



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

PLANNING BOARD APPLICATION

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

Applicant Information:

Name: Scott Gallant
Mailing Address: 8 Stone Hill Place
Telephone: 207-838-8733
Right, Title, Interest in Property: Owner Other
(appropriate documentation must be provided)

Owner Information:

Same as Above

Name: _____
Mailing Address: _____
Telephone: _____

Agent Information:

Name: _____
Mailing Address: _____
Telephone: _____
 Surveyor Engineer Other: _____

Property Information:

Map/Lot Number: 001-017
Property Address: 17 School Street
Lot Size: _____ Lot Frontage: 80'
Existing Lot Coverage: _____ Proposed Lot Coverage: _____
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: _____
Tax Program: No Agriculture Open Space Tree Growth

Project Description:

We Ask that all applicable waivers of standards that have already been meet. We will meet all other standards, Firemarshall, plumbing, lighting, signage, noise and such. We will implement and all licensing that the state of Maine requires.

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

1/7/20
Date

Scott Gallant
Print Name

FOR OFFICE USE ONLY

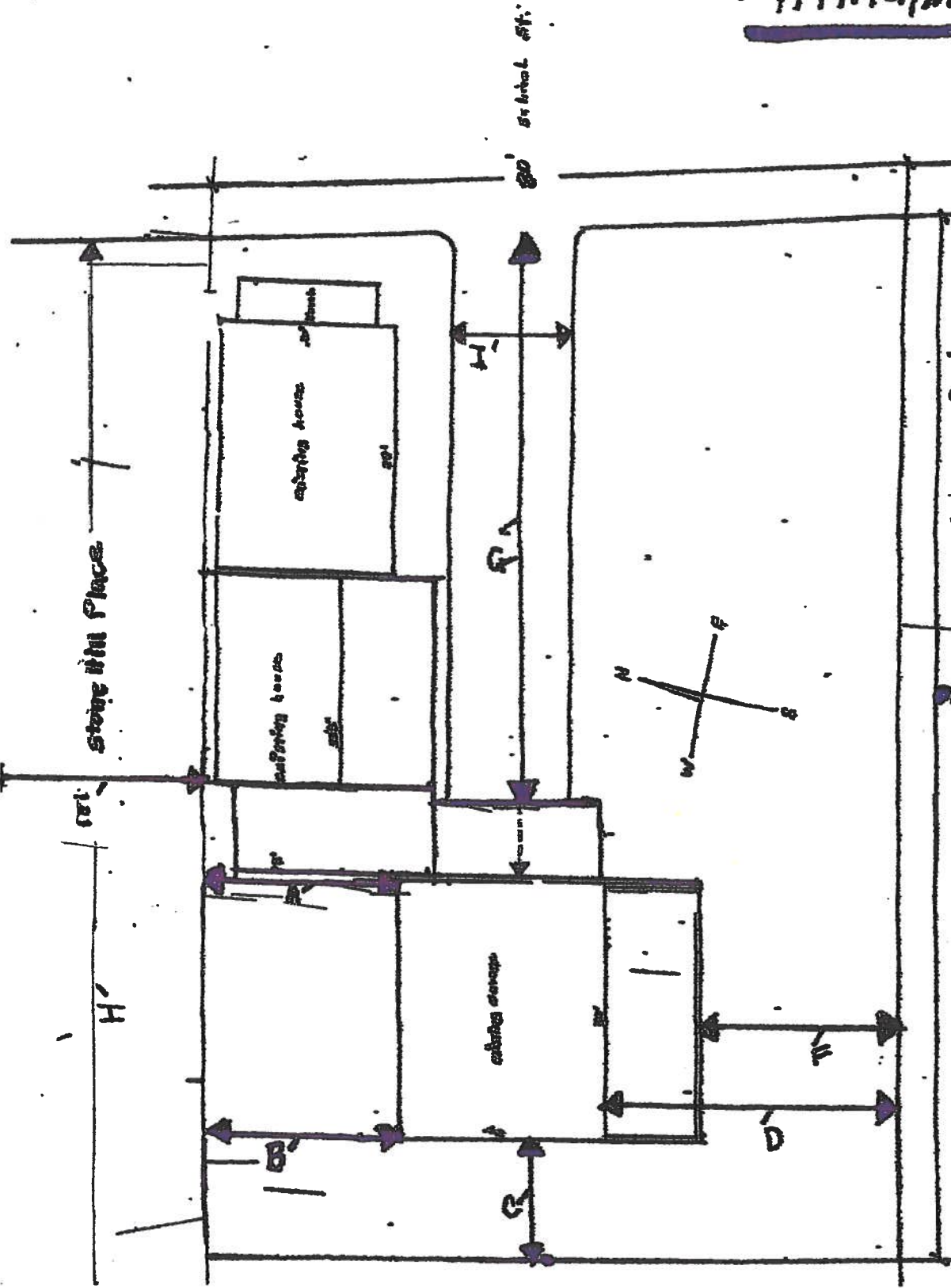
Received On: _____ Fee Paid: _____

Signed

Date

ATTACHMENT A

Draft Consultant
 Board of Architects
 Must refer to (seal and stamp)



SET BACKS

EXISTING SETBACKS

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

NEW SETBACKS

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

Bowdoinham Water main

ATTACHMENT B

Town Office sewer line

17 School underground wires

Existing underground water & utilities

17 School Water Feed

SET BACKS

EXISTING SETBACKS

A: 29' 1"

B: 30' 25"

C: 11' 4"

D: 26' 9"

G: 9' 0"

NEW SETBACKS

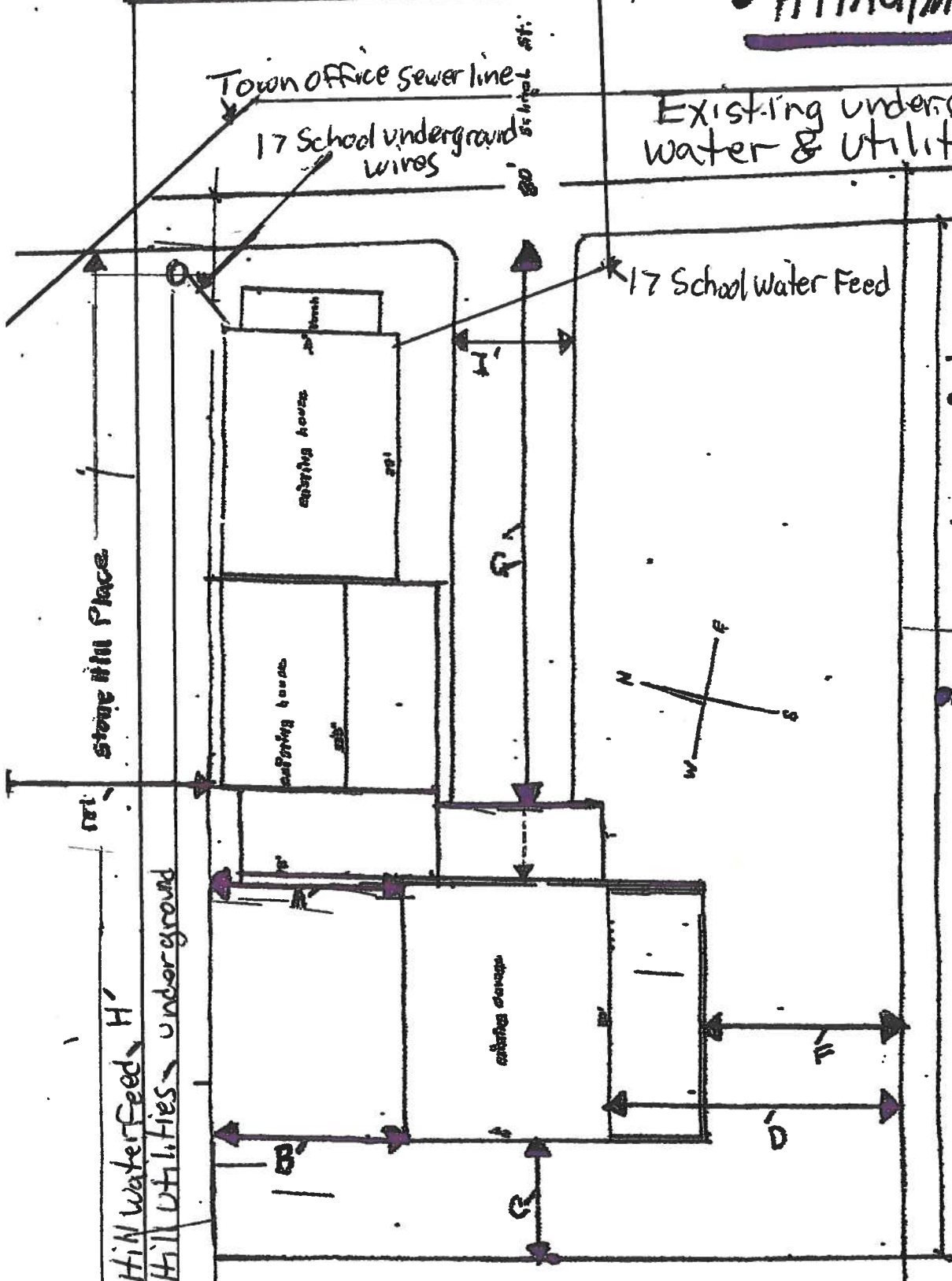
E: 36'

