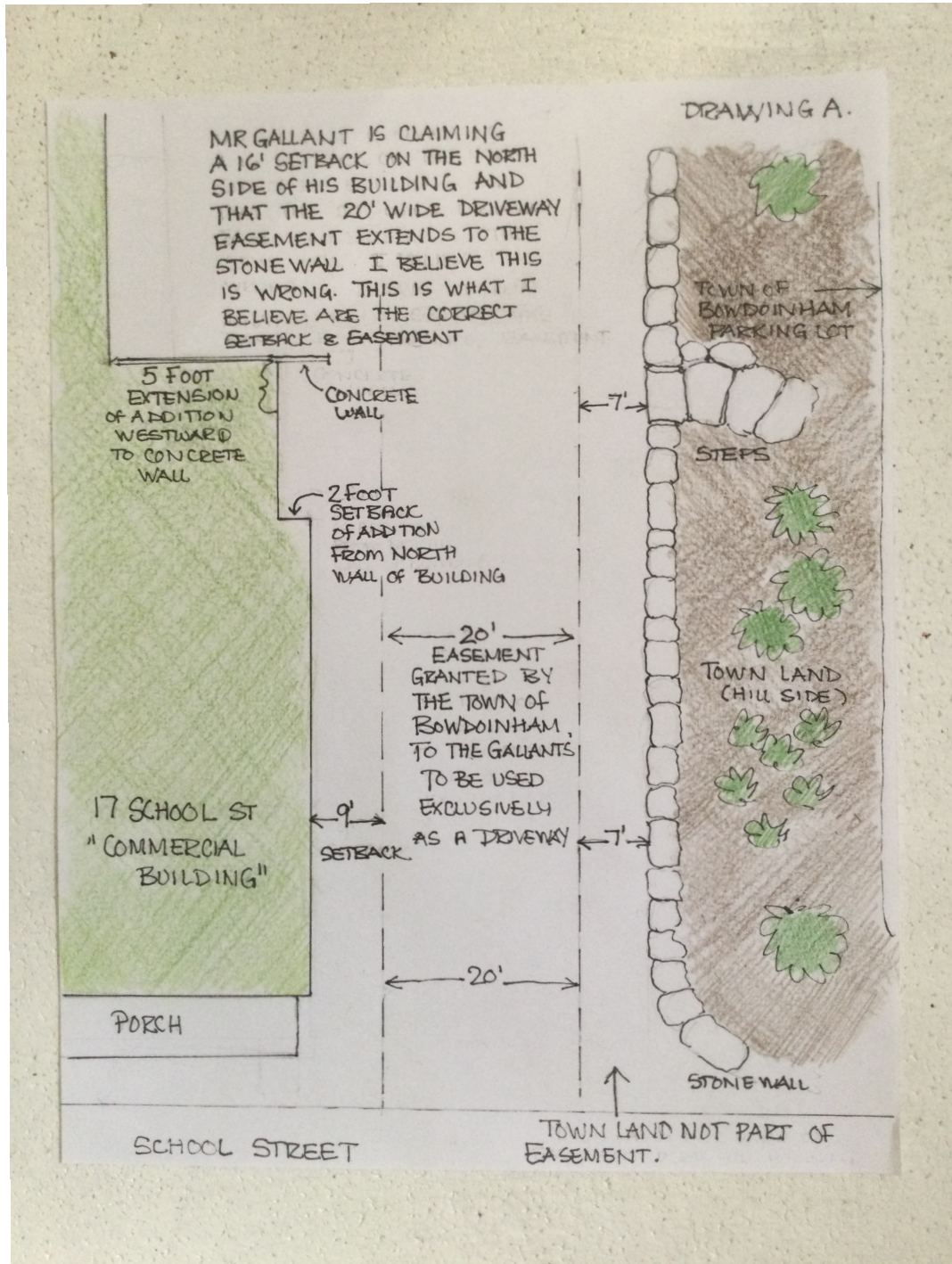
Construct an expansions consisting of a 15ft by 24ft structure and a 10ft by 14 ft Utility Shed, both attached to the permitted Knitters General Store and proposed addition.

