

Jennifer Curtis

From: will panzino <willpanzino1988@outlook.com>
Sent: Thursday, June 3, 2021 3:36 PM
To: Jennifer Curtis
Subject: Fwd: Location of nearest fire hydrant or body of water request.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Arthur Frizzle <AFrizzle@bowdoinham.com>
Sent: Tuesday, April 6, 2021 3:12:10 PM
To: willpanzino1988@outlook.com <willpanzino1988@outlook.com>
Subject: Re: Location of nearest fire hydrant or body of water request.

The nearest accessible water source for Bowdoinham is a dry hydrant located at 239 Carding Machine - approximately 2.6 miles south of your residence. The nearest water district hydrant is located near 294 River Road approximately 5.6 miles south of your residence.

Arthur Frizzle
Fire Chief
Town of Bowdoinham
13 School Street
Bowdoinham, Maine 04008

telephone 207-666-3505
fax 207-666-5961

afrizzle@bowdoinham.com

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From: A Frizzle <afrizzle@gmail.com>
Sent: Tuesday, April 6, 2021 15:00
To: Arthur Frizzle <AFrizzle@bowdoinham.com>
Subject: Fwd: Location of nearest fire hydrant or body of water request.

----- Forwarded message -----

From: **will panzino** <willpanzino1988@outlook.com>
Date: Tue, Apr 6, 2021 at 2:50 PM
Subject: Location of nearest fire hydrant or body of water request.
To: afrizzle@gmail.com <afrizzle@gmail.com>

Hello my name is will. Im working with the town of bowdoinham on starting a small auto repair shop on my property at 791 carding machine rd bowdoinham. They have requested that I contact you and ask you for the location of the nearest fire hydrant or body of water. Please contact me asap with this information at [240-2943](tel:240-2943) or via email at willpanzino1988@outlook.com.

Thank you
Will panzino

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

--

Arthur Frizzle
afrizzle@gmail.com

CONFIDENTIALITY NOTICE: This e-mail message including any attachments may contain privileged and/or confidential information or otherwise protected by law. This information is intended only for the use of the individual(s) or entity to whom it is intended even if addressed incorrectly. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this email in error or are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

AMENDED PLANNING BOARD APPLICATION

I. Introduction

This application amends the previous application submitted by Will Panzino dated March 4, 2021. The intent of this submission is to clarify the locations of (1) an autobody garage that Mr. Panzino intends to construct on the subject property, and (2) an automobile recycling business that Mr. Panzino intends to locate on the subject property. The garage will be for the uses of Automobile Repair Garage and Repair service (other than auto & boat). *See* Land Use Ordinance of the Town of Bowdoinham, Maine, pp. 63 *et seq.* (Land Uses Permitted in Zoning Districts). The empty lot is for use as an Automobile Recycling Business. *Id.* This submission will also address the requirements set forth in the Land Use Ordinance of the Town of Bowdoinham, Maine art. 10, section B(5)(c) (Application Submission Requirements for Tier II Applications).

II. Required Information

The following are changes to the information previously submitted by Mr. Panzino. Where the responses are not changed, Mr. Panzino intends to use the original submissions.

A. Section B(5)(c)(v)(C)(2)

- i. The estimated costs for materials for the 30' by 30' garage are \$14,470.54. These are based on an estimate I received from Hammond Lumber Company, a copy of which is attached. Additionally, there will be costs for 194 tons of gravel at \$13.10 per ton. This is the total for gravel for the garage, the parking lot, and the lot which will serve as the location for the automobile recycling business. Finally, there will be costs for a concrete slab of \$2223.94. Mr. Panzino will be doing almost all of the labor to level the area and build the garage. He will also have some volunteer help, so there are no expected labor costs associated with the projects.
- j. Please see attached letter from Maine Family Federal Credit Union. Mr. Panzino earns roughly \$700 gross per week at his job with the *Lewiston Sun Journal*. It is anticipated that he will have the automobile recycling business up and running before the autobody garage, which will also help with the costs of building the latter.
- k. Mr. Panzino has been working on automobiles for many years. In addition, he has extensive experience in carpentry and using heavy machinery. He will be using his own front end loader in preparation of the site.

B. Section B(5)(c)(v)(C)(3)

- j. There are no existing signs.

- k. There is a right of way at the back of the property that is depicted on the survey submitted with this modified application.

C. Section B(5)(c)(v)(C)(4)

- a. There will be no water supplied to the proposed garage.
- b. Please see the sketch submitted with the original application. The proposed garage, parking lot, and automobile recycling business lot should have no impact on any other properties.
- c. The only hazardous waste that is expected is oil from vehicles due to oil changes. Mr. Panzino collects the oil with a funnel and can and gives the oil to local businesses that use it as fuel.
- d. There is an existing right of way that will be used as the driveway to the garage and automobile recycling business. Mr. Panzino will grade the right of way with his front-end loader. There will be little increase with traffic flow to the property, with only a handful of customers coming and going per week.
- e. Mr. Panzino plans to use his front-end loader to smooth over the right of way.
- f. There are already trees on the property that serve as a buffer from the road and neighbors.
- g. The proposed garage will be 30' by 30' with 12' high walls.
- i. An exterior solar power light will be added to the garage.
- j. Mr. Panzino will have a fire extinguisher. An electrical line will run from the utility poll at the front of Mr. Panzino's home to the garage underground.
- k. Mr. Panzino intends to use the garage for autobody repair projects and small engine repair. For example, he may do brake jobs on cars, change tires, and change oil. The automobile recycling business is merely a place where up to four vehicles can be temporarily stored before selling them for scrap metal.
- m. There should be very little impact on stormwater runoff from the proposed projects.
- o. Please see section Section B(5)(c)(v)(C)(2)(i) *supra*.



Maine Family
Federal Credit Union

Experience the Feeling of Family

555 SABATTUS STREET • LEWISTON, MAINE 04240
831 MINOT AVENUE • AUBURN, MAINE 04210
(207) 783-2071 • FAX (207) 786-8765
www.mainefamilyfcu.com

May 15th, 2021
1:53 PM

Re: William Panzino JR
791 Carding Machine Rd
Bowdoinham ME 04008

To Whom It May Concern:

This letter is in regards to William's account # 700080655710 at Maine Family Federal Credit Union. At this time the account has a balance of \$12,556.35 in available funds.

If you have any questions regarding this information please feel free to give our member services department a call at (207)783-2071.

Sincerely,

Eric Bennett
Member Service Specialist
Maine Family Federal Credit Union
555 Sabattus St
Lewiston ME 04240



Hammond Lumber - Brunswick

20 Spring Street
Brunswick, Maine 04011
(207) 729-9924 Fax: 207-373-9383

21 LOCATIONS ACROSS MAINE

Auburn • Bangor • Bar Harbor • Belfast • Belgrade • Blue Hill • Boothbay Harbor
Brunswick • Bucksport • Calais • Camden • Cherryfield • Damariscotta • Ellsworth
Fairfield • Farmington • Greenville • Machias • Portland • Rockland • Skowhegan

www.hammondlumber.com

TAKEN BY: DOMINIC BOBALEK BRU
CONTACT: DOMINIC BOBALEK BRU
QUOTE NUMBER: 1156740
QUOTE NAME: 30X30 GARAGE
SETUP DATE: 05/07/2021
START DATE: 05/07/2021

Prepared For: (1330287)
WILL PANZINO
791 CARDING MACHINE RD
BOWDOINHAM, MAINE, 04008

Estimate

Expiration Date: 05/14/2021

Phone 240-2943
Cell: Fax:
Email:

ITEM	DESCRIPTION	QTY / UOM	PRICE / UOM	EXTENDED	OPTIONS
	*** FIRST FLOOR EXTERIOR WALLS ***				
DOWSILL	FOAM SILL SEALER 5 1/2X50'	3 RL	5.99 RL	17.97 N	
2616PT	PRESSURE TREATED 2X6-16'	8 EA	31.99 EA	255.92 N	
2412KS	2X4-12' K.D. SPRUCE	120 EA	16.49 EA	1,978.80 N	
2128KS	2X12-8' K.D. SPF/HF	4 EA	35.95 EA	143.80 N	
	2X12'S ARE ESTIMATE FOR HEADERS				
268PREM	2X6-8' KD PREMIUM 1/8	1 EA	17.99 EA	17.99 N	
WAFER	4X8 7/16" OSB PANEL 24/16	54 EA	47.49 EA	2,564.46 N	
	SECTION TOTAL				4,978.94
	*** ROOF ASSEMBLY ***				
	ESTIMATE FOR ROOF ASSEMBLY - CONFIRM DESIGN AND LOCATION				
21218KS	2X12-18' K.D. SPF/HF 48/18	48 EA	82.95 EA	3,981.60 N	
2616KS	2X6-16' K.D. SPRUCE	48 EA	33.99 EA	1,631.52 N	
248PREM	2X4-8' KD PREMIUM 24/8	24 EA	10.99 EA	263.76 N	
zz_UNION_30816	204" 29 GA GALV ALUM NON PAINTED MASTER RIB METAL ROOFING SPECIAL ORDER NON RETURNABLE PRICE SUBJECT RECONFIRM PRICING AT TIME OF ORDER	20 EA	53.23 EA	1,064.60 N	
	SECTION TOTAL				6,941.48
	*** SIDING ***				
D4WHT	D4 4200 TRUEWALL WHITE VINYL SIDING 12 PC/SQ	9 SQ	130.95 SQ	1,178.55 N	
AST	10' ALUMINUM STARTER STRIP FOR VINYL SIDING 50 PC/BOX	12 PC	5.99 PC	71.88 N	
JCW	5/8"X12"6" WHITE J-CHANNEL PEBBLE FINISH 40 PC/BOX	7 PC	6.65 PC	46.55 N	
OSCW	4"X10' WHITE OUTSIDE CORNER 10 PC/BOX	4 PC	29.75 PC	119.00 N	
112ALUM	1 1/2"ALUM SIDING NAIL 1 LB/BX	5 BOX	6.99 BOX	34.95 N	
9TYPAR	9'X100' TYPAR BARRIER SHEETING	1 RL	134.19 RL	134.19 N	
	SECTION TOTAL				1,585.12
ALLOWN5	NAIL & MISC HARDWARE ALLOWANCE 1	1 EA	500.00 EA	500.00 N	
SS30206R	3/0X6/8 SMTH STAR#206 1-LITE RH 4-9/16 FF W/ROTPROOF BTM FF-908 BNL TRU-DEFENSE ADJ SILL S302064R CONFIRM BEFORE ORDERING DOOR WILL NEED TO RE-CHECK AVAILIBLTY	1 EA	465.00 EA	465.00 N	

Quote Total	\$14,470.54
--------------------	--------------------

Sales Tax Not Included

2541

Print

From: will panzino (willpanzino1988@outlook.com)

To: soulee2662@yahoo.com

Date: Wednesday, May 19, 2021 08:50 PM EDT



Gravel quantity area #1



Jay Tuthill

willpanzino1988@outlook.com

1:18 PM



Area #1 – 40' x 40' x 12" = 85 tons



Jay Tuthill

ASMG

HMA/Material Sales

[207-242-8560](tel:207-242-8560)

← ∨ Reply



Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Print

From: will panzino (willpanzino1988@outlook.com)

To: soulee2662@yahoo.com

Date: Wednesday, May 19, 2021 08:49 PM EDT



Gravel Quantity Area #2



Jay Tuthill

willpanzino1988@outlook.com

1:21 PM



Areas # 2 – 30' x 30' x 12" = 47 tons

60' x 20' x 12" = 62 tons



**All States
Materials Group[®]**

Jay Tuthill

ASMG

HMA/Material Sales

[207-242-8560](tel:207-242-8560)

Thank you!

Thank you very much!

(

← ∨ Reply



Sent from my Verizon, Samsung Galaxy smartphone
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Print

From: will panzino (willpanzino1988@outlook.com)

To: soulee2662@yahoo.com

Date: Wednesday, May 19, 2021 08:51 PM EDT



Concrete Quote

 **Augusta Dispatch Auburn...** 2:17 PM
willpanzino1988@outlook....+1

Slab 30 by 30 by 6 inches equates to 16.67 yards, we figured 17 yards at \$124 per yard Monday thru Friday. If needed on Saturday add \$10 per yard.

17 yards @ \$124.00 = \$2108.00 plus
\$115.94 sales tax = Total \$2223.94

Delivery to Bowdoinham is included, waiting time may be applied after 1 hour per truck.

Thanks for your interest,

Auburn Concrete

Augusta Plant

[620-7100](tel:620-7100)

⏪ ∨ Reply to all



Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Print

From: will panzino (willpanzino1988@outlook.com)

To: soulee2662@yahoo.com

Date: Wednesday, May 19, 2021 08:49 PM EDT



will panzino

Jay Tuthill

1:23 PM



Received. Thank you... how many yards are in 1 ton?

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)





Jay Tuthill

will panzino

1:25 PM



The conversion is 1.4 tons per cubic yard



Thank you!

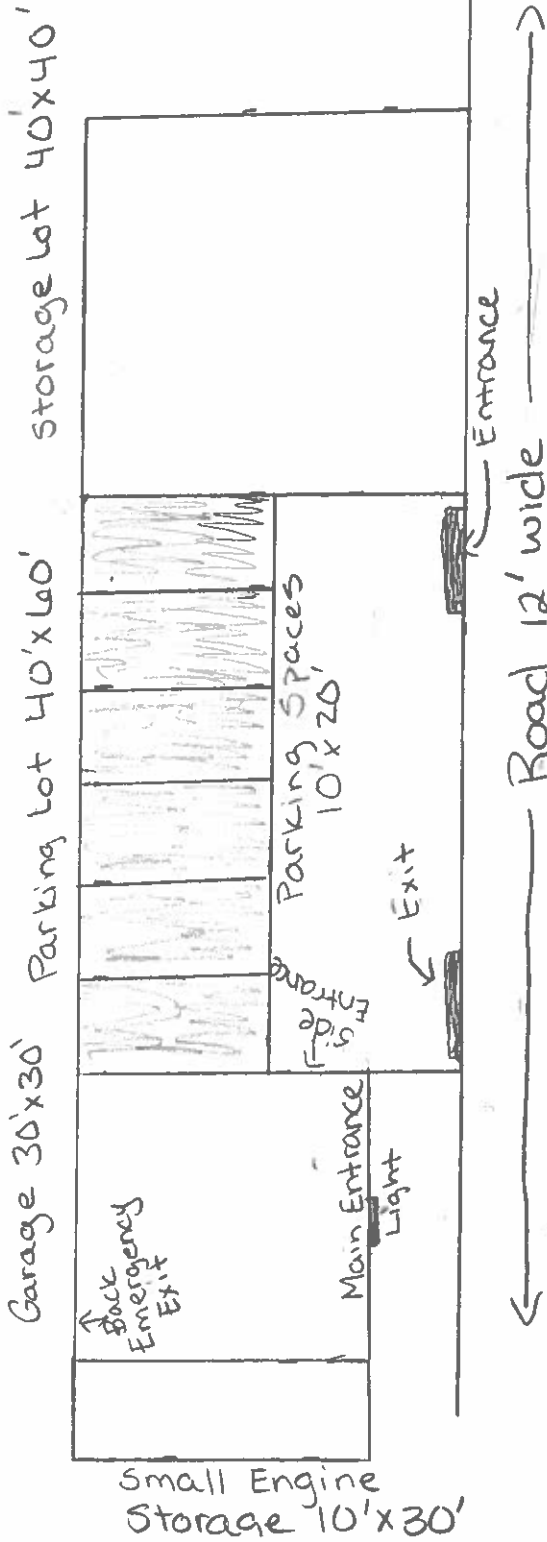
Perfect, thank you!