F: 14' 9"

H: 80'

I: 180'

I: 16'

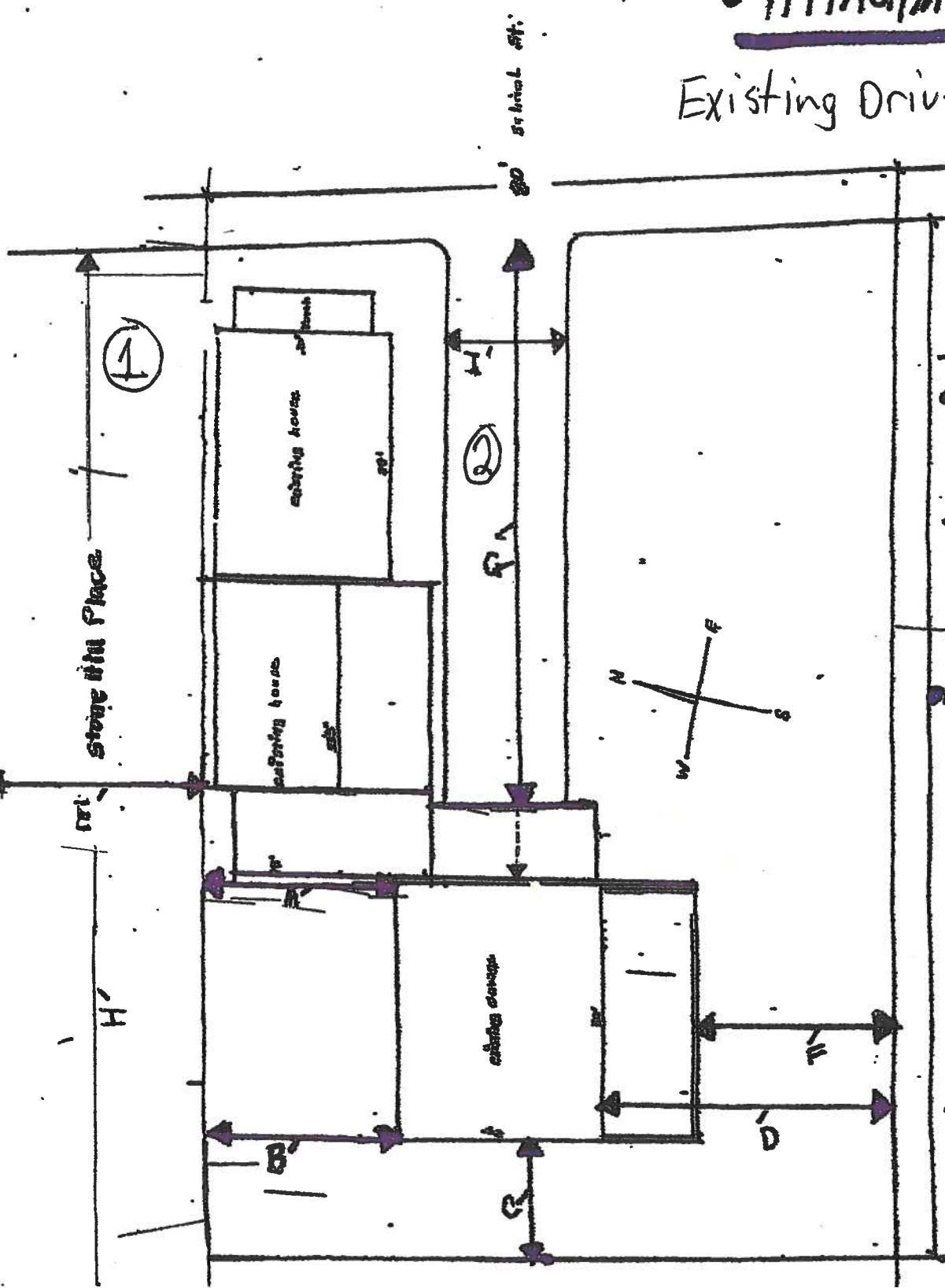


Scott Gault/BAIT
 Bowdoinham
 Plot Map as shown and plat

ATTACHMENT C

Existing Driveways

Scott Gault
 Board of Assessors
 17 School St.
 01069



SET BACKS

EXISTING SETBACKS

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

NEW SETBACKS

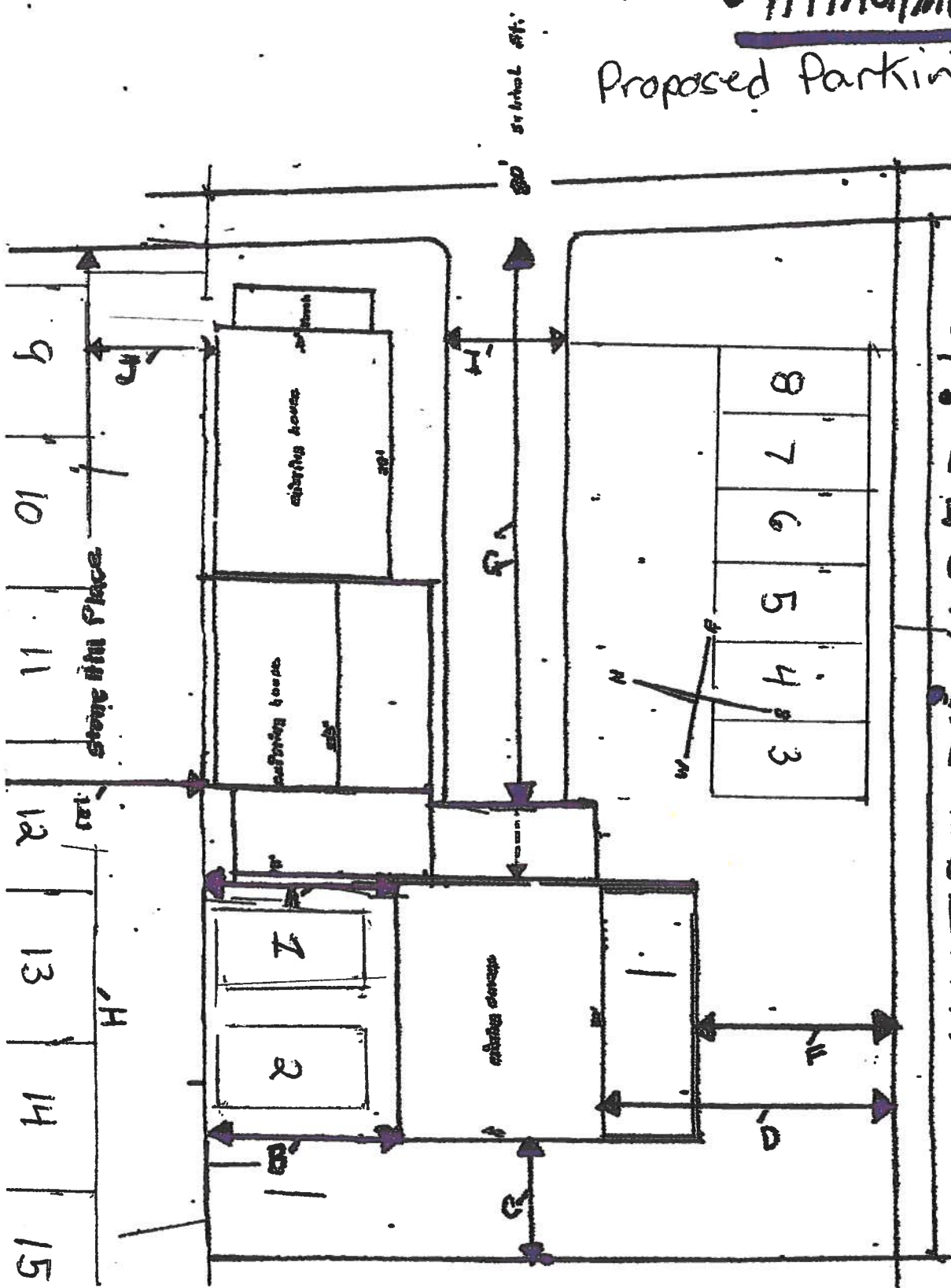
- E: 36'
- F: 14' 9"
- G: 80'
- H: 180'
- I: 16'