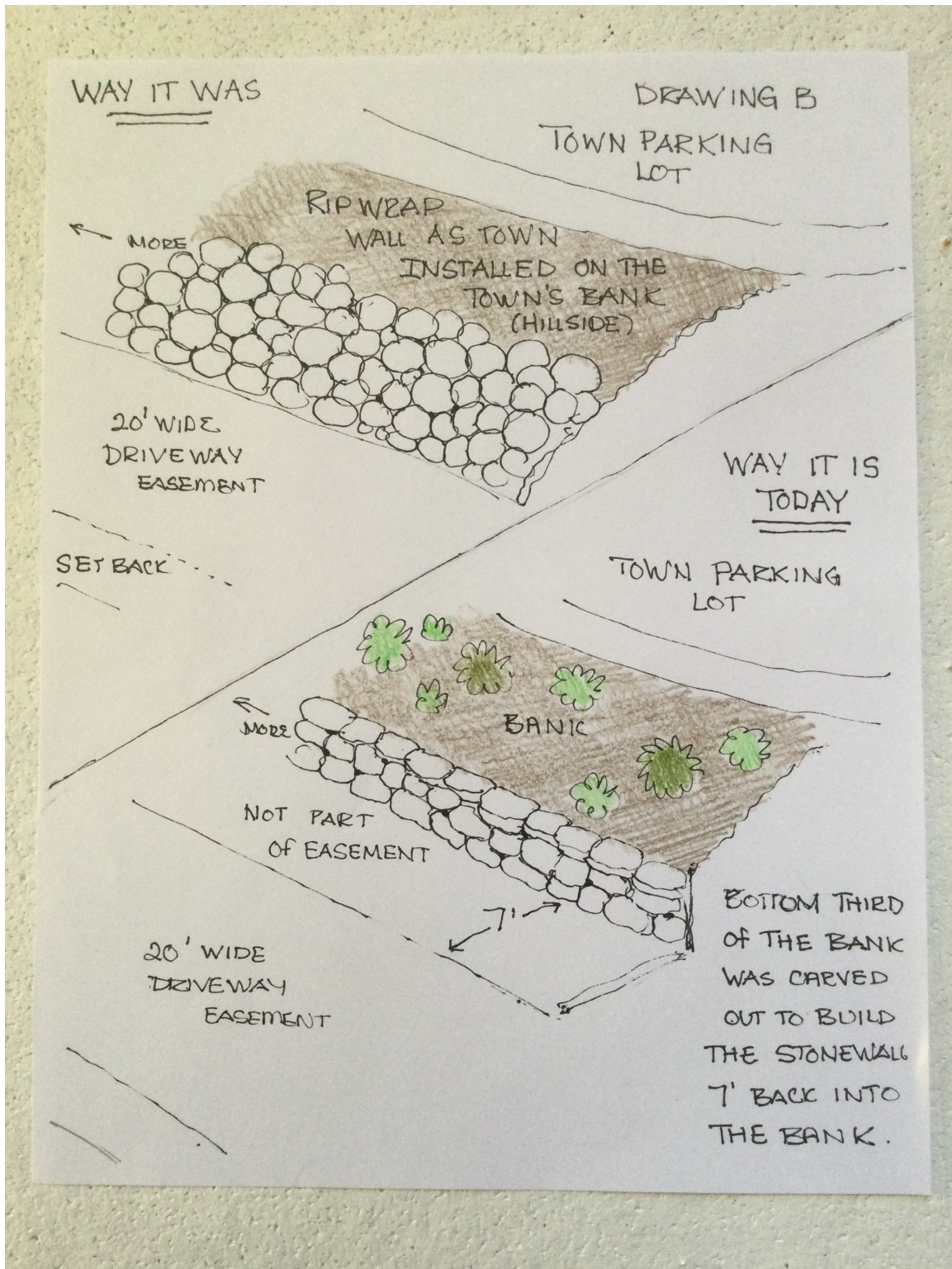
Planning Board and the Town of Bowdoinham please show how this permit allowed Mr Gallant to build a 4 story commercial building (which is quite evident in the size and design of it) instead of what I read as a permit for an addition to a single family dwelling with an attached business off the back. More specifically no mention is made of permission to demolish the attic of the House that is not the 38 ft by 14 ft portion described in the permit. No mention is made of permission to stack two stories on top of this front part of the house.