Tha

← ∨ Reply

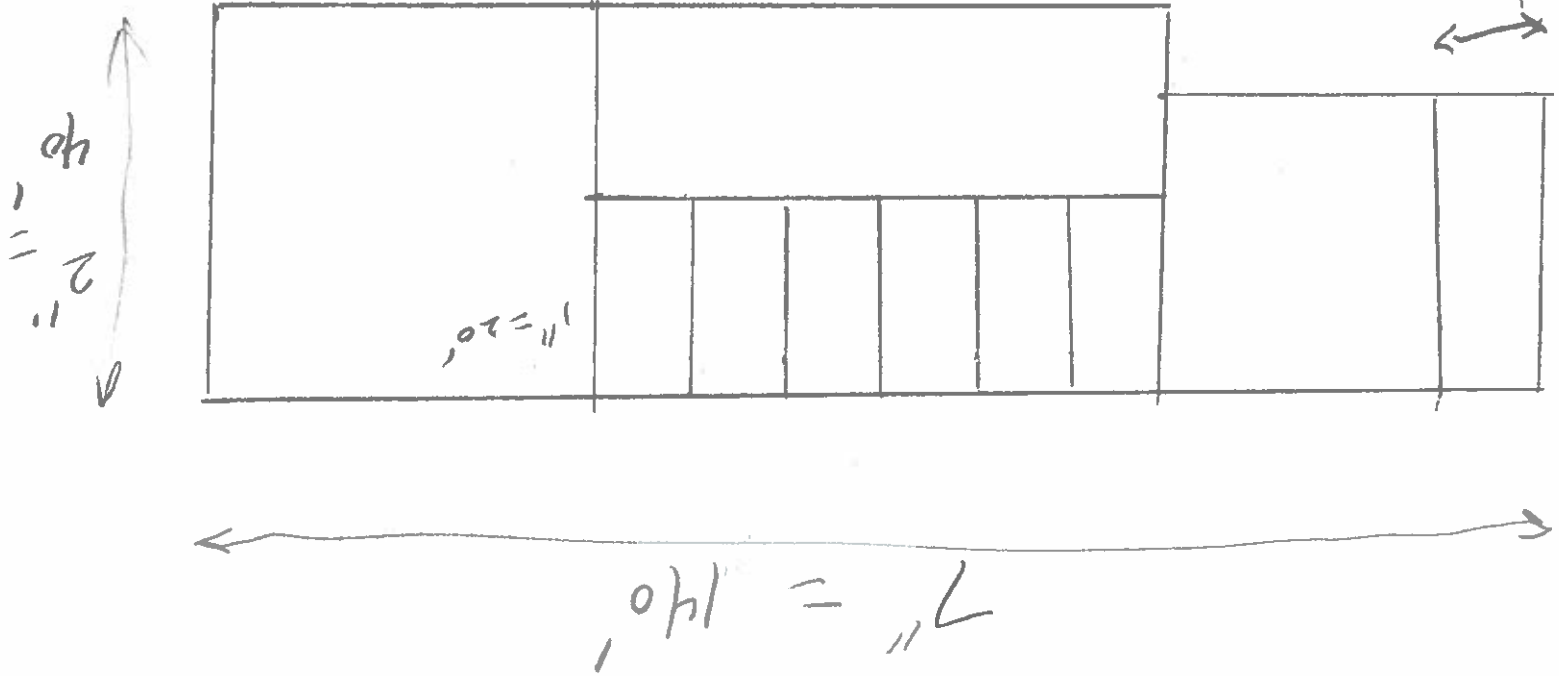


Sent from my Verizon, Samsung Galaxy smartphone
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our [Feedback page](#).

© Department of the Secretary of State



10ft = 120''
2'' = 20''

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Maine Statutory Short Form

Know all Persons by these Present,

That I, MARY AVERY, of Minot, County of Androscoggin and State of Maine, duly appointed and acting personal representative of the estate of Janet M. Shirley, deceased, whose will was duly admitted to probate in the Probate Court for Sagadahoc County, Maine, by the power conferred by law and every other powers (in distribution of the estate) grant to:

NANCY SOULE

whose mailing address is 7 Daisy Drive, Freeport, ME 04032, being the person entitled to distribution, the real property, together with any improvements thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described in the Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this day of August 2012.

Signed, Sealed and Delivered
in the presence of

ESTATE OF JANET M. SHIRLEY, by

[Signature].....

Mary Avery.....
MARY AVERY, P.R.

STATE OF MAINE
County of *Androscoggin*

August 17th, 2012

Then personally appeared before me the above named Mary Avery, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

[Signature].....

Notary Public
Printed Name: *Hildi L. Hersey*.....
HEIDI L. HERSEY

Notary Public, Maine
My Commission Expires March 28, 2018

Received
SAGADAHOC COUNTY MAINE
JUDITH E STEVENS
REGISTRAR

Submitted 7/20/20

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
Maine Statutory Short Form

Know all Persons by these Present,

That I, **MARY AVERY**, of Minot, County of Androscoggin and State of Maine, duly appointed and acting personal representative of the estate of Janet M. Shirley, deceased, whose will was duly admitted to probate in the Probate Court for Sagadahoc County, Maine, by the power conferred by law and every other powers (in distribution of the estate) grant to:

NANCY SOULE

whose mailing address is 7 Daisy Drive, Freeport, ME 04032, being the person entitled to distribution, the real property, together with any improvements thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described in the Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this day of August 2012.

Signed, Sealed and Delivered
in the presence of

ESTATE OF JANET M. SHIRLEY, by

[Handwritten signature]

Mary Avery
.....
MARY AVERY, P.R.

STATE OF MAINE
County of *Androscoggin*

August 17th, 2012

Then personally appeared before me the above named Mary Avery, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

[Handwritten signature]
.....

Notary Public
Printed Name: *Heidi L. Hersey*
.....
HEIDI L. HERSEY

Notary Public, Maine
My Commission Expires March 28, 2016

Received
SAGADAHOC COUNTY MAINE
JUDITH E. STEVENS
REGISTRAR

*Submitted
8/20/20*

STATE OF MAINE

(SEAL OF COURT)
SAGADAHOC

COUNTY PROBATE COURT

Bath

Location of Court

DOCKET 2009-210

Estate of Janet M. Shirley

CERTIFICATE AND ABSTRACT

To the Register of Deeds of Sagadahoc

County

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application was made or both.

Date of decedent's death 04/19/2008

1. Did decedent leave a will? YES NO
2. If item one is YES, will was probated FORMALLY INFORMALLY
3. If item one is YES, date of most recent probate of the will was October 27, 2009
4. If item 2 is answered FORMALLY, was there previous informal probate of the same will? YES NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed? YES NO
6. Has a petition for elective share been filed? (If YES, attach copy.) YES NO
7. Has a personal representative been appointed? YES NO
8. If item 7 is YES, date of appointment was October 27, 2009
9. If item 7 is YES, appointment was FORMAL INFORMAL
10. If item 7 is YES, give names and addresses of personal representatives.

Mary Avery
74 Shaw Hill Road
Minot, ME 04258

*Submitted
7/2020*

EXHIBIT A

All that certain parcel of land with the improvements thereon, situated east of Carding Machine Road, in the town of Bowdoinham, county of Sagadahoc and state of Maine, bounded and described as follows;

BEGINNING at a rebar set on the assumed easterly sideline of the Carding Machine Road at the south line of land now or formerly of John W. & Virginia M. Murphy;

THENCE S 59° 54' 08" E along land now or formerly of said Murphy, as marked in part by a stone wall, a distance of 1258.68 feet to a rebar set at land of Richard Gallagher;

THENCE S 29° 43' 26" W along land of said Gallagher, a distance of 383.94 feet to a rebar set in the stone wall;

THENCE N 60° 54' 29" W, as marked in part by a stone wall, a distance of 1147.38 feet to a rebar set at the assumed easterly sideline of the Carding Machine Road;

THENCE N 11° 10' 21" E along said road line, a distance of 168.83 feet to a point;

THENCE N 12° 55' 40" E along said road line, a distance of 145.33 feet to a point;

THENCE N 21° 18' 19" E along said road line, a distance of 106.77 feet to the point of beginning of the parcel herein described.

Meaning and intending to convey and hereby conveying a 10.9 acre parcel of land with the improvements thereon, be it the same more or less, being a portion of those premises described in a deed to Cecil J. Shirley and Janet M. Shirley dated May 26, 1988 and recorded in said registry of deeds at book 881 page 349

The above described 10.9 acre lot is conveyed subject to a right of way along the north side of said lot. Said right of way being of variable width of between 50 feet and 20 feet and serving a 2 acre parcel of land of Richard Gallagher which lies immediately to the east of the above described 10.9 acre lot. Said right of way is for all vehicles and all utilities. The parties having a legal interest in, or subject to said right of way, may relocate said right of way upon the written consent of all parties concerned.

All rebars set were set in 2012 and are 5/8 inch and are marked B. Smith -- Smith 1175. Bearings used in this description are based on observed magnetic 2003.

Submitted
8/2020

CERTIFICATION OF A VITAL RECORD

STATE OF MAINE

COPY - Place of Death COPY - Place of Residence COPY - Place Permit Issued

UNKNOWN TO PHYSICIAN STATE OF MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES CERTIFICATE OF DEATH STANDARD FORM

Main form containing fields for decedent (Janet Shirley), parents (Ernest and Mary), informant (Nancy Soule), disposition (Gracelawn Memorial Park), certifier (Meghan Desai), and cause of death (Cardiovascular arrest).

2005 USE BLACK INK ONLY ORIGINAL - STATE USE BLACK INK ONLY

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A CERTIFICATE OF RECORD WHICH IS IN MY OFFICIAL CUSTODY.