- 1: Stone Hill Place
- 2: 17 School St.

ATTACHMENT D

Proposed Parking

Staff Consultant
 Board of Directors
 City of [unclear] (attach and plan)



SET BACKS

EXISTING SETBACKS

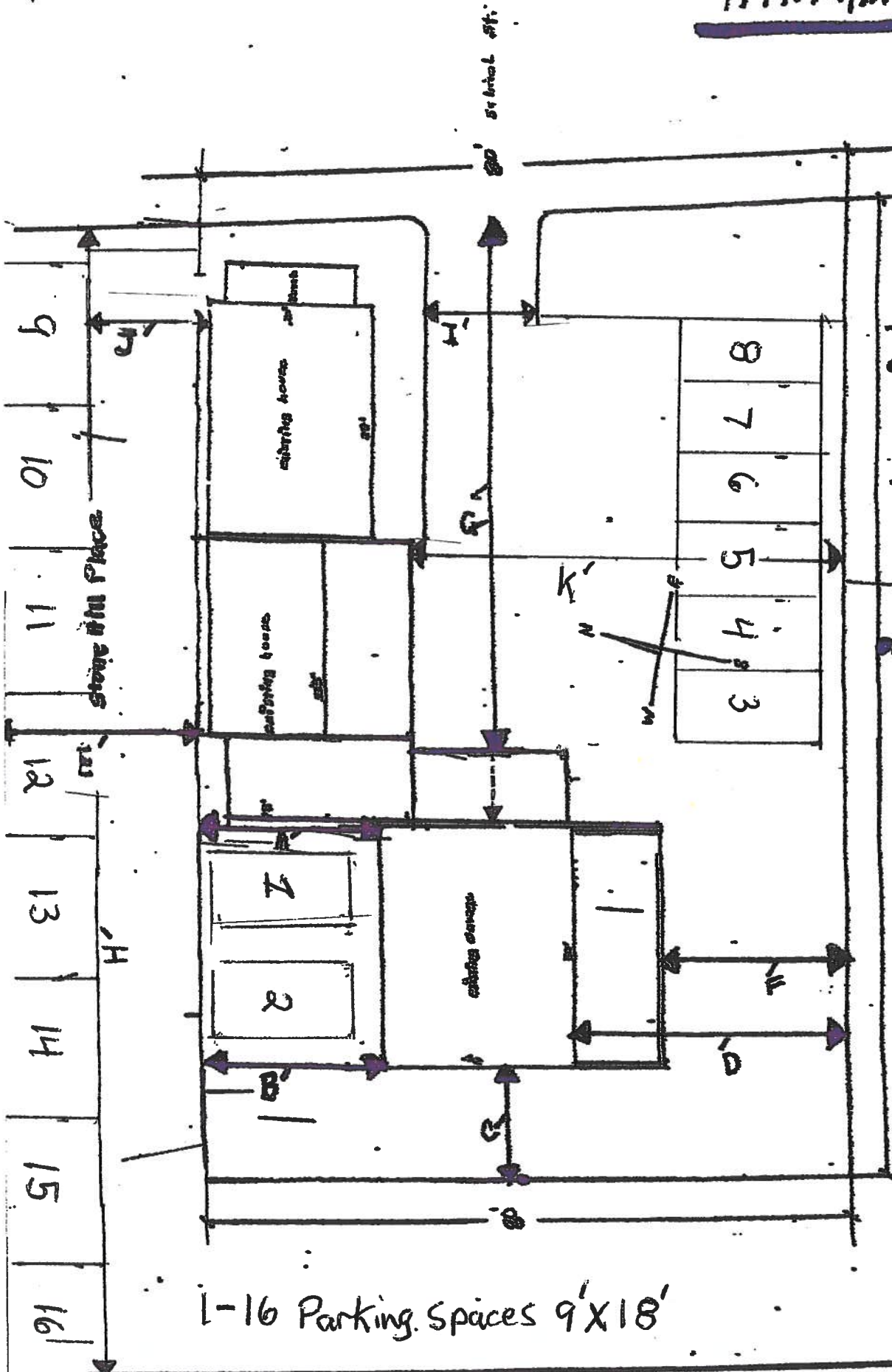
- A: 29' 1"
- B: 30' 2.5"
- C: 11' 4"
- D: 26' 9"
- G: 9' 0"

NEW SETBACKS

- E: 36'
- F: 14' 9"
- G: 80'
- H: 180'
- I: 16'
- J: 25'

ATTACHMENT

Draftsman
 Date
 Checked
 Date
 Approved
 Date
 File #
 Project #



SET BACKS

EXISTING SETBACKS

A: 29' 1"

B: 30' 25"

C: 11' 4"

D: 26' 9"

G: 9' 0"

NEW SETBACKS

E: 36'

F: 14' 9"

G: 80'

H: 180'

