

March 4, 2021

Darren Carey, Planner  
Bowdoinham Planning Board  
13 School Street,  
Bowdoinham, Maine 04008



Re: Site Plan for North Fire LLC

Dear Darren and Board Members,

On behalf of the North Fire LLC, we are pleased to submit this site plan application to you for Planning Board review and approval. North Fire LLC is proposing a change of use from the existing construction garage facility along 241 Carding Machine Road to a marijuana growing facility. No retail sale of the product is proposed. We believe this application package conforms to the provisions of the Land Use ordinance and other ordinances and regulations of the Town of Bowdoinham. It is our hope this project and accompanying application materials comply with the Towns Comprehensive plan, Waterfront plan, and Transportation Vision statement.

The parcel is located on Tax Map R06, Lot 40B and has 150' of road frontage and 8.2 acres of land. The land is a portion of a previous subdivision that was approved by the Planning Board on June 6, 2013. A copy of the approved subdivision is attached that depicts the bearings and distances for the parcel. The parcel lies within the Residential Agriculture District Zone.

The immediate proposed plan is to utilize the existing facility for marijuana growing operations as it exists currently. The existing driveway entrance has adequate sight distance in both directions and provides a solid foundation for vehicular traffic. We have attached a photo of the front of the existing building with this application. Some additional mechanical equipment will

be placed around the building to facilitate growing operations. However, North Fire LLC anticipates they will double the size of the existing garage facility utilizing the same wood frame construction technique as the current building within the next 2 years. We ask for this expansion to be part of the proposal under consideration.

A Summer 2021 operation startup date is planned once approvals for the project have been obtained. We have attached the State conditional license for this facility to operate as a growing operation.

The existing site has several large gravel areas that are suitable for parking needs. The building will utilize existing (upgraded) aboveground electricity, cable communications, telephone, and private well (less than 2000 gallons/day) for drinking water supply. The sewer connection from will flow to a septic disposal system to be designed to accommodate the building needs (potential site shown on plans). A site evaluator will determine the actual location of the new disposal area once the winter snows and frost have left the ground. The building currently utilizes propane for heating fuel. A dumpster will be utilized for trash and be contracted to Pine Tree Waste. The material will be taken to a licensed disposal facility currently under contract with Pine Tree Waste.

The existing gravel access allows for easy access to the building and provides for safe off-road access for emergency services/fire equipment. An existing fire hydrant is located a few lots down the Carding Machine Road.

No significant earthwork improvements will be necessary for the initial startup of the growing operation. However, a new septic disposal area is to be constructed. Typical disposal bed and cover with loam, seed, and mulch will be required. All disturbed areas not covered with gravel, landscaping, or buildings are to be loamed and seeded with a vegetative grass, and mulched. As construction progresses, different forms of erosion control may be necessary, and should be employed by the Contractor according to DEP's latest edition of "Best Management Practices".

Stormwater flows from this parcel flow into a man-made pond in the center of the lot. No changes to the stormwater flows are anticipated from the existing condition. No stormwater amenities are proposed.

Any new lighting will be utilized to supplement security in the area and provide a safe access to/from the building. Any lighting installed would be attached to the building and be full cutoff design (ie downcast) to prevent offsite glare to abutting properties. It is the intent of the Owner that the illumination would be of low intensity that does not draw attention to the building, provides security, yet allows for safe access to/from the building to parked vehicles.

From a visual impact point of view, we have shown new landscaping areas along the sidelines of the parcel to enhance the aesthetics of the project and soften the view of the building and parking lot area from abutters. Landscaping plants (providing year round screening) will be chosen by the Owner at the time of construction. The intent is to create a landscaping buffer separating this parcel from the abutting sideline properties.

Noise levels will be minimal as the growing operation is inside a building. Compressors and other mechanical equipment normal to the operation of the growing facility will be utilized and screen from abutting properties.

There are no existing or proposed signs at this location.

The Owner does not intend to perform any excavation/fill for site improvements other than constructing a foundation for a future expansion to the existing building. We are not aware of any historical or archaeological significance to the parcel. We are not aware of any mapped habitat for 1) endangered or threatened species; 2) high and moderate value waterfowl habitat including nesting and feeding areas; and 3) high or moderate value deer wintering area. We do not believe the parcel falls within an area identified by the Maine Natural Areas Program.

The operation of the growing facility does not fall within the Hazardous, Special & Radioactive materials standards. Bulk storage of flammable or explosive liquids, solids, or gases will not be stored at this site.

We do not expect any undue odors will impact abutting neighbors or the public with this growing operation. Similarly, the Owner does not anticipate any water quality issues associated with the facility.

The Owner expects two employees may be needed for the operation of the

facility. Based on this information, peak hour and daily traffic will be minimal (4 trips daily).

We have prepared an estimated cost of \$85,000 for the proposed improvements to the parcel. These include \$10,000 for landscaping, \$10,000 for the septic disposal system, \$15,000 mechanical system upgrades, and \$50,000 for building expansion. The attached letter from the bank indicates North Fire LLC has adequate capital to cover the proposed improvement costs.

North Fire LLC has retained SJR Engineering to assist with the permitting and technical aspects of the project. They have over 30 years in the development of various site projects.

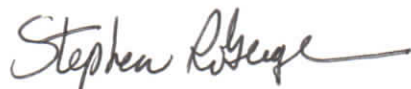
As part of the General Performance Standards, we request appropriate Town Official comments pertaining to the development as it applies with municipal services. These include road system, fire department, solid waste, schools, open spaces, recreational programs and other municipal facilities. It would be our opinion, this proposed development has no impact on any municipal service.

We have attached other pertinent information with the application, including the site development topographic plans per the submission requirements for the Tier II application.

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: North Fire LLC site plan set  
Completed application