TOWN OF Bowdoinham DATE DIED April 24, 2008



Submitted 8/2020

WARRANTY DEED
Joint Tenancy
02076

Know all Men by these Presents,

That JOHN C. WIESE AND CHRISTINE M. WIESE of North Kingston, RI, in consideration of one dollar and other valuable considerations paid by CECIL J. SHIRLEY AND JANET M. SHIRLEY whose mailing address is 94 Seavey St., Westbrook, ME, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell convey unto the said CECIL J. SHIRLEY AND JANET M. SHIRLEY as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land together with the buildings thereon situated in said Town of Bowdoinham, County of Sagadahoc, and State of Maine, bounded and described as follows: On the east by land of Henry and Christine Demascoe; on the south by land of said Demascoe; on the north by land of E. LeBel; on the West by the Carding Machine Road, so-called, reserving the cemetery on said land and the right of way leading to it.

Meaning and intending to convey and hereby conveying the same premises conveyed to John C. Wiese and Christine M. Wiese by deed of Raymond W. DeMerchant and Alice Small DeMerchant, dated March 26, 1981, and recorded in the Sagadahoc County Registry of Deeds in Book 572, Page 83.

To have and to hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said CECIL J. SHIRLEY AND JANET M. SHIRLEY as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said JOHN C. WIESE and CHRISTINE M. WIESE joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises have hereunto set our hands and seals this 26th day of May, 1988.

Signed, Sealed and Delivered
in presence of

John C. Wiese
John C. Wiese
Christine M. Wiese
Christine M. Wiese

State of Maine

County of Cumberland, ss.

May 26, 1988

Then personally appeared the above named John C. Wiese and Christine M. Wiese and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Christine E. Tanquay
Notary Public
CHRISTINE E. TANQUAY
NOTARY PUBLIC STATE
MY COMMISSION EXPIRES OCTOBER 4, 1989



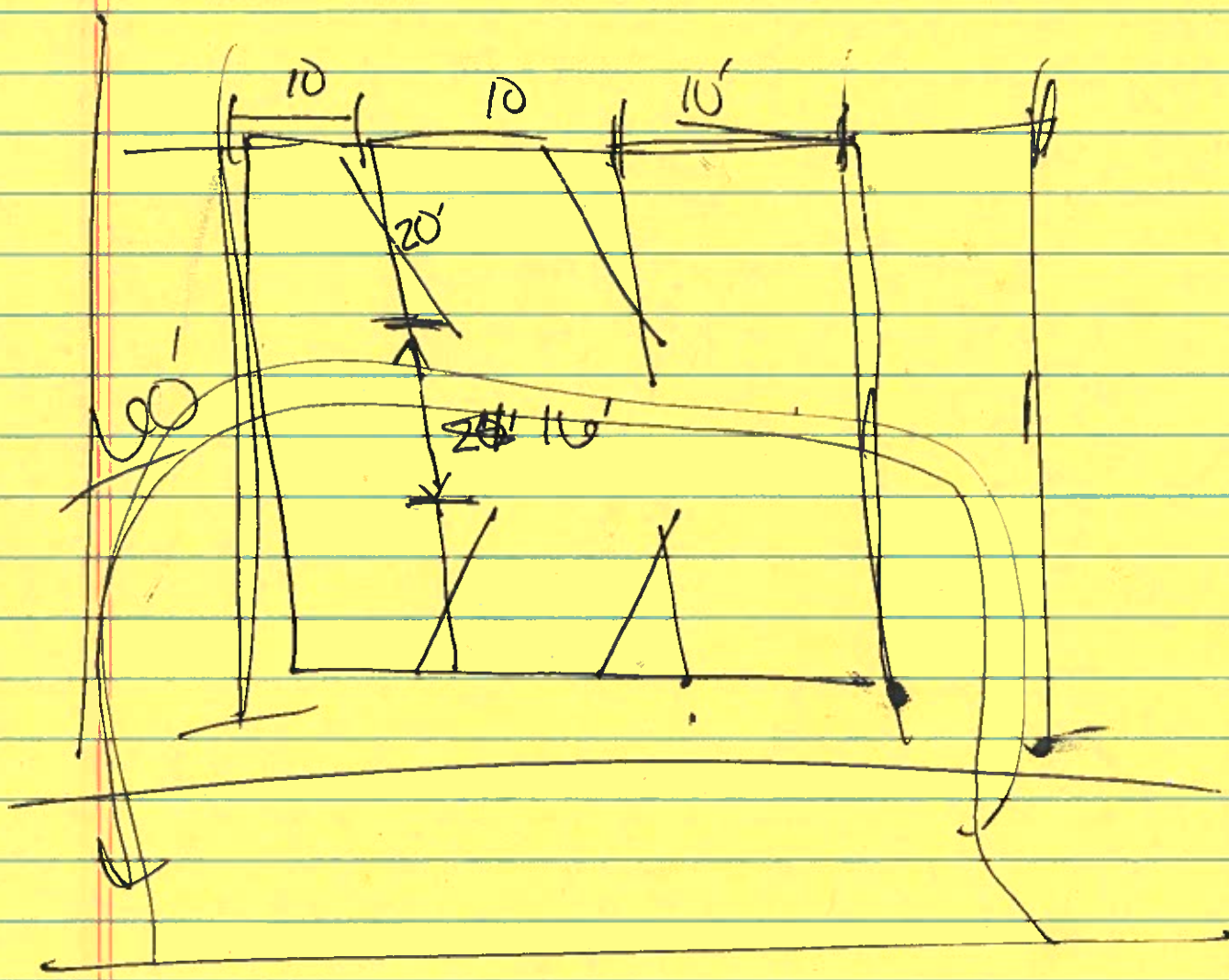
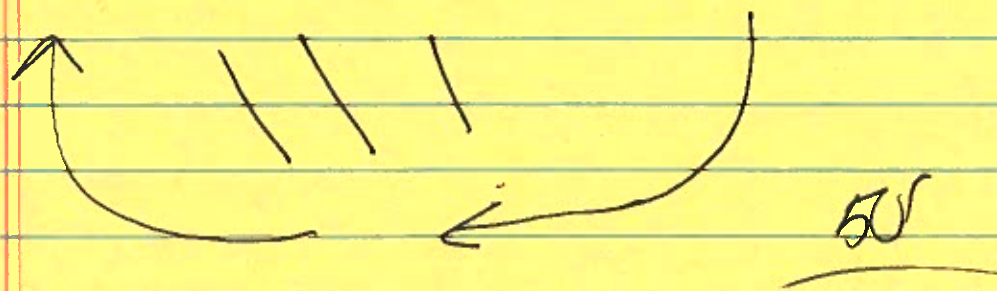
STATE OF MAINE
SAGADAHOC, ss Registry of Deeds
RECEIVED MAY 27 1988
AND RECORDED FROM THE ORIGINAL
ATTORNEY

Lauren L. Matthews

TRANSFER TAX PAID

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Submitted
7/2020



see page 202



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 III
 Land Use Subdivision - Minor Major

Applicant Information:

Name: William Panzino, Nancy Soule
Mailing Address: 791 Carding Machine Rd Bowdoinham, ME
Telephone: 207-751-2346
Right, Title, Interest in Property: Owner Other Renter
(appropriate documentation must be provided)

Owner Information:

Same as Above
Name: Nancy Soule
Mailing Address: 779 Carding Machine Rd Bowdoinham, ME
Telephone: 207-295-6547

Agent Information:

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

Property Information:

Map/Lot Number: R05-035
Property Address: 791 Carding Machine Rd Bowdoinham, ME
Lot Size: 10.9 Acres Lot Frontage: 4
Existing Lot Coverage: _____ Proposed Lot Coverage: 40' x 40'
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: _____
Tax Program: No Agriculture Open Space Tree Growth

Site Plan Review Application Checklist – Tier II

Submission Requirements	Submitted	Waiver Requested	Staff Comments
a) Submission Requirements for Tier II and Tier III Site Plan Review Applications			
(i) Applications for site plan review must be submitted on application forms provided by the Town.	X		
(ii) Projects classified as Tier II projects shall go through a simplified review process.			
(iii) The Planning Board shall have the authority to waive any review standards if it finds they are inapplicable to Tier II projects.			
(iv) The submission must contain at least the exhibits and information specified in this section, unless specifically waived in writing.			
(v) All applications for site plan review must contain the following information:			
(A) a fully executed and signed copy of the application for development review;			
(B) evidence of payment of the application and technical review fees; and			
(C) Eleven (11) copies of written materials plus eleven (11) sets of maps or drawings. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria:			
(1) forty (40) feet to the inch is preferred, but in no case shall the scale exceed one hundred (100) feet to the inch for that portion of the tract of land being proposed for development.	X		
(2) General Information.			
a. record owner's name, address, and phone number and applicant's name, address and phone number, if different.	X		
b. the location of all required building setbacks, yards, and buffers.	X		
c. names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.	X		
d. sketch map showing general	X		

	location of the site within the municipality based upon a reduction of the tax maps.	X		
	e. boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time.	X		
	f. the tax map and lot number of the parcel or parcels on which the project is to be located.	X		
	g. a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.	X		
	h. the name, registration number and seal of the person who prepared the plan, if applicable.	N/A		
	i. cost of the proposed development.	N/A - No Development needed		
	j. evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.	N/A NO Financial Needs		
	k. evidence of the applicant's technical capability to carry out the project as proposed.	X		
	(3) Existing Conditions Plan including the following:			
	a. zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district.	X Zoning on site map		