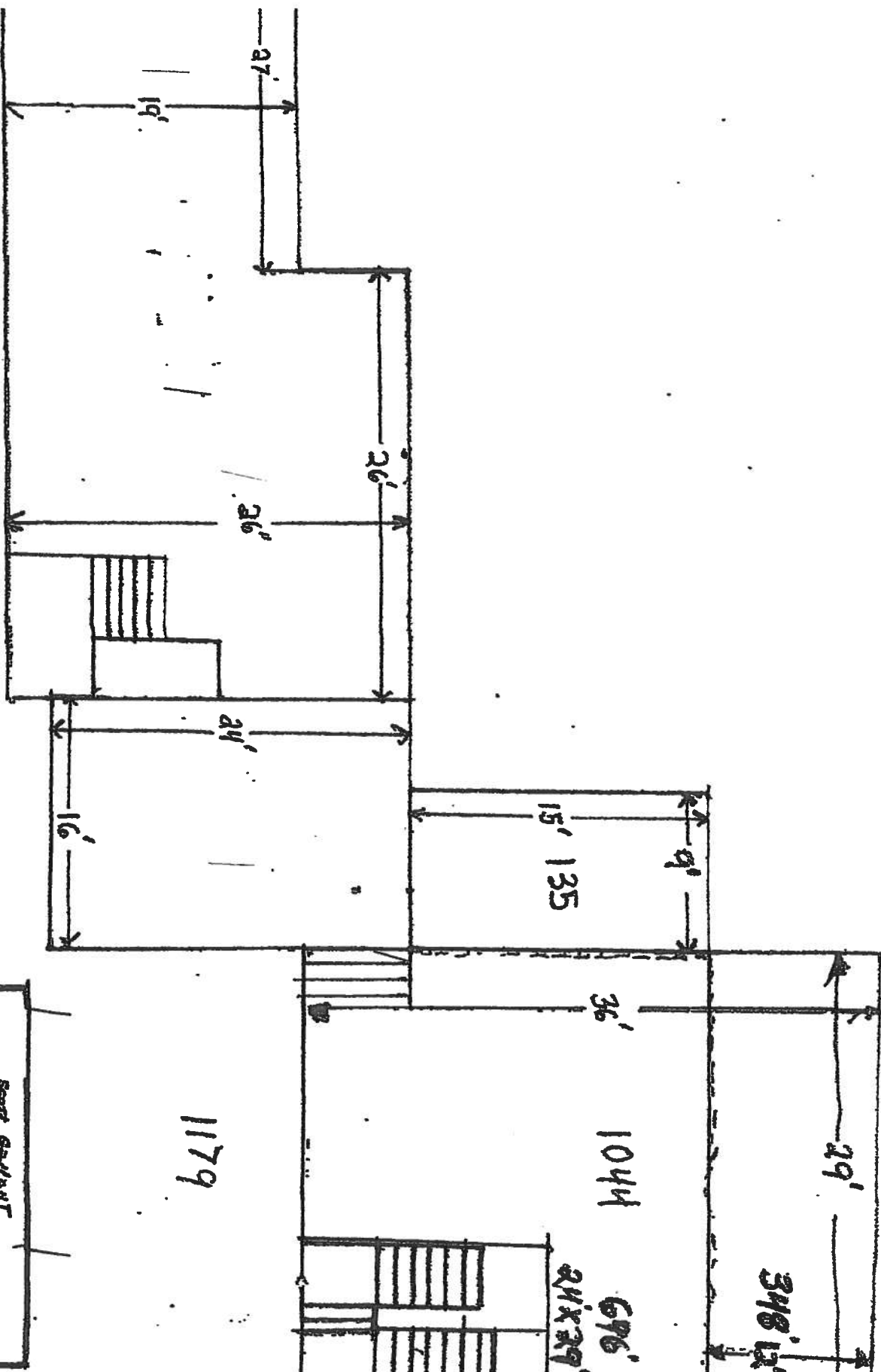
I: 16'

J: 25'

K: 43' 1"

1-16 Parking spaces 9'x18'

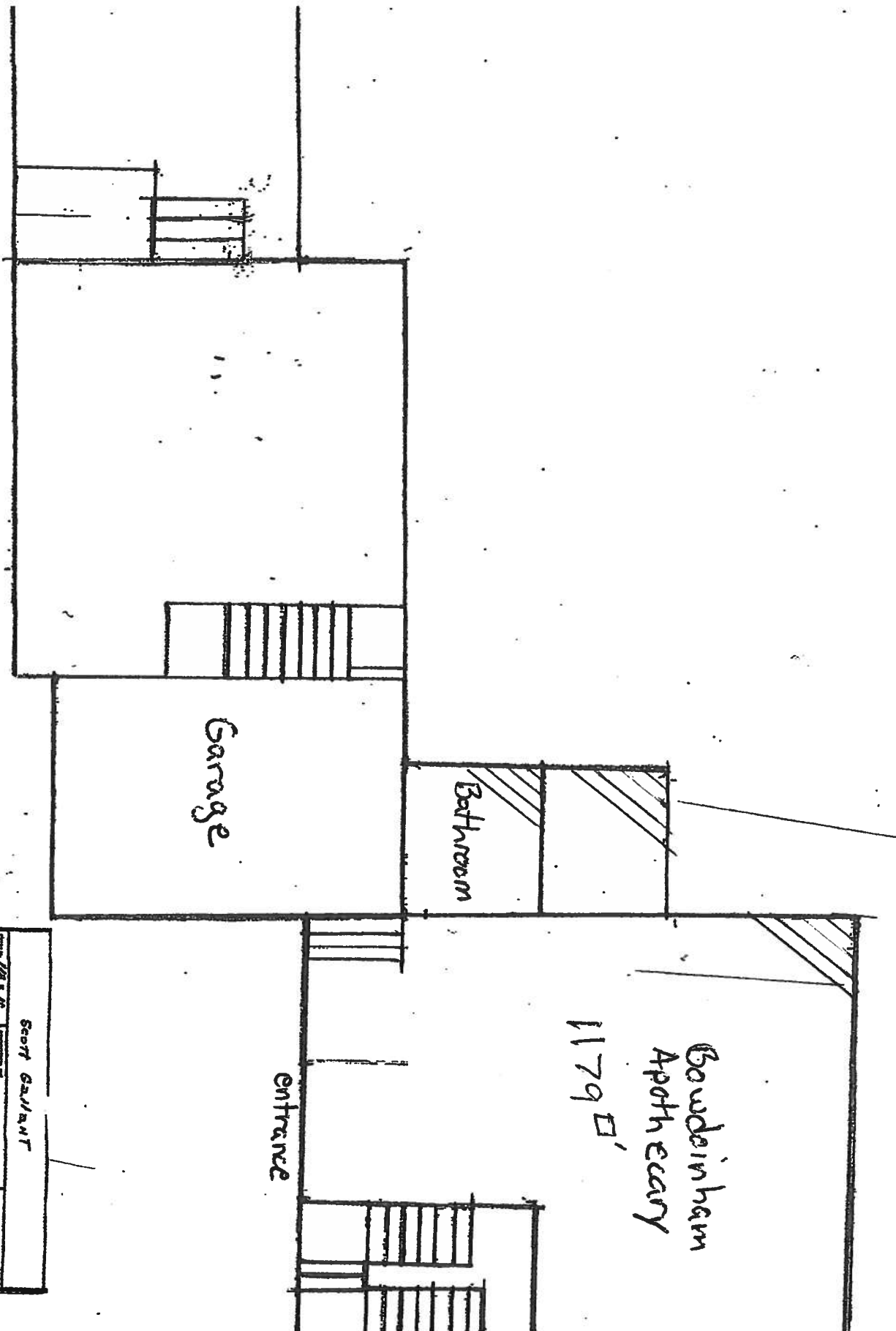
Phase I



1063

Scott GALTHER	
DATE	PROJECT
10-1-07	Rowley 420
Plan title as (insert full name)	
2	