So to sum up my rebuttal, I would like the Planning Board to request a survey of 17 School St.; to review the easement granted by the Town of Bowdoinham to Kathleen Gallant, dated August 9, 2009; to ask for more information regarding buffering, employee positions, and the reason for the confusing business name. I would like the planning board and The Town of Bowdoinham to review the building permit originally granted to Scott Gallant for the building this business will be in.

Please note the addition of two drawings A and B.

Thank you for your time. Sarah Stapler





List of objections to the Stone Hill General Marijuana Grow House, Manufacturing Facility, and Retail Store proposed for 17 school St.

From Sarah Stapler, abutting homeowner at 16 School St.

1. The size and nature of the business will cause School and Spring St, and the Town Parking Lot to experience overflow parking, and increased traffic on an already dangerous hill. For the month of August, Adult Recreational Marijuana Stores averaged 82 transactions a day. If Stone Hill General Store is half as successful as the average retail store that would mean a potential 41 more cars in this already tight part of town.
2. The risk of fire for this over 9500 square foot building with it's proposed Marijuana Business is far greater than the fire risk of the original building permit for a Single Family Dwelling with The Knitter's General Store off the back. Grow houses have fire risks with electrical wiring, light fixtures, and fans. Marijuana manufacturing facilities extract hash oil using butane, a process that can be flammable and explosive. Maine allows this process. Many states do not.  
Because there is no proposed sprinkler system and the nearest four story ladder truck is in Topsham, a fire in this building could easily get out of control and spread to the village. This building sits to the west of much of the village and the prevailing winds are from the west.
3. The fans slated for the south side will discharge air from the complex. Because there will be many of them, they represent potential noise pollution. The other serious quality of life threatening issue will be odor. The single most common complaint about marijuana grow houses is the skunk like odor. Most people hate this odor. For a small percentage of people, this odor causes nausea and vomiting. I am one those people. Living 100 feet to the east of these fans, I am seriously worried that I will have to move should this project be approved. Odor mitigation systems don't always work. In fact from what I've read they fail at mitigating odor quite regularly.
4. This business with its windowless walls, multiple rows of fans and silo like form definitely does not "relate harmoniously to the terrain and to the existing buildings in the vicinity, so as to have a minimally adverse effect on environmental and aesthetic qualities of the neighboring area" Please see pictures.



Photo A



Photo B



Photo C



5. A marijuana grow house, manufacturing facility, and retail shop needs to be buffered. It needs land around it not in inches but in acres. This 45 foot tall building with setbacks not more than 14' 9" and one less then 10' is not possible to buffer. If the Stone Hill General Grow House, Manufacturing Facility, and Retail Shop is approved it will set a precedent for not requiring buffering of businesses that have a negative impact on nearby residents and public areas.

Elizabeth Steen  
309 Bay Road  
Bowdoinham, Maine 04008  
([bayviewess@comcast.net](mailto:bayviewess@comcast.net))

9/20/21

Jennifer Curtis, Director of Planning & Development  
Bowdoinham Planning Board

Dear Jenn and Members of the Planning Board:

I am from away, having been born in Kalamazoo, Michigan and having lived in 9 other states before arriving in Bowdoinham in 1973. There is, however, no place other than Bowdoinham I consider home, no place I love better, in all the world. We spent our first 15 years in Bowdoinham living on the corner of Main and School Streets. My parents lived where Foleys live now. My sister lives at 16 School Street. The area is close to my heart.