<p>b. the bearings and length of all property lines of the property to be developed and the source of this information.</p>	<p>X site map/ survey</p>		
<p>c. location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow.</p>	<p>X on site map</p>		
<p>d. location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development.</p>	<p>X on site map</p>	<p>Right of way of Richie</p>	<p>Letter included with permission for use</p>
<p>e. The location, dimensions and ground floor elevation of all existing buildings on the site.</p>	<p>waiver No Existing buildings</p>		
<p>f. the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site.</p>	<p>Waiver</p>		
<p>g. location of intersecting roads or driveways within two hundred (200) feet of the site.</p>	<p>Waiver</p>		
<p>h. the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or</p>	<p>on Site map</p>		

	archaeological resources, together with a description of such features.			
	i. the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used.	Topo map		
	j. the location, front view, dimensions, and lighting of existing signs.	on site map		
	k. location and dimensions of any existing easements and copies of existing covenants or deed restrictions.	waiver		
	l. the location of the nearest fire hydrant or other water supply for fire protection.	X		
	(4) Proposed Development Activity			
	a. estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.	waiver		
	b. the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.	Topo map		
	c. provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities.	waiver		
	d. the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.	waiver		
	e. a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine	Topo map		

f. proposed landscaping and buffering.	on site map		
g. the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site.	waiver		
h. location of proposed signs together with the method for securing the sign.	on site map		
i. location and type of exterior lighting.	waiver		
j. the location of all utilities, including fire protection systems.	X		
k. a general description of the proposed use or activity.	X		
l. an estimate of the peak hour and daily traffic to be generated by the project.	X		
m. the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions.	X		
n. A written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows.	waiver X		
o. Breakdown of proposed project costs.	waiver X		
p. Approval Block. Space must be provided on the plan drawing for the signatures of the Planning Board and date together.	X		



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Interim Town Manager

Application For Automobile Recycling Business Permit/License

Town of Bowdoinham

PART I. TO BE FILLED OUT BY APPLICANT:

1. Name and Address of person or entity who will operate the recycling facility:

William Panzino, 791 Carding Machine Rd
Bowdoinham, ME, 04008

Operator is a (Circle One): Corporation

Partnership

Individual

Relationship of person filling out this application to the operator of the recycling facility:

Self

2. Name and Address of Owner(s) of the property on which the facility is located:

Nancy Soule, 779 Carding Machine Rd
Bowdoinham, ME 04008

3. On an attached sheet, prepare a site plan with all applicable setbacks (to scale of no greater than 1 inch:100 feet). The Site Plan which includes the following information:

- The boundary lines of the property and applicable setbacks.
- The soils and description of said soils.
- The Location of any sand and gravel aquifer recharge area, as mapped by the Maine Geological Survey, or a licensed geologist.
- The location of any well that serves as a private or public water supply that is located within 300 feet of the proposed licensed site.
- The location of any residences, any public building, public park, public playground, public bathing beach, school, church or cemetery located within 500 feet of the proposed licensed site.
- The location of all roads within 1,000 feet of the proposed licensed site.
- The location of any body of water or freshwater wetland within 200 feet property boundaries of proposed licensed premises.
- The location within the property boundary lines where vehicles are drained, dismantled or stored.
- The boundaries of the 100-year flood plain.

4. Attach to this application a plan for the containment of fluids, containment and disposal of batteries, and storage and disposal of tires.

Application for Automobile Recycling Business Permit/License

3. Operation standards. An automobile recycling business licensed under this section must meet the following standards.

✓ A. The site of the yard must be enclosed by a visual screen that complies with the screening requirements of section 3754-A.

B. A vehicle containing fluids may not be stored within 100 feet of any body of water or freshwater wetland, as defined by Title 38, section 436-A, subsection 5.

Freshwater wetlands. "Freshwater wetlands" means freshwater swamps, marshes, bogs and similar areas, other than forested wetlands, which are:

A. Of 10 or more contiguous acres, or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream or brook, such that, in a natural state, the combined surface area is in excess of 10 acres; and

B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this subsection.

✓ C. A vehicle may not be dismantled or stored within 500 feet of a school, church, cemetery or public playground or park that existed on the date the permit was issued.

✓ D. A vehicle may not be dismantled or stored over a sand and gravel aquifer or aquifer recharge area.

✓ E. A vehicle containing fluids may not be dismantled or stored within the 100-year flood plain.

✓ F. Except as provided in subsection 3754-A, subsection 4, a vehicle may not be dismantled or stored within 300 feet of a well that serves as a public or private water supply, excluding a private well that serves only the automobile recycling business or the owner or operator's abutting residence.

✓ G. A vehicle may not be located or dismantled closer than 20 feet from any lot line, unless the operator has notarized written permission from the abutting property owner.

H. Dismantling of a vehicle must be performed in accordance with the following standards.

(1) Batteries must be removed.

(2) All fluids, including but not limited to engine lubricant, transmission fluid, brake fluid, power steering fluid, hydraulic fluid, engine coolant, gasoline, diesel fuel and oil, must be drained into watertight, covered containers and must be recycled or disposed of in accordance with applicable federal and state laws, rules and regulations.

(3) Fluids from a vehicle may not be permitted to flow or be discharged into or onto the ground.

(4) Storage, recycling or disposal of all fluids, refrigerant, batteries and mercury switches must comply with all applicable federal and state laws, rules and regulations.

(5) A log must be maintained of all motor vehicles handled that includes the date each vehicle was acquired, a copy of the vehicle's title or bill of sale and the date or dates upon which all fluids, refrigerant, batteries and mercury switches were removed.

(6) All fluids, refrigerant, batteries and mercury switches must be removed from motor vehicles that lack engines or other parts that render the vehicles incapable of being driven under their own motor power or that are otherwise incapable of being driven under their own motor power within 180 days of acquisition. Motor vehicles acquired by and on the premises of an automobile recycling business prior to October 1, 2005 must have all fluids, refrigerant, batteries and mercury switches removed by January 1, 2007. Fluids required to be removed under this subparagraph must be removed to the greatest extent practicable.

(7) All fluids, refrigerant, batteries and mercury switches must be removed from vehicles before crushing or shredding. Fluids required to be removed under this subparagraph must be removed to the greatest extent practicable.

Missing
The Forested
Wetland
definition that
is in the statute

No
Dismantling
of vehicles

JAN FEB MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC

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	

#2 L I/J - waiver Requested due to there are no developments needed all developments have already been done so there is no need for any financial capacity needed.

#2 L K - I have 20 years experience in the Auto industry, I have previous contacts for Automobile graveyards where I am able to bring vehicles to for recycling. I have experience with hauling vehicles and safety precautions needed when moving a vehicle from place to place. I have experience with the safest and correct ways for storage of vehicles.

#3 LE - waiver requested due to there are no existing buildings on site

#3 LF - waiver requested due to no driveways, parking/loading areas, walk ways or side walks on or adjacent to site.

#3 LG - waiver Requested due to there are no intersecting roads or driveways within 200ft of the site

Town has Flood plan Map
* Area of minimal flooding

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC				
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	

#8 L.K

No existing easements or Covenants or Deed Restrictions

* Copy of Fire hydrant/water supply for Fire Protection

#4 LA

No Demand for water supply or Sewage Disposal will Not be open to public

#4 LC

No handling of Solid wastes

#4 LD

No Driveways/ Parking lots, Loading areas and walkways will Not be open to the public location of storage lot off of Existing right away.

#4 LG

No buildings on site

#4 LI

No outside lighting purposed

There ~~are~~ Is a Fire Extinguisher on site and an outside water hose attached to the Trailer.

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC				
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	

#4 LK- For the use of Storing 3-4 vehicles on the lot for no more than 7 days. There will be no Dismantling of vehicles. Vehicles will be brought to the property with my truck and trailer and be unloaded onto the lot using either the vehicles own power or the loader that I own. Vehicles will then be stored on the lot for no more than 7 days and then be transported to an Automobile Graveyard for Recycling. While a vehicle is stored on the lot there will be an absorbant mat and Drip pan underneath the vehicle for leak protection. No fluids will be removed from vehicle.