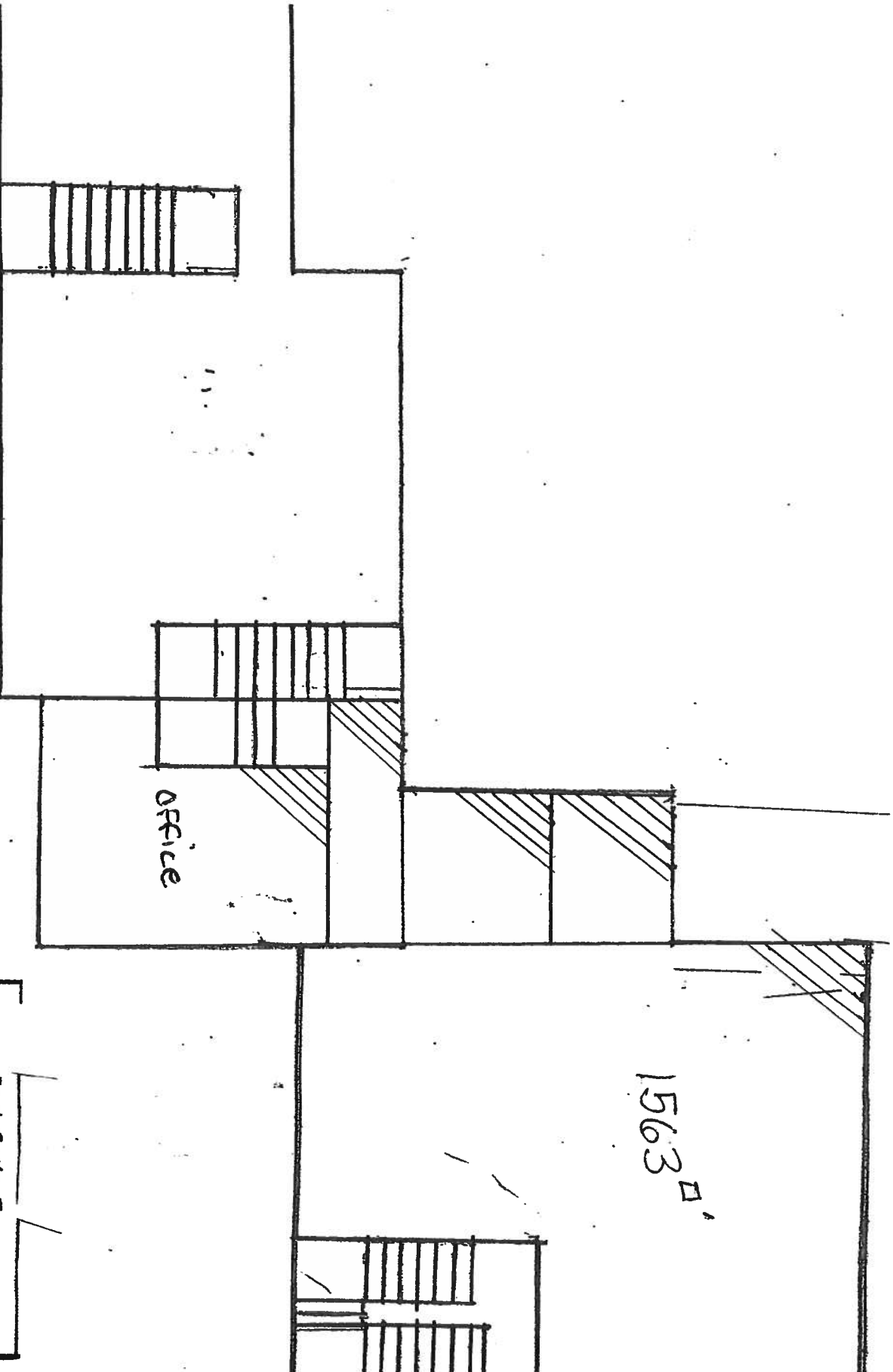
1st Floor Phase 2



2063

Scott GALANT	
DESIGN: 1/21/06	PROJECT NO:
DATE: 5-12-06	PROJECT NO:
Boudoir & Apo	
Plot Plan as (check notation)	
PROJECT NUMBER	2

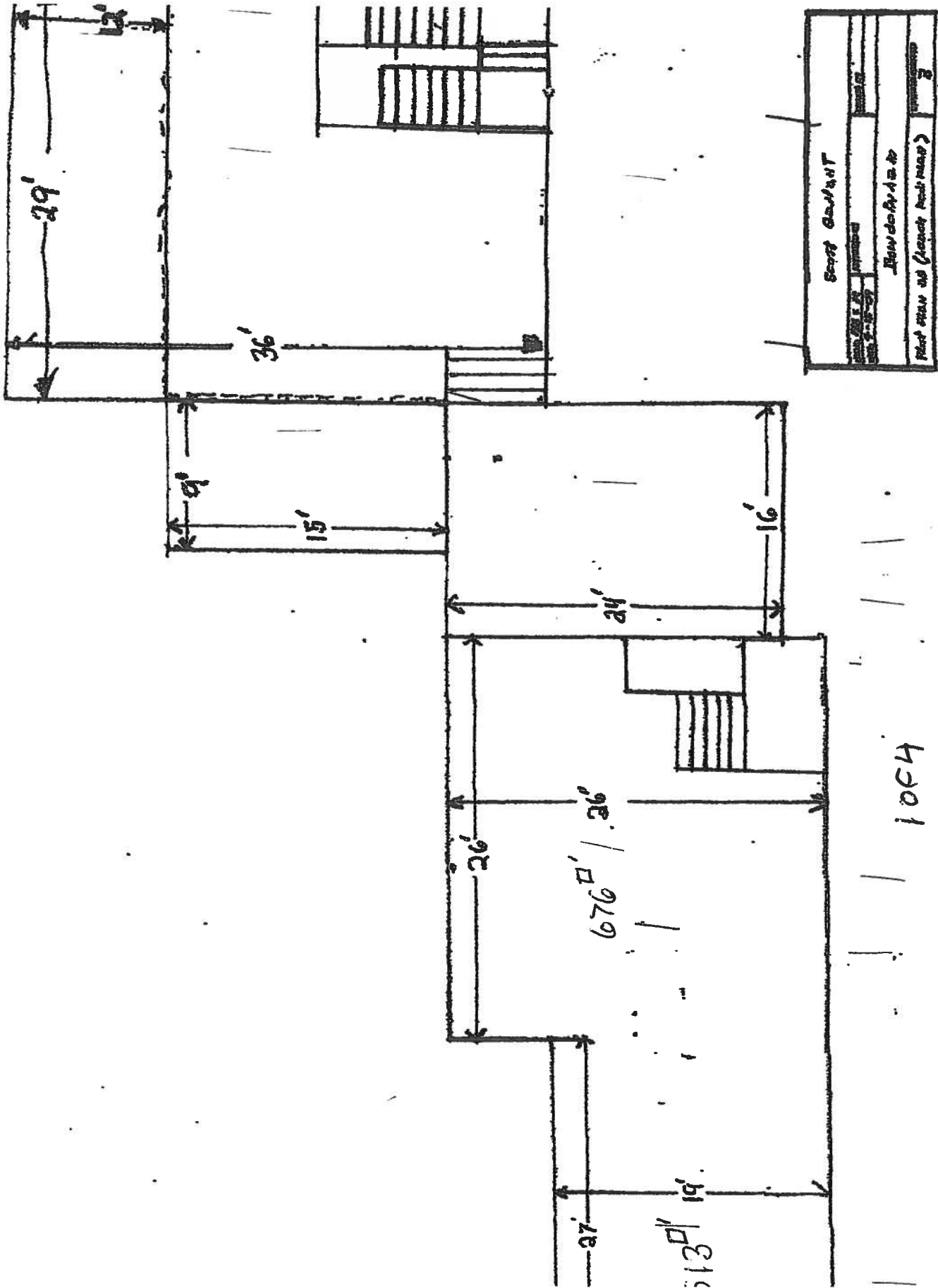
2nd Floor Phase 2.



