

Fisher Rd project  
(No official Address)

ROI-5E

Owners: Adams Family Construction, LLC

Trista Adams - (207) 504-2232

314 Cathance Rd

Topsham, ME 04086

Applicant: Same

Scale: 1 inch equals approx 40 Feet  
1 in. = 40 ft

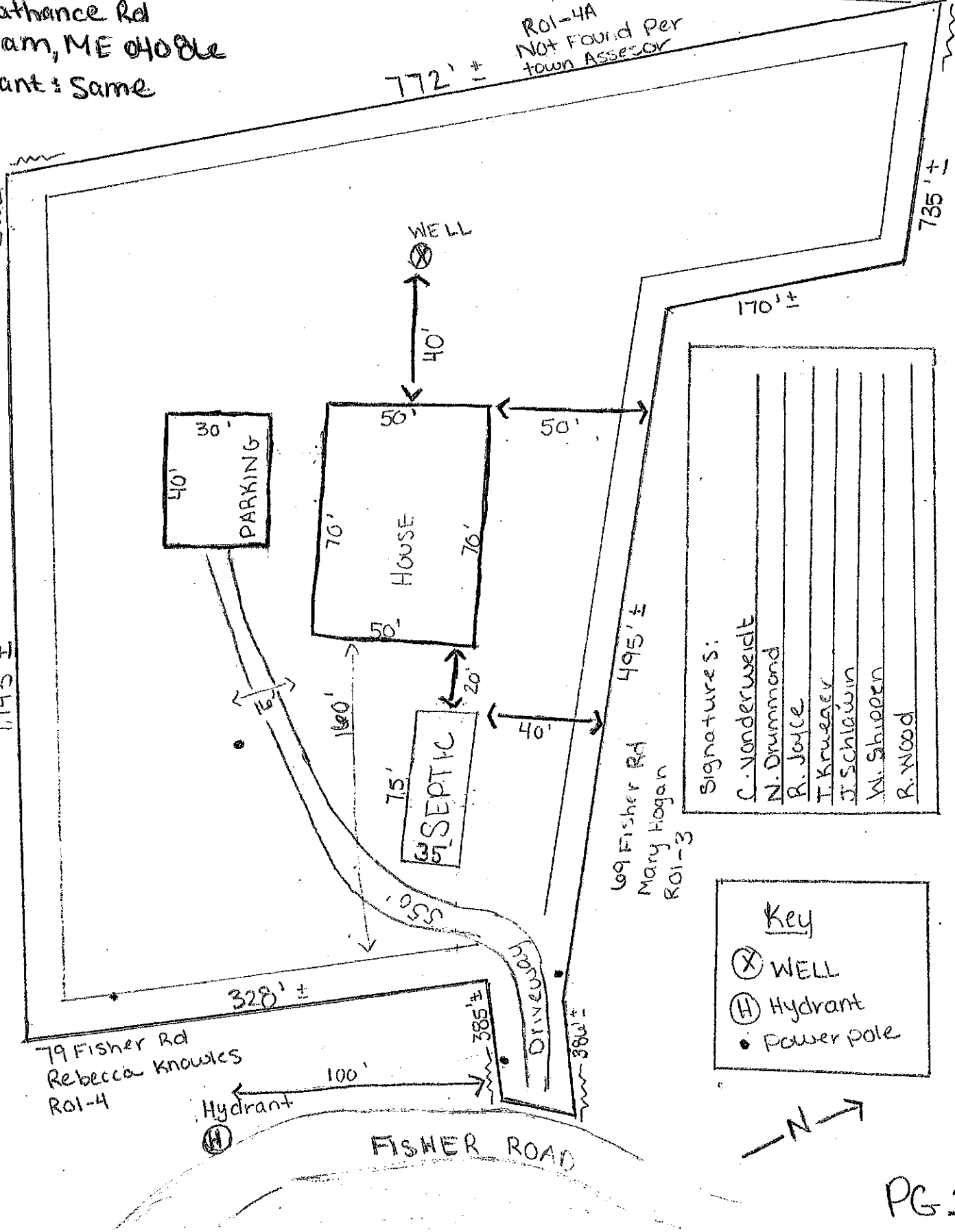
ROI-4A  
NOT FOUND Per town Assessor

87 Fisher Rd - John + Amy Wilson - ROI-5

1,143' ±

79 Fisher Rd  
Rebecca Knowles  
ROI-4

69 Fisher Rd  
Mary Hogan  
ROI-3



170' ±

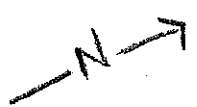
735' ±

Signatures:

C. Vanderweide
N. Drummond
R. Joyce
T. Krueger
J. Schlawin
W. Shupen
R. Wood

Key

- (X) WELL
- (H) Hydrant
- Power pole





**ESTIMATED COST OF PROPOSED PROJECT: 400K**

Most of the project and labor will be completed by the property owner, Adams Family Construction LLC. AFC LLC has experience in renovation and new construction of residential homes. Proof of funds from LLC member Linda Adams business account attached (see pg 12), no financing will be obtained for this project. LLC member formation and member list attached, see pg 13-15 .