#4 L.L- The hours of operations will be 10AM to 6pm and no Daily traffic will be generated due to no public access.

#4 LM - There is no method for handling storm water run off, erosion and sedimentation control

#4 LN waiver Requested due to there will be no need for water to be installed at the site.

#4 LO wainer Requested due to there will be no costs purposed



December 22, 2020

David Engler
Chair
Town of Bowdoinham Select Board
13 School Street
Bowdoinham, Maine 04008

RE: Best Management Practice Review
Will Panzino
791 Carding Machine Road, Bowdoinham, Maine
St.Germain File No.: 4529-0001

Dear Mr. Engler:

St.Germain has reviewed the proposed vehicle management plan from Will Panzino and determined that it meets Best Management Practice standards for the handling of vehicles and fluids in the event of a spill.

If you have any questions, please contact us at 207-591-7000.

Sincerely,

ST.GERMAIN

Anthony Ortiz
Senior Project Manager

Attachments

Attachment A Proposed Vehicle Management Plan

Submitted 1/2021

I Give William Panzino
permission to place his
lot on my right away
and use my road as
access to his lot.

Thank you
Richard Salgado

submitted
8/2020

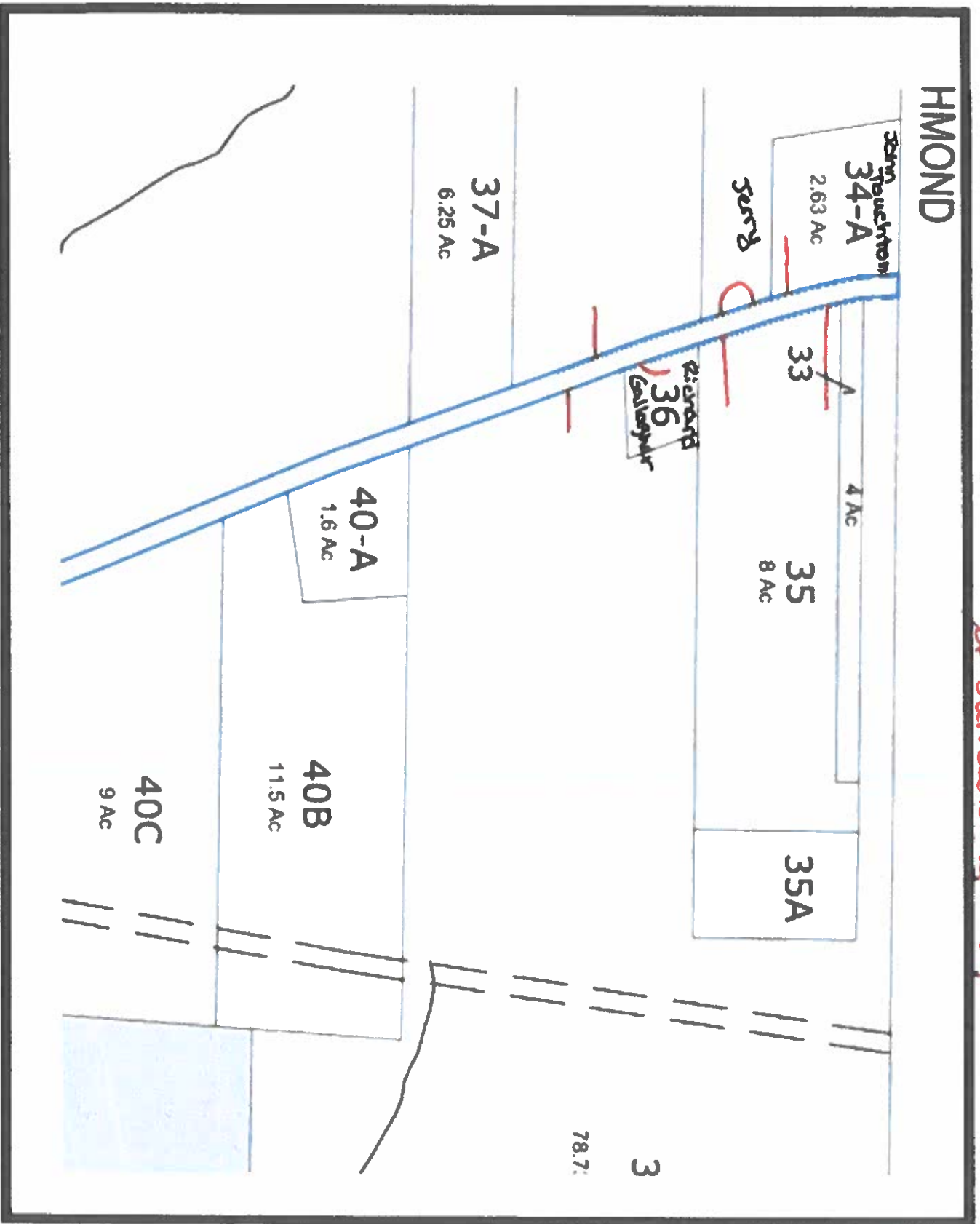
I Nancy Soule Give William Panzino
Permission to use my property to store
vehicles for the purpose to recycle

Nancy M Soule

Submitted 7/2020

HMOND

— Drive ways
of surrounding neighbors

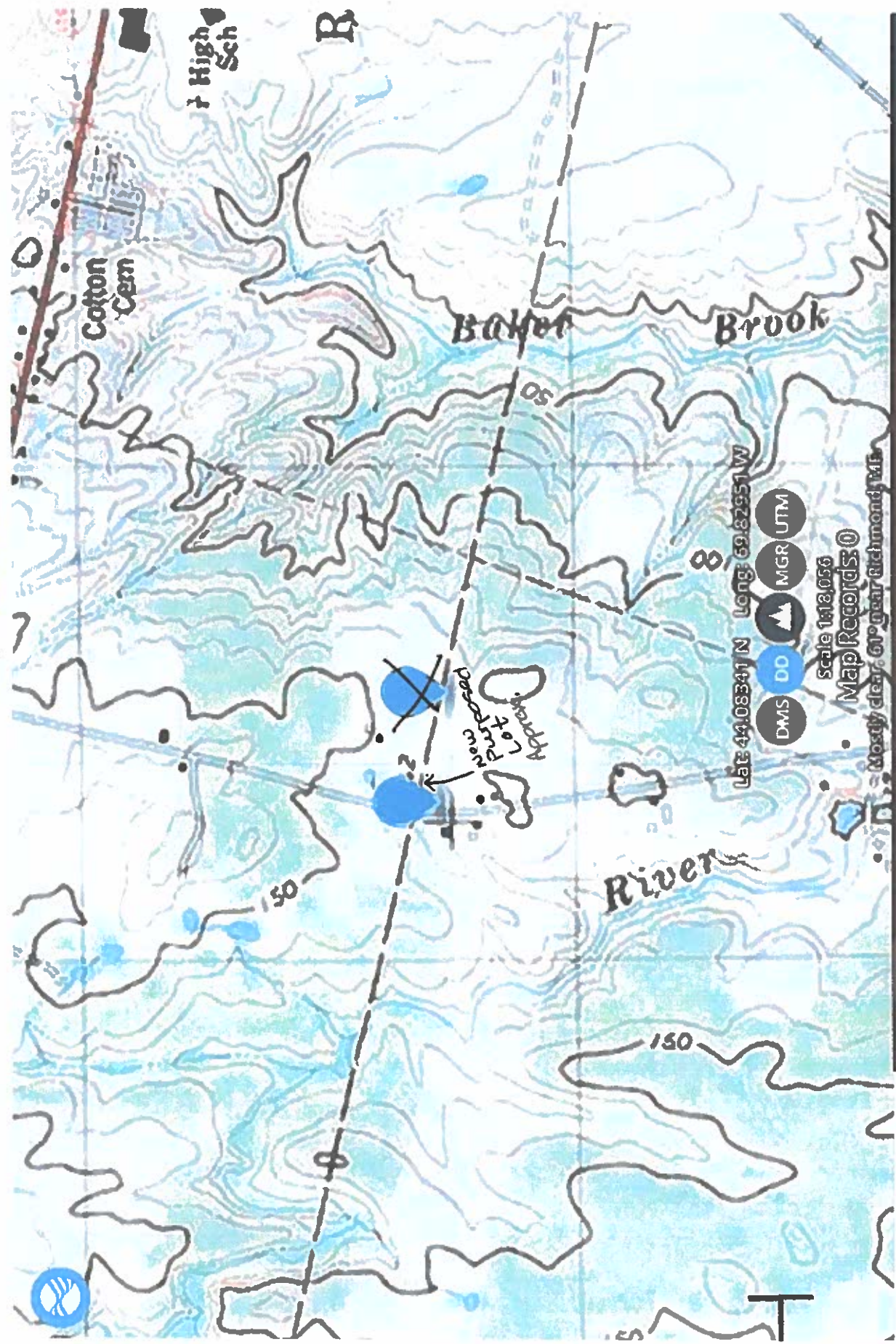


Submitted 7/2/2020

Topography map
~~the first map shows the location of the site~~
~~the second map is the proposed~~
~~site~~

