



# Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

[www.bowdoinham.com](http://www.bowdoinham.com)

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Nicole Briand : Town Manager

1 April 2021

Dear Member of the Bowdoinham Planning Board,

The town of Bowdoinham is working to redevelop its former Public Works Property along the Cathance River into a Waterfront Park. As you are already aware, this project will happen in phases as funding becomes available. This application is for a Site Plan Review of this project.

Thank you

**Orion Thomas**  
**Interim Planner**  
**Town of Bowdoinham**  
13 School St  
Bowdoinham, ME 04008



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## PLANNING BOARD APPLICATION

Type of Application:  Shoreland Zoning  Site Plan Review –  Tier II  Tier I  
 Land Use  Subdivision –  Minor  Major

### Applicant Information:

Name: Town of Bowdoinham  
Mailing Address: 13 School St, Bowdoinham  
Telephone: 207-666-5531  
Right, Title, Interest in Property:  Owner  Other \_\_\_\_\_  
*(appropriate documentation must be provided)*

### Owner Information:

Same as Above  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

### Agent Information:

Name: Braden Drypolcher  
Mailing Address: 70 Central Street. Portland, ME 04101  
Telephone: 207-774-4427  
 Surveyor  Engineer  Other: Senior Landscape Architect

### Property Information:

Map/Lot Number: U01-001  
Property Address: 8 River Rd, Bowdoinham  
Lot Size: \_\_\_\_\_ Lot Frontage: \_\_\_\_\_  
Existing Lot Coverage: \_\_\_\_\_ Proposed Lot Coverage: \_\_\_\_\_  
Water Service:  Public  Private Road Ownership:  State  Town  Private  
Floodplain:  No  Yes Shoreland Zoning:  No  Yes: General Development I District  
Tax Program:  No  Agriculture  Open Space  Tree Growth Limited Residential District  
Resource Protection District

TOWN OF BOWDOINHAM  
PLANNING BOARD APPLICATION  
Page 2 of 2

Project Description:


Next phase of the re-development of the former public works property into a public recreation facility. Develop livingin shoreline, non-motorized boat launch, and trail system. The last pase of this project was considered by the planning board in April of 2020.

Attachments (the following items are required):

- Site Plan
- Photographs of Site
- Application Fee
- Supporting Documents as required per Land Use Ordinance**

By signing this application, as the foresaid applicant:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party;
- I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review;
- I understand that it is my responsibility to know and pay for any tax penalty that may result from said project;
- I understand that the information contained in this application is background information and some applications may require additional tests, maps, documentation or submissions as required by the Planning Board.



Applicant Signature

1 April 2021

Date

Print Name

FOR OFFICE USE ONLY

Received On: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Signed

Date

Bowdoinham

GOVERNOR'S DEED  
11887

KNOW ALL BY THESE PRESENTS that the STATE OF MAINE, acting by and through its Governor, on recommendation of the Commissioner of the Department of Transportation, under and pursuant to the provisions of 23 M.R.S.A. Section 61, in consideration of One (\$1.00) Dollar and other valuable consideration paid, releases unto the Town of Bowdoinham, whose mailing address is 13 School Street, Bowdoinham, Maine 04008, its successors and assigns forever, all its right, title, and interest in and to:

A certain lot or parcel of land situated in the Town of Bowdoinham, County of Sagadahoc, and State of Maine and being as shown on a Standard Boundary Survey & Topographic Plan, prepared by Harty Land Surveying for the Town of Bowdoinham, entitled "Central Chemical Corp. Property, 8 River Road, Bowdoinham, ME", project No HLS9802, a copy of which is attached hereto, bounded and described as follows:

BEGINNING at a point located fifty feet (50.00') south of and perpendicular to railroad engineering centerline at station 1594+65.78, said point being in the southerly railroad right-of-way line;

THENCE, easterly along a line fifty feet (50.00') south of and parallel to railroad engineering centerline a distance of Seven Hundred Ninety Nine and Three Hundredths feet (799.03'), more or less, to a point on the westerly sideline of Route 24;

THENCE, southerly along said westerly sideline of Route 24 a distance of Forty Two and Sixty Three Hundredths feet (42.63'), more or less, to a point on the southerly railroad right-of-way line;

THENCE, westerly along the southerly railroad right-of-way line a distance of Eight Hundred Three and Ninety Seven Hundredths feet (803.97') to a point Sixty Six feet (66.00') south of and perpendicular to railroad engineering centerline at station 1594+64.60;

THENCE, northerly Sixteen and Four Hundredths feet (16.04') to the POINT OF BEGINNING.

The above described land being a trapezoidal shaped parcel with an area of 23,420 square feet, more or less, upon which a portion of two railroad sidings lie.

EXCEPTING AND RESERVING from the above lot or parcel of land, the railroad track lying within the above described land, and the perpetual right to operate trains for the movement of goods and/or people.

BK 1649PG 157

12-14-98  
12-30-98

41-2

1000

N/A

✓

41-1

199

BK 1649PG158

This conveyance is subject to all above ground and underground utility easements and installations located on the above described premises, including those shown on the herein referred to Standard Boundary Survey. By acceptance of this deed, Grantee agrees to take title subject to those rights which any utility enjoys over the subject premises for maintenance, location or relocation of poles and other installations.

The State makes no representations or warranties with respect to the premises conveyed. The representations and warranties so excluded encompass, but are not limited to, those pertaining to: land use and environmental matters; fitness of the premises or any portion thereof for any particular purpose; water quality or quantity; the condition or quality of the soil; inchoate or unrecorded liens; or the existence, status, or condition of access to, or public utilities serving, the premises.