It has saddened me this past six years to see the transformation of a simple 1850, country Greek Revival home at 17 School Street into the green monstrosity which dwarfs other buildings near it, has wiped out the beautiful view of the Cathance River and lower Bowdoinham, and has ruined the historic nature of historic 'School House Hill.

“School House Hill has been the center of Bowdoinham at least as long as Cathance Landing, or Bowdoinham Village, has been the center of our Town. Perhaps it is the view, which IS considerable, if you climb “The Ledges.” Perhaps it is because in those early days of the 1800s, high ground still equalled security, and necessity. Whatever the reason, parts of School House Hill have always been set aside “for the common good.”

Frank Connors *Atop That Hill: A Social History of Bowdoinham's School House Hill*, 1999.

For this and a dozen other reasons, I can think of no place in Bowdoinham less appropriate to site a marijuana facility.

I have chosen to write about this degradation of an historic area in Bowdoinham because so many others have covered carefully and eloquently the more obvious reasons to deny this application: issues with the deeds and easements; traffic; fire danger; intense offensive smell; proximity to folks, including children, using the

Nazarene Church, the Town Hall, the Town Office, and the Public Library; and what appears to be the unreliability of the applicant in adhering to laws or doing what he promises.

The huge structure is offensive in its own right. Adding a marijuana growing, processing, and distribution center turns the truly annoying into the absolutely unacceptable. What was one of the most historic and beautiful areas of Bowdoinham will become a place townspeople enter with trepidation or avoid altogether. Please don't let this happen.

Most sincerely,

Betsy Steen

**From:** [Jessica Sullivan](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** U01-17  
**Date:** Wednesday, September 22, 2021 12:07:59 PM

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

Good Morning Ms. Curtis,

I am writing in regards to the upcoming review of Scott Gallant's proposed redevelopment of 17 School Street. I have concerns/questions about this project that I would like addressed at the public hearing on Thursday please.

**Traffic:** The road that this building exists on is the one of the smallest in our town! Since there will be delivery trucks and extra traffic, I'm wondering how this new company will impact this tiny street and specifically the neighbors on this road.

**The location:** It seems questionable to give an operation like this one the green light given it's close proximity to our town hall, town office and public library. Honestly, I don't want my kiddos walking up to the street (increased traffic) and passing this facility just to get a book out of the library.

**Fire:** What is the fire prevention/suppression plan? If the building should encounter fire are there sprinklers to help contain the fire? Can the fire trucks safely reach the structure? Can our volunteer fire department safely care for a building of that size? I'm not sure how many stories this building actually is but I'm certain it's the only one this size in this town (or other near by towns as well!)

**Air Quality:** When a plant, well a LOT of plants are growing & drying there is an unavoidable odor that is created. As a neighbor within 500 feet, I don't like the idea of this smell polluting my entire yard. I also think about the new park that will undoubtedly be less popular due to the smells. It is not exactly a desirable odor or what folks hope to smell as they take advantage of the new walkable village project, or sit by the waterfront or eat outside at the local pub.

**Water:** It appears someone gave a verbal approval when the building was originally built for an entirely different purpose but is there a clear understanding of the water usage and waste needs for this new purpose?

Thanks in advance for your time and attention,

Jess Sullivan  
207.504.7103

**From:** [Darcy Thirlwall](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** re-development of property at U01-017  
**Date:** Friday, September 17, 2021 1:50:42 PM

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I don't stick my neck out much in town matters but I am moved to, in this case. I really don't think an enormous cannabis growing facility and retail store fits well into Bowdoinham's historic village center. Isn't the village zoned residential? Isn't an 8,000 square foot growing facility considered light industrial?

The additional traffic the store would create would be hazardous, and the parking lot plan (referring to attachment D, proposed parking) is absolutely unrealistic. I am not opposed to cannabis businesses at all, but a large growing enterprise really should be located out in the rural parts of town.