View X 44°05'00.3"N 69°49'46.2"W + >

ngmdb.usgs.gov top view, level: 15.44 (804) 50



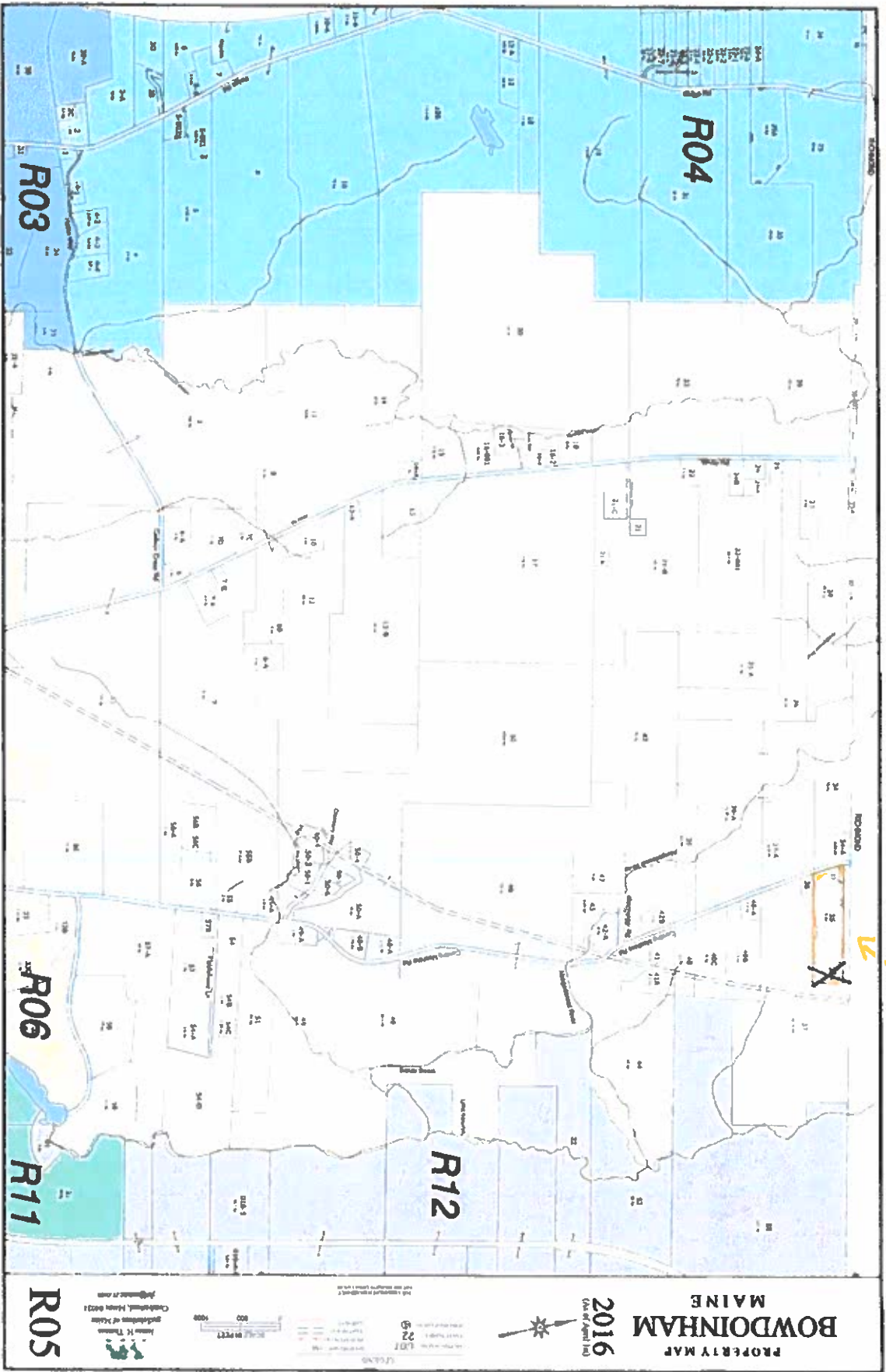
Arch

Navigation icons: Home, Back, Forward, Search, Layers, Full Screen, Print, Share, Refresh, Close

Ignore second blue marker location

Submitted 8/2022

Blank Tax Map.



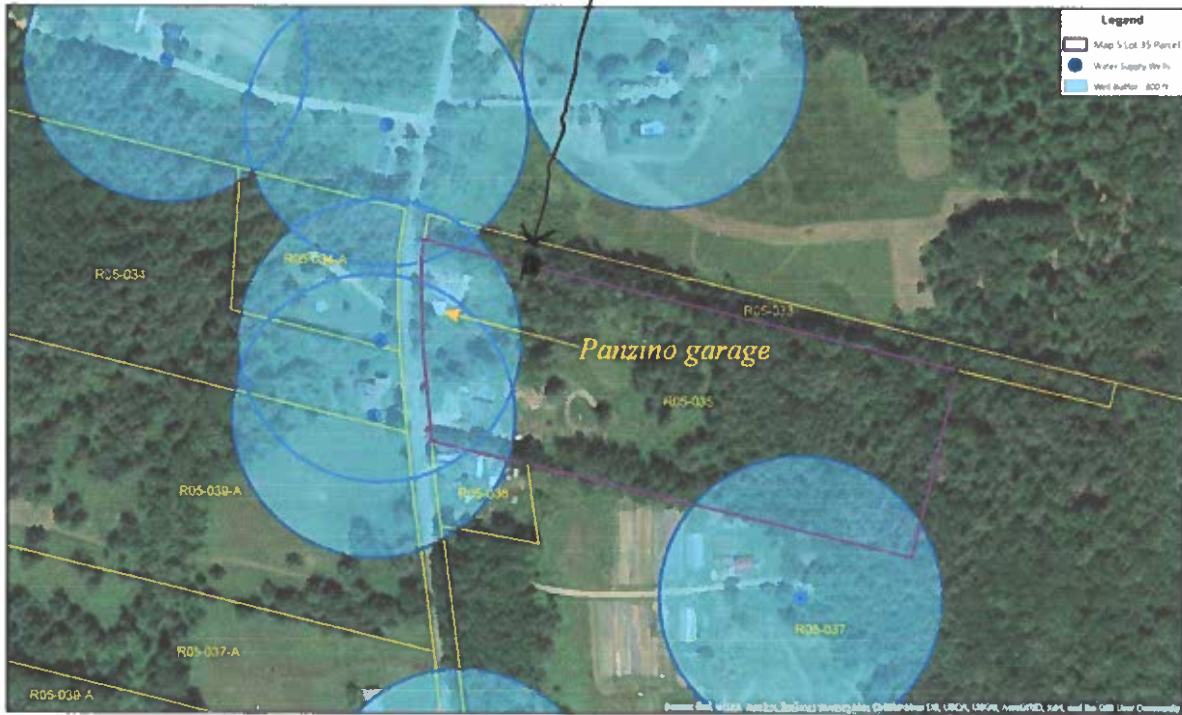
791 cutting machine RD

Submitted 7/2/2020

300 ft Well Setback

■ car storage lot, measured to scale
 40ft x 40ft
 outside of all well boundaries

Exhibit A



Data Source:
 1. 3.75 inch and 1/4 inch scale maps of Bowdoinham, Maine, including parcel boundaries, GIS, and other information. © 2002, MapInfo, Inc. as a data source.
 2. Aerial photography, Digital Vector Data, and other data for mapping. © 2002, MapInfo, Inc. as a data source.
 3. Maine State Database, Maine Office of GIS, Bowdoinham, Maine, including parcel boundaries, GIS, and other information.
 4. Symbols for other features are provided by the Maine Office of GIS.
 5. Parcels, Maine Office of GIS, Bowdoinham, Maine, including parcel boundaries, GIS, and other information.
 6. Other features are provided by the Maine Office of GIS.