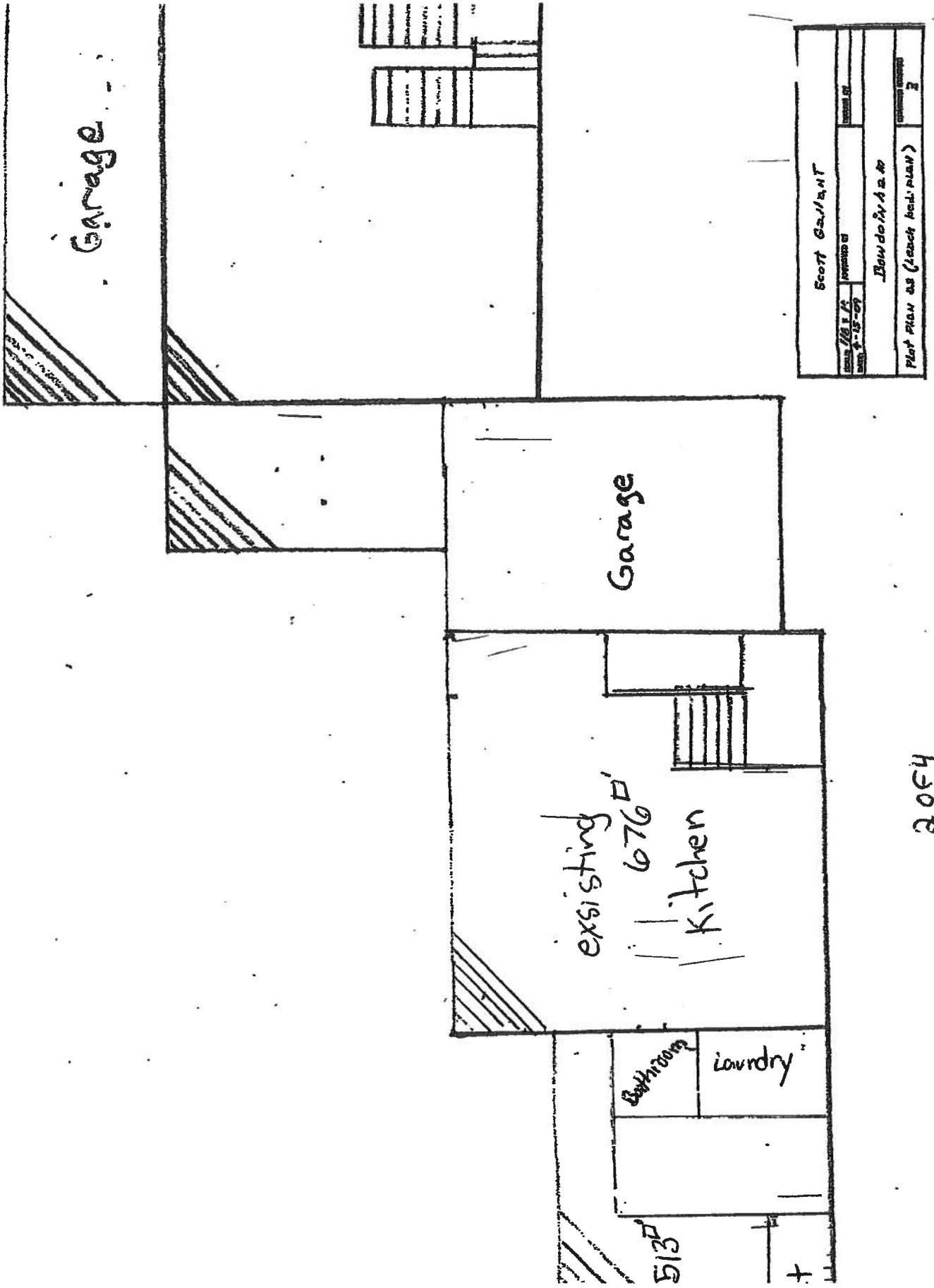
3043

Scott GALINNT		DATE	9-15-09
DESIGN	DATE	9-15-09	PROJECT NO.
PLAT PLAN AS (SEARCH NO. 1563)			
DRAWN BY			DATE
CHECKED BY			DATE
APPROVED BY			DATE