I have to say that I am unimpressed by the disingenuous way in which Gallant has gone about achieving his goal, which obviously from the outset has been to get a large, semi-industrial business into a small lot in the center of the village. If he had been upfront and applied in late 2015 for an 8,000 foot square foot four story commercial building right next to the Town Office and Town Hall, that would have not gone through. Instead, his initial building permit (#16-31 issued 11/02/2015) was for renovations to a single family dwelling with a knitting store in the back.

How did this morph into the present enormous four story, view blocking commercial enterprise he wants to be approved? His method of presenting the town with a fait accompli is not good business practice.

Referring to Gallant's Applicant's statement 17 School Street A/K/A Stone Hill General, p. 2 "LEGAL BUSINESS" he says "I have worked tirelessly to obtain the necessary licenses from the State of Maine. Please consider my dedication to the process and tens of thousands of dollars I have spent to comply with the Town of Bowdoinham; the State of Maine; and the State of Maine Fire Marshall's office." Fait accompli.

Shouldn't he have first found out how the people of Bowdoinham felt about a huge cannabis growing facility and retail store right next to the Town Office and Town Hall BEFORE going about the expensive licensing process?

Respectfully,

Darcy Thirlwall



**From:** [Georgia Walker](#)  
**To:** [Jennifer Curtis](#)  
**Subject:** 17 School Street  
**Date:** Saturday, September 18, 2021 1:42:36 PM

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[You don't often get email from georgiawalker2@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

To: The Bowdoinham Planning Board:

I, like many others in our town, have concerns regarding the application to put a marijuana growing facility as well as a retail space in the property at 17 School Street. In addition to the obvious issues of smell, additional traffic on a narrow street, close neighbors and seeming lack of space for adequate parking, my biggest concern is the large green elephant in the room.

I have no idea how the Gallant's got permission to build the large structure that now sits on the lot at 17 School St but that is perhaps a question for another day. The concern is that it has never been finished. That it has sat unfinished for five (?) years sends alarm bells off that the owners/applicants cannot be trusted to follow through or to care about the impact on their neighbors - much less the town in general.

I do hope you will deny this application.

Thank you.

Georgia Walker  
44 Tegans Way

**From:** [Daphne White](#)  
**To:** [Jennifer Curtis](#)  
**Date:** Friday, September 17, 2021 12:28:00 PM

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Gallant Business Proposal  
Good Morning Ms Curtis,

I am writing in regards to the upcoming review of Scott Gallant's proposed redevelopment of 17 School Street. I have several concerns and questions about this project that I would like addressed at the public hearing. I know you are very busy so I will keep this as concise as possible.

1. Article 10A 1a General Purpose. My questions are of the most basic variety in relation to the General Purpose of the site review. I would like to know the specifics of how the public safety will be assured as to traffic safety and emergency access. This is barely a two lane road with a blind hill, a sharp curve and no fewer than 3 driveways within 100'. Including the entrance to our Town Office, Town Library and Town Hall. I would also like to know how this project is going to protect public protection of the historic resources of the Village I location. Specifics of how this will minimize adverse impacts on adjacent properties and fit harmoniously into the fabric of the community. I know that the burden of proof is on Mr Gallant so I would like to hear his answers to these questions.

2. Specific Intent. I understand that this building is existing albeit non conforming in both setback from road and in height requirements for a Village I building. I do want to know how this redevelopment, without a single window, is going to enhance the visual character of Bowdoinham. This intent specifically states that the building should properly relate to surrounding structures. How is a building of this height with no windows going to harmoniously relate to a village neighborhood? This brings me to Specific Intent 2d, how will this project provide for the protection and preservation of the historic, cultural and neighborhood significance? Our Town Municipal complex is where we, as a community, gather to go to the Library, Concerts, Dances, Meetings. I would say that there are few other places in town that are of more historic and cultural significance, not to mention this is a neighborhood with approximately 20 houses and 1 church within a 500' radius of the proposed business.