Said parcel of land was conveyed to the State of Maine by deed of Maine Central Railroad Company recorded at the Sagadahoc County Registry of Deeds in Book 1050, Page 86.





1 Location A



2 Location B



3 Location B



4 Location B



11 Location D



10 Location C



9 Location C



8 Location B



5 Location B



6 Location B

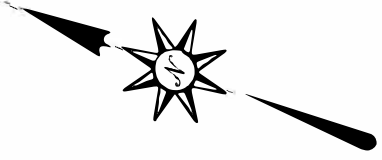


7 Location B



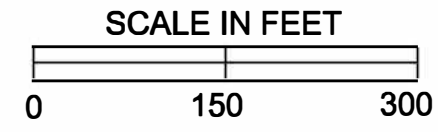
PROPERTY MAP  
**BOWDOINHAM**  
MAINE

**2020**  
(As of April 1st)



**LEGEND**

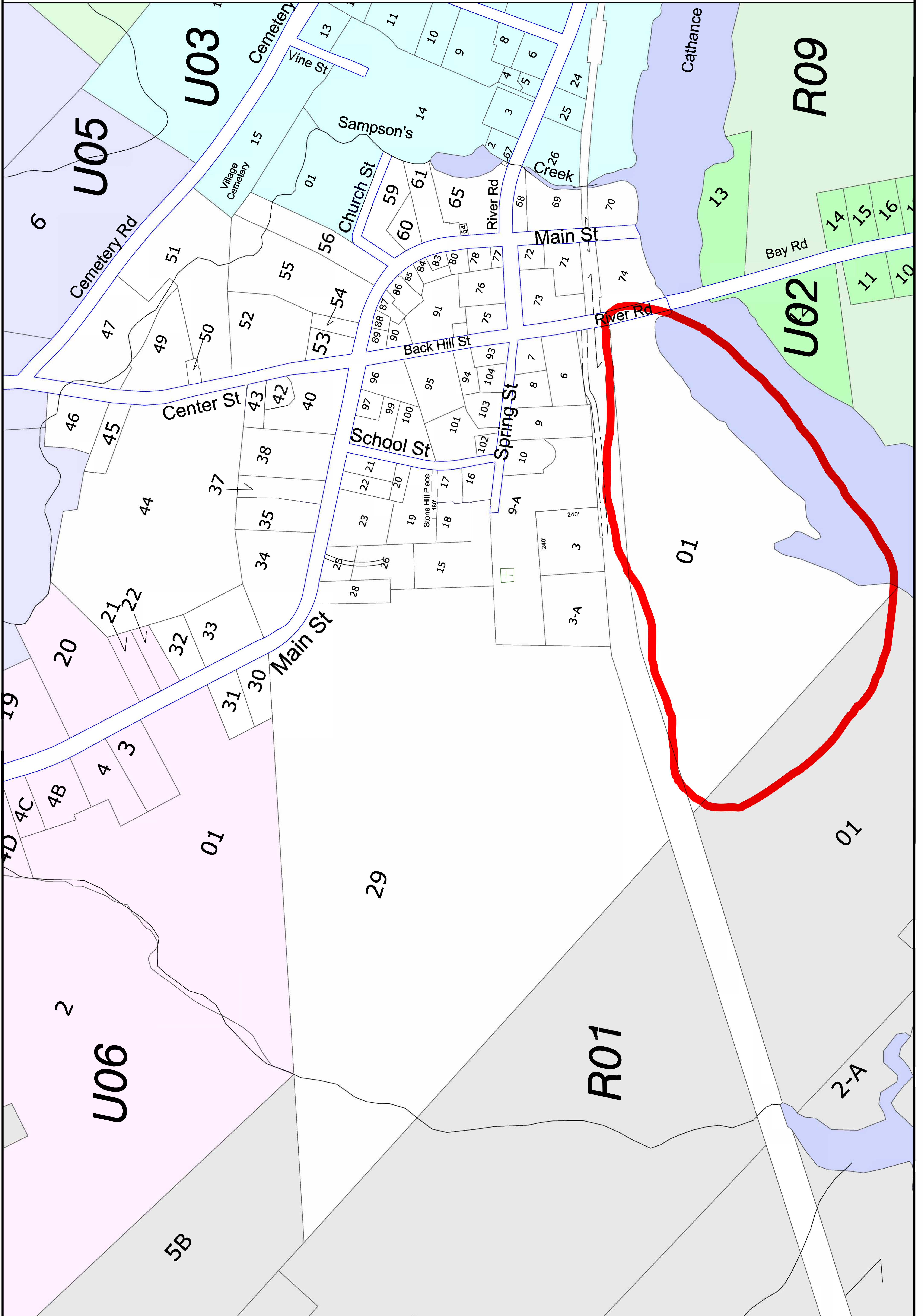
ABUTTING MAP NO.	U01	LOT DIMENSION	156'
PARCEL NUMBER	22	PROPERTY HOOKS	→
SUBDIVISION LOT NO.	Ⓢ	RIGHT OF WAY	—
		EASEMENT	—



  
James H. Thomas  
gisSolutions of Maine  
Cumberland, Maine 04021  
jht@maine.rr.com

**U01**

FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES





Improved Overview Map



437 ft

© 2016 Google

Google Earth



# National Flood Hazard Layer FIRMMette



69°54'10"W 44°0'28"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/1/2021 at 1:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