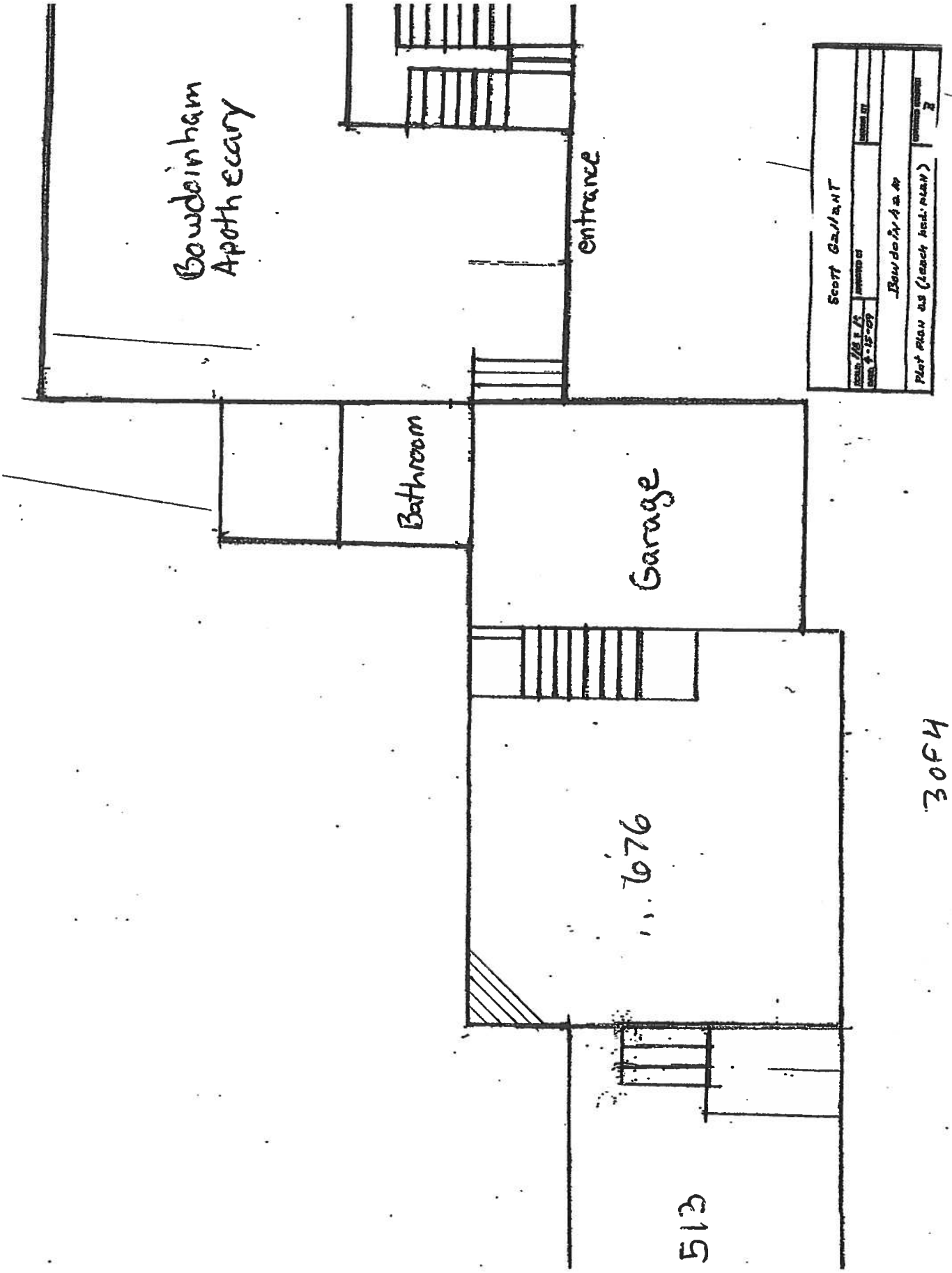
Phase 2



Phase 2 Daylight



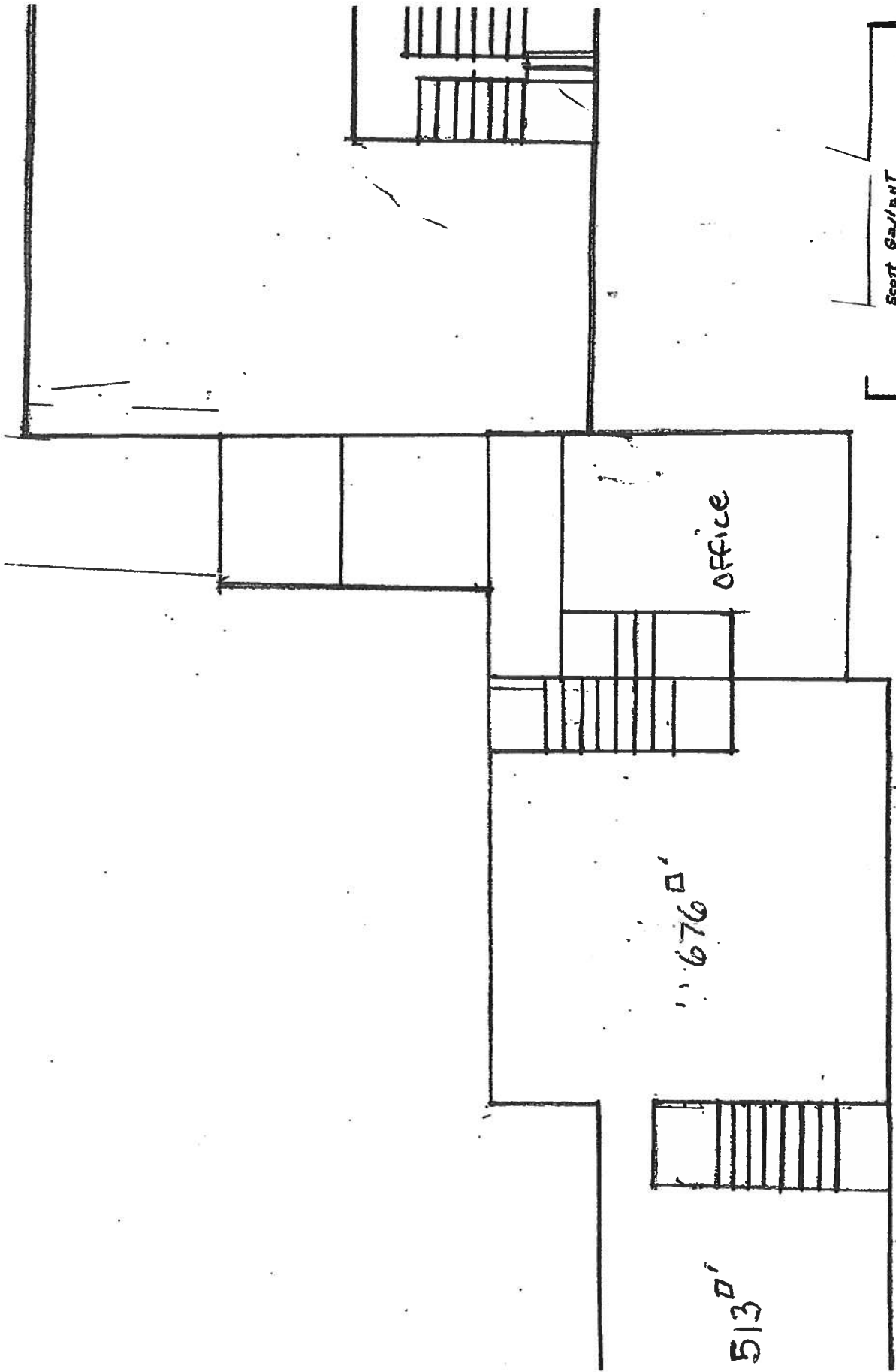
Phase 2 1st floor



Scott Gallant	
ARCHITECT	PROJECT NO.
DATE 1-15-07	Bowdoinham
Plot Plan as (each side plan)	
SHEET NO. 2	

304

Phase 2 2nd Floor



Scott Gault	
DATE: 1/12	PROJECT: 03
NO. 15-09	
Boulder, A. A. & P.	
PLAN NO. 03 (2nd FLOOR PLAN)	
SHEET NO. 2	

4054

MORTGAGE LOAN INSPECTION PLAN

● ATTACHMENT G

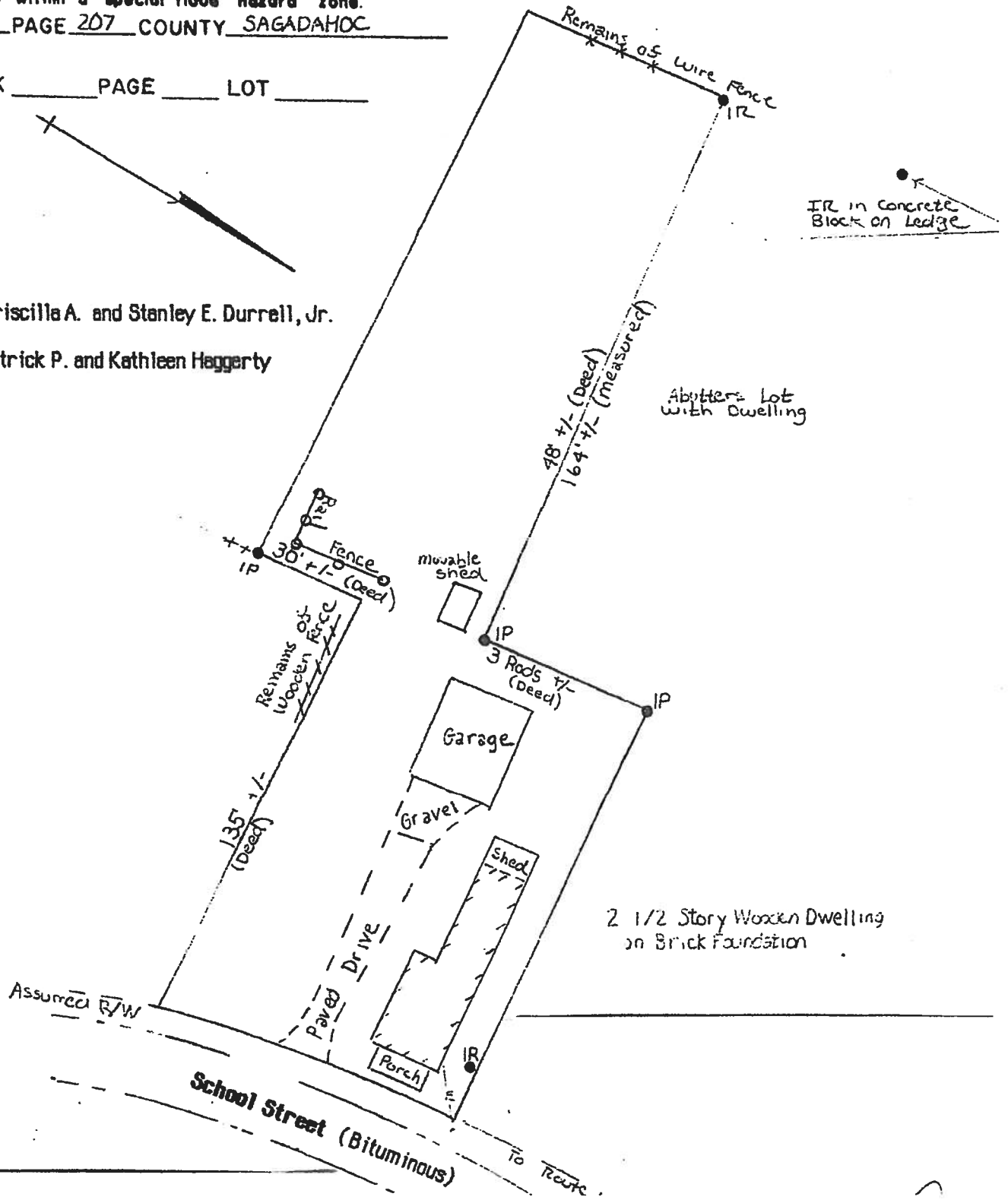
TO THE LENDING INSTITUTION AND ITS TITLE INSURER —
I hereby certify that the location of the dwelling shown
on this plan did ~~not~~ conform with the local zoning
laws in effect at the time of construction. The property
does not fall within a special flood hazard zone.

BOOK 374 PAGE 207 COUNTY SAGADAHOC

PLAN BOOK _____ PAGE _____ LOT _____

Seller(s): Priscilla A. and Stanley E. Durrell, Jr.

Buyer(s): Patrick P. and Kathleen Haggerty



Retail Marijuana Establishments & Medical Marijuana Establishments

Taken directly from the Bowdoinham Land Use Ordinance

E) Use-Specific Performance Standards

The performance standards in this article are intended to clarify and expand upon the approval criteria. Compliance with the performance standards of this section shall be considered to be evidence of meeting the appropriate approval criteria. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate the statutory criteria for approval and performance standards have been or will be met.

The Planning Board may waive any of the use-specific performance standards based upon a written request of the applicant. Such request must be made at the time of the Site Inventory & Analysis review or at the initial review of the application if there is no Site Inventory & Analysis review. A waiver of any use-specific performance standard may be granted only if the Board finds that the standard is not required for the proposed project to be in compliance with the approval criteria.