3. My next question is in relation to Classification of Projects. I would like to know why this is not a Tier III project. This project by my calculations is definitely more than 5000 square feet of gross nonresidential floor area. This redevelopment is also a radical change from the original permit.

4. This brings me to my questions regarding this project in relation to the Land Use Ordinances for Village I. I tried to find when the Maximum Building Height of 35' was incorporated. This structure is far taller than 35' even at its shortest point.. At its highest point on the downhill side it looks to be approaching 50+ feet. Was it after the building went up or has it been non conforming all along? The original building permit was issued on 11/2/2015 and states that it would be void 11/2/2017 even with two 6 month extensions this project should have been long completed. Once a building permit is voided does a new one have to be reissued?

5. Now onto Approval Criteria General Performance Standards

- 1a Vehicular Access - Adequacy of the Road System. Has the Planning Board asked for a Traffic Impact Study? I know that the permit application states 2-3 deliveries an hour and 2-3 customers an hour and 5 employees. This could mean anywhere from 41 to 68 additional cars a day on School Street and/or Spring Street. I could not find where Mr Gallant stated an estimate of peak hour customers. I can see where people may stop on their way home from work, say between 4 and 8, and there could be more than the average number of customers during this time. Please provide further clarification
- Does the driveway on the North side meet the minimum sight distance of 175' to the blind hill crest? Please Show measurements.
- Do the points of access and egress allow for avoidance of hazardous conflicts with existing turning movements and traffic flow?
- Does the internal vehicular circulation (2a) allow for all season emergency access?
- As for parking I see on the site plans that only two customer cars are shown and only two employee cars are shown. Where do the other employees park and if there are more than two customers at a time where do they park? Where does the delivery vehicle park?
- 5 Visual Impact - What evidence is there that this redevelopment will be designed to fit harmoniously into the visual environment when viewed from public areas like the road, municipal parking lot and the waterfront park? The appearance must be compatible with the existing visual character in terms of scale, massing and height.. How will this be achieved?
- 8 Buildings - How does this redevelopment minimally adversely affect the aesthetic qualities of the neighboring areas? This building will remain a huge mass with no fenestration in keeping with the New England [vernacular.as](http://vernacular.as) required. Please provide elevations and/or renderings of finished structure
- 12 Water Supply - Where is the written waiver that town water supply will not be negatively impacted?
- 14 Fire Protection - This building is less than 100' from the Coombs Municipal Building, the closest residence, other than the Gallants, is only 75' away downhill. Please provide a statement from the Town Fire Chief that if

this building were to catch on fire there is an ability to protect surrounding buildings.

- 15 Capacity of the Applicant - both b and c. This building has been a work in progress for half a decade. Is there adequate ability to finance and carry out this project?
- 17 Historic and Archaeological - b) This redevelopment is adjacent to historic buildings as identified by the Comprehensive Plan. The Coombs Municipal Building and the Town Hall. As such, how will this project be of a design similar to the historic structures. Can it accomplish this with no fenestration? It seems like it will not blend, please provide evidence that it will blend harmoniously.
- 24 Air Quality. - This location is so close to so many residences and our municipal buildings that inevitable odors will affect the surrounding area. Even with careful mitigation the smell escapes (have you ever been in the Five County Credit Union Kiosk? It always smells like pot).
- E Use Specific Performance Standards 21a How will Mr Gallant ensure that the smell of marijuana will not be detectable offsite? What happens if the public can smell it? Is there recourse? 21c This re-development is located directly next to the Town Library.. The public entrance to the storefront is 100' +/- from the entrance to the Library. The Library is a huge part of the growth of the children in our community - The Library is central to the early education of the children in our town. Reading hour, summer classes and workshops are so important and we are so lucky to have this in our village. This is not the place for a marijuana facility. It just is not. For this reason alone this redevelopment should not be approved.

I have more comments which I will save for the public hearing but I would like the Planning Board to consider the above points and I would like to hear Mr Gallant's responses.

Thank you very much and see you next Thursday.

Sincerely,

Daphne White