**Water Supply Wells with 300 ft. Buffers
 Soule Property (R05 Lot 035)
 Bowdoinham, Maine**

These maps were prepared for Attorney John Soule of Maine, Portland, Maine, for his use only. They are not intended for use for any other purpose.
 © A. Soule & Associates, Inc. 11 November 2007

Jennifer Curtis

From: will panzino <willpanzino1988@outlook.com>
Sent: Friday, June 4, 2021 1:01 PM
To: Jennifer Curtis; Brad Pattershall
Subject: Re: Materials Received

This is in regards to the peak traffic hour. There will be little change in traffic flow im thinking maby a couple cars a week difference. If I was to guess a number I'd say between 3 to 5 a week especially during the startup period. If I was to guess the peak hours I'd say between 12 pm and 4 pm. I hope this is what you are looking for. Thank you

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Brad Pattershall <brad@law207.com>
Sent: Friday, June 4, 2021 9:19:44 AM
To: 'Jennifer Curtis' <planning@bowdoinham.com>; 'will panzino' <willpanzino1988@outlook.com>
Subject: RE: Materials Received

Thanks, Jenn.

Law Office of Bradford A. Pattershall, LLC

18 Pleasant St., Ste. 202
Brunswick, ME 04011
Tel: 207-373-9309
Fax: 207-373-9333
law207.com

From: Jennifer Curtis <planning@bowdoinham.com>
Sent: Friday, June 4, 2021 9:19 AM
To: Brad Pattershall <brad@law207.com>; 'will panzino' <willpanzino1988@outlook.com>
Subject: RE: Materials Received

Yes, that's right. If there are any zoning (District) boundaries, they should be shown. I believe this project is all in the Residential/Agricultural District. The purpose is to document that it was a permitted use at the time the plan was approved.

It's helpful to know what industry terms I'm using that aren't clear – thanks for letting me know.

Will – it sounds like there were some things you felt had already been submitted that were included in my list of recommended items. That's great. Where you have indicated that for an item, I'll do some digging to look for it.

Jenn Curtis
Director of Planning and Development
Town of Bowdoinham
(207) 666-5531
planning@bowdoinham.com

From: Brad Pattershall <brad@law207.com>
Sent: Thursday, June 3, 2021 4:04 PM
To: Jennifer Curtis <planning@bowdoinham.com>; 'will panzino' <willpanzino1988@outlook.com>
Subject: RE: Materials Received

Hi Jenn,

Thanks for this information. Can you clarify for me what zoning information needs to be added to the plan? Is this simply a designation of the zone in which the property sits? As I mentioned when we met in person, this is not my area of expertise. Thanks very much.

Brad

Law Office of Bradford A. Pattershall, LLC

18 Pleasant St., Ste. 202
Brunswick, ME 04011
Tel: 207-373-9309
Fax: 207-373-9333
law207.com

From: Jennifer Curtis <planning@bowdoinham.com>
Sent: Thursday, June 3, 2021 2:55 PM
To: 'will panzino' <willpanzino1988@outlook.com>; brad@law207.com
Subject: RE: Materials Received

Good afternoon,

I'm writing to confirm that the updated application submitted on 5/27/21 appears to meet the necessary submission criteria for a Tier II site plan application. This email serves as a preliminary completeness finding. I will recommend that the application be placed on the upcoming Planning Board agenda, for June 24, 2021.

To help ensure that the Board has adequate information to make findings relevant to the general performance standards, I would recommend that you also submit the following information, no later than June 14, 2021, to be included in the Planning Board materials for the meeting on June 24:

- The location of the nearest fire hydrant and a letter of plan for adequate fire protection as determined by the Fire Chief
- Zoning information should be added to the plan (this could be in the form of an agreement that it will happen prior to signing)
- An estimate of the peak hour and daily traffic #s to be generated by the project
- To additionally clarify locations of uses, mark on the attached sheet which areas are to be used for Automobile Repair Garage and Repair service, and which are to be used as Automobile Recycling Business.

Please feel free to call or email if you have any questions,

Jenn Curtis
Director of Planning and Development
Town of Bowdoinham

(207) 666-5531

planning@bowdoinham.com

<https://www.bowdoinham.com/>

From: Jennifer Curtis

Sent: Thursday, May 27, 2021 2:44 PM

To: 'will panzino' <willpanzino1988@outlook.com>; brad@law207.com

Subject: Materials Received

Good afternoon,

I received the following materials this afternoon, at 2:15PM. I will follow up soon with answers to a couple of questions Will had.

Jenn Curtis

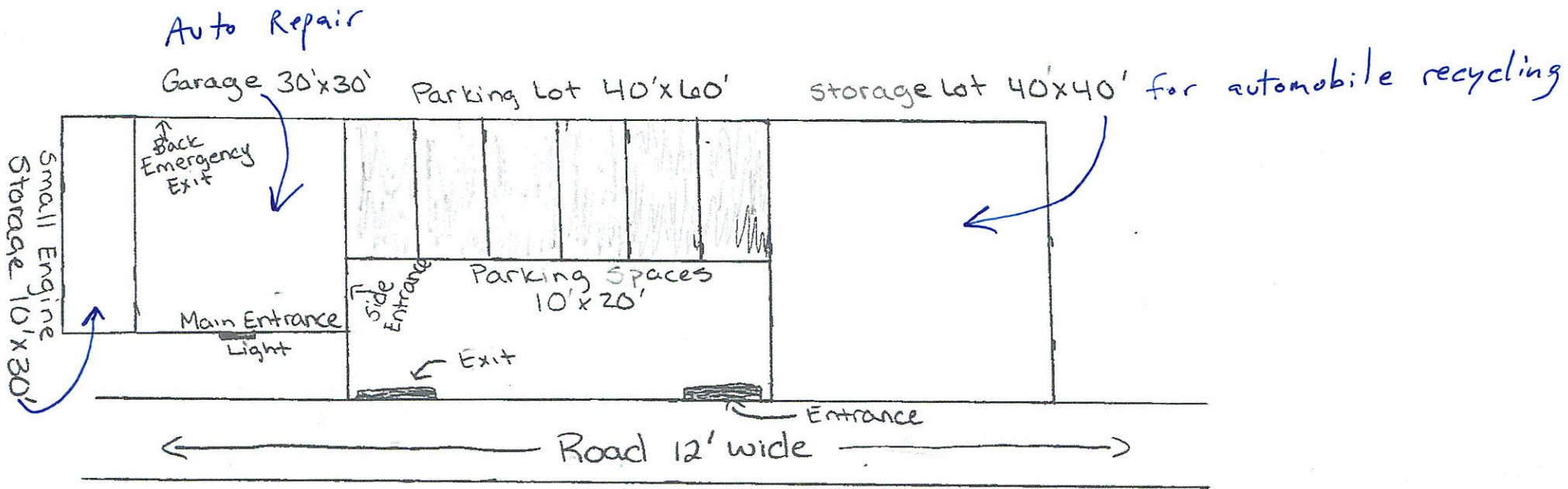
Director of Planning and Development

Town of Bowdoinham

(207) 666-5531

planning@bowdoinham.com

<https://www.bowdoinham.com/>



From: [will_panzino](#)
To: [Brad Pattershall](#); [Jennifer Curtis](#)
Subject: Re: Materials Received
Date: Monday, June 14, 2021 3:07:43 PM

Please keep this for my file...

I will panzino am requesting a waiver for the performance standard 10,D),2,e),(ii).

This narrative is for the stormwater run off. Any and all storm water will run off in the direction of the woods and wetland because the lot and garage will be sitting on a gravel pad.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jennifer Curtis <planning@bowdoinham.com>
Sent: Monday, June 14, 2021 3:00:36 PM
To: will panzino <willpanzino1988@outlook.com>; Brad Pattershall <brad@law207.com>
Subject: RE: Materials Received

Hi Will,

Thanks for calling and checking in just now.

You asked me to send in an email the specific information about the waiver I recommend. I recommend submitting a written waiver request from the below performance standard, in case it is needed. We discussed that because you have a ROW (and stated you have submitted information for the ROW), that the Planning Board may not feel this is necessary. However, submitted a waiver request, and a signoff from the neighbor, is the safest way to cover all the bases for a complete application.

Waiver request would be for:

10,D),2,e),(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.

We also discussed that today is the deadline for submitting application material to be reviewed by the Planning Board at the upcoming meeting on June 24, 2021.

A narrative written description of the area of impervious surface (surface area that water won't soak into, and will run-off from instead) that will be created by the new parking areas and buildings (the DEP definitions of impervious area include gravel surfaces), the direction of water flow, and how the