Retail Marijuana Establishments & Medical Marijuana Establishments -

- a) The establishment shall have and implement an odor management and remediation plan to ensure that no undue odors impact neighbors or the public.
 - b) Buffering or other measures may be required to address the establishment's impact on abutters and the public.
 - c) All marijuana and marijuana products shall be in a secured facility.
 - d) The establishment may not be located within 500ft of a school
 - e) The signage for the establishment may not contain any graphics of marijuana or marijuana accessories.
-
-



Town of Bowdoinham

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www.bowdoinham.com

William Post, Town Manager

BUILDING PERMIT

Issued	11-02-2015
Expires:	
With No Start	11-02-2016
Start	11-02-2017

No. 16-31

This is to certify that Scott Gallant has permission to:

- Demolition and Remove a 38ft by 14 portion of an Existing Single Family Dwelling.
- Reconstruct a 30ft by 24ft addition attached to the Existing Single Family Dwelling in the previous location.
- Construct an expansions consisting of a 15ft by 24ft structure and a 10ft by 14ft Utility Shed, both attached to the permitted Knitters General Store and proposed addition.

At 17 School Street, Bowdoinham, Map-Lot U01-017

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine, Rules of the Maine Department of Environmental Protection, Ordinances of the Town of Bowdoinham regulating the construction, maintenance and use of the buildings and structures, and of the application on file, including the following conditions of approval:

1. Erosion & Sediment Control measures must be installed according to Maine Erosion and Sediment Control BMPs, dated March 2003 as required by 38 M.R.S.A. §420-C prior to the commencement of any earthmoving activity;
2. The proposed project shall adhere to Article 5.D.1.c of the Town of Bowdoinham's Land Use Ordinance.
3. As outlined by the Bowdoinham Planning Board on October 22, 2015 the applicant is responsible to provide a setback certification to prove that the expansion meets the minimum setback of Ten Feet (10ft) as required by the Town of Bowdoinham's Land Use Ordinance.
4. All New Plumbing shall be permitted and inspected by the Local Plumbing Inspector.
5. The required inspections checked on Attachment I of the Building Permit are passed.


Darren Carey, Deputy Code Enforcement Officer

11-3-2015

**TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
June 25, 2009**

Item 1: **Call Regular Planning Board meeting to order at 7:05 pm.**

Members Present: Ellen Baum, Paul Beltramini, Billie Oakes, Todd Woofenden, Brent Zachau

Alternate Members Present: Paul Baines, Bill Shippen

Others Present: Nicole Briand, Kathy Gallant, Scott Gallant, Sarah Stapler

Item 2: **Consideration of the May 28, 2009 Meeting Minutes**

Beltramini moved to accept minutes as revised. Zachau seconded and all voted in favor.

Item 3: **Old Business**

Board signed the Approval Letter for the MacDonald's dock.

Item 4: **Old Business**

**Site Plan Review – Tier II Application – Gallant
15 School St – Tax Map U01, Lot 017**

The application is for the creation of a new business.

The Board reviewed the application for completeness. The applicant submitted a plan showing the front yard setback. The easement for the driveway is in process. Zachau made a motion to find the application complete, Beltramini seconded and all voted in favor.

Baum opened the public hearing. Sarah Stapler, neighbor to applicant spoke in favor of the new business. No other members of the public were present. Baum closed the public hearing.

Board reviewed performance standards.

- Briand to follow-up with Fire Chief and Public Works Director regarding impact.
- Zachau made motion to waive performance standard 7.e.ii because the access drive is existing, Beltramini seconded and all voted in favor.
- Shippen stated that there should be no parking within the driveway access way or in the street.
- Where the proposed lighting is unknown, it should be a condition that the lighting meets the standard.
- Where the proposed signage is unknown, it should be a condition that the signage meets the standard.
- Landscaping should be a condition.

- No additional buffering should be required because the existing buffer is adequate.
- The utilities meeting the standard should be a condition.
- The water supply being installed per the Water District's standard should be a condition.
- The property staying in compliance with the wastewater disposal rules should be a condition.
- Obtaining the Fire Marshal's approval should be a condition.
- The use of sedimentation and erosion controls should be a condition.
- Having no hazardous, special and radioactive materials should be a condition.
- The project meeting performance standard 25.b should be a condition.
- The development meeting the performance standards for noise should be a condition.

The Board reviewed the Approval Criteria:

- 1) Vehicular Access – Beltramini made motion that the standard must be adequately met according to the Road Commissioner. Zachau seconded and all voted in favor.
- 2) Internal Vehicular Circulation – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 3) Pedestrian Circulation – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 4) Municipal Services – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 5) Visual Impact – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 6) Lighting – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 7) Signage – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 8) Buildings – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 9) Landscaping – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 10) Buffering – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 11) Utilities – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.

- 12) Water Supply – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 13) Sewage Disposal – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 14) Fire Protection – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 15) Capacity of Applicant – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 16) Special Resources – Beltramini made motion that the standard is not applicable. Zachau seconded and all voted in favor.
- 17) Environmental Impact – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 18) Noise – Beltramini made motion that the development must meet the performance standard for this criteria to be adequately met. Zachau seconded and all voted in favor.
- 19) Compliance with Ordinances – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.
- 20) Town Plans & Vision Statements – Beltramini made motion that the standard has been adequately met because the proposed development meets the performance standard. Zachau seconded and all voted in favor.

Beltramini made a motion to approve the application with the following conditions:

- An easement must be obtained from the town for the driveway access way.
- There shall be no parking within the driveway access way or in the street.
- The lighting shall meet the performance standard.
- The signage shall meet the performance standard.
- The landscaping shall meet the performance standard.
- The utilities shall meet the performance standard.
- The water shall be installed according to the Water District's standards.
- The property shall be in compliance with the Maine Subsurface Wastewater Disposal Rules.
- The development shall meet the performance standards for noise.
- The development must obtain approval from the State Fire Marshall's Office.
- Sedimentation and erosion controls must be used.
- No hazardous, special and radioactive materials shall be stored on site.
- The project shall meet performance standard 25.b.
- The development must have an address according to the E911 system.

Zachau seconded and all voted in favor.

Item 5: **Other Business**

Item 6: **Adjourn Meeting**

construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.

b) Proposed developments that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing for the largest expected vehicles.

c) Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).

d) The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the parking lot.

e) Off-street parking must conform to the following standards:

(i) Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.

(ii) All parking spaces, access drives, and impervious surfaces must be located at least ten (10) feet from any side or rear lot line, except where standards for buffers require a greater distance. This requirement may be reduced if the shape of the site does not allow conformance with this standard.

(iii) No parking spaces or asphalt type surface may be located within five (5) feet of the front property line; standards for buffers may require a greater distance.

(iv) Parking lots on adjoining lots may be connected by access ways not to exceed twenty-four (24) feet in width.

(v) Parking stalls must conform to the following standards:

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90°	9'-0"	-	18'-0"	24'-0" – 2-way
60°	8'-6"	10'-6"	18'-0"	16'-0" – 1-way
45°	8'-6"	12'-9"	17'-6"	12'-0" – 1-way
30°	8'-6"	17'-0"	17'-0"	12'-0" – 1-way

3) Pedestrian Circulation –

a) The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development.

b) This system must connect the major building entrances/exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.

c) Where an existing or planned public sidewalk is interrupted by a proposed project driveway, the sidewalk material must continue to be maintained across the driveway, or the driveway must be painted to distinguish it as a sidewalk.

d) The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas.

e) The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect with amenities such as parks or open space on or adjacent to the site.

f) The system shall be safely separated from vehicular traffic through landscape buffers and curbing.

EXHIBIT "A"

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School House Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy and one half (70 and 1/2) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION: No. 1: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Read; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southeasterly three (3) rods along land owned by Lang; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION: No. 2: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording, reference is hereby made for further description of said exception.

Being the same premises conveyed by Stanley E. Durrell and Priscilla A. Durrell to the Grantors herein by Deed of even date to be recorded in the Sagadahoc County Registry of Deeds.