# PROPERTY MAPS BOWDOINHAM MAINE

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

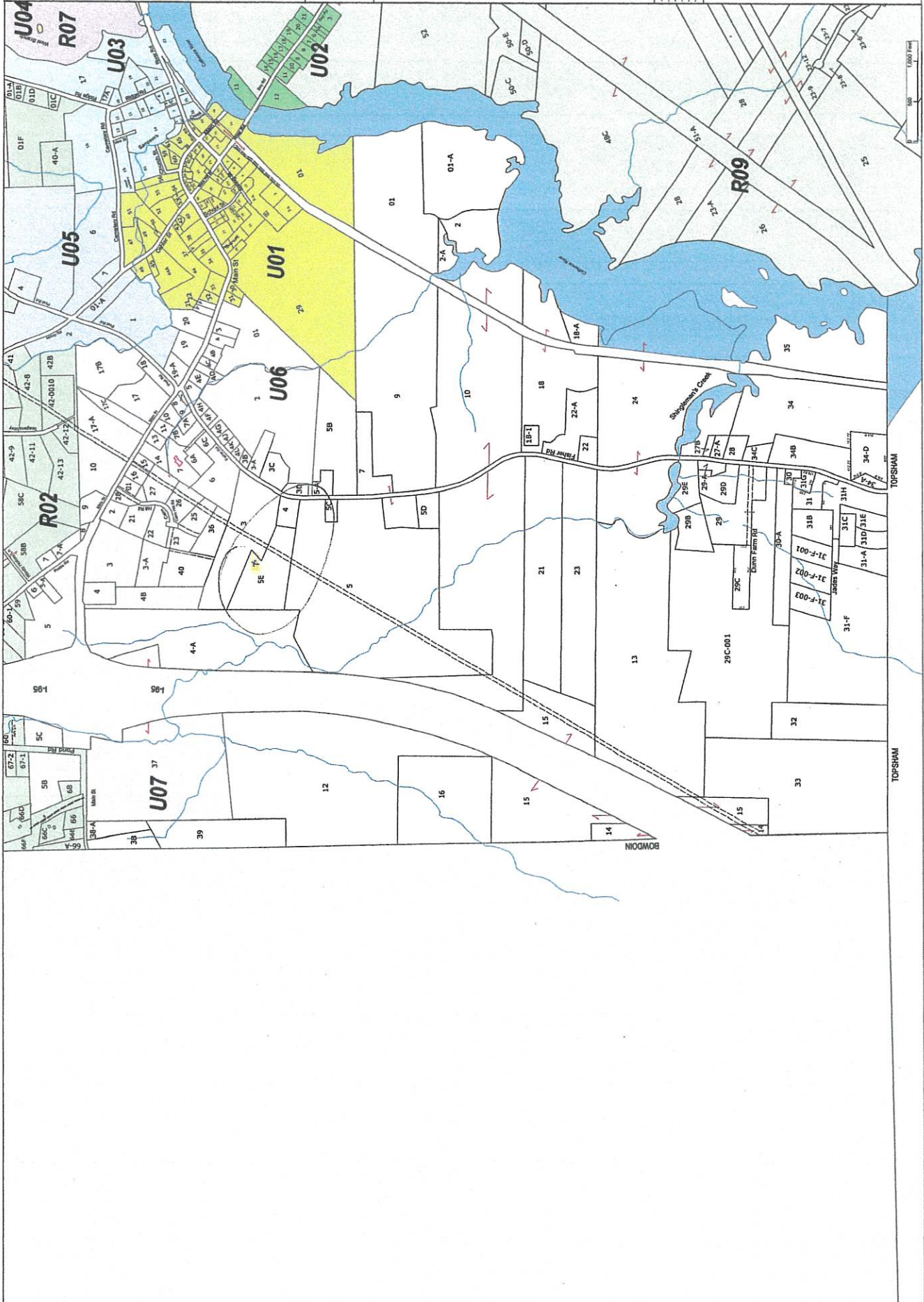
These maps are intended to be used for the purpose of Property Tax Assessments and should not be used for conveyances.  
Revised to April 1st

Scale: 1 inch = 500'

Water	Blue
Shaded Water	Light Blue
Wetland	Green
Forest	Dark Green
Open Space	Light Green
Other	Yellow
Unimproved	White
Improved	Grey
Highway	Black
Other Road	Red
Boundary	Black
Other	Black

## 2023

## MAP: R01





pg 3

2024R-01120  
TRANSFER TAX NOT PAID  
DOCUMENT#  
SAGADAHOC COUNTY MAINE  
LYNN C MOORE, REGISTRAR  
E-RECORDED ON  
03/11/2024 01:05 PM  
PAGES: 3

DLN#1002440266798

### Quitclaim Deed

Linda's Home Care Planning & Staffing, a Maine Corporation having a mailing address of PO Box 515, Topsham, ME 04086, for consideration paid, grant to Adams Family Construction LLC, a Maine Limited Liability Company having a mailing address of PO Box 515, Topsham, ME 04086, with Quitclaim Covenant, a certain lot or parcel of land in Bowdoinham, County of Sagadahoc, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in Bowdoinham, County of Sagadahoc and State of Maine, more particularly bounded and described as follows:

BEGINNING at a 1½ inch iron bolt set on the assumed northwesterly sideline of the Fisher Road and marking the southeast corner of land now of Mary B. Hogan and Kurtis M. Schneider (described in the Warranty Deed recorded in the Sagadahoc County Registry of Deeds, Book 2935, Page 89);

THENCE N 56 08' W, along the southwestern boundary of land now of said Hogan and Schneider and passing through a bolt, a distance of 386.2 feet to another bolt marking the northwest corner of Parcel I described in the Warranty Deed to said Hogan and Schneider;

THENCE N 41 34' W, continuing along the southwestern boundary of land now of said Hogan and Schneider, a distance of 475 feet, more or less, to a point marking the northwest corner of Parcel II described in the Warranty Deed to said Hogan and Schneider;

THENCE northerly, along land now of said Hogan and Schneider, a distance of 185 feet, more or less, to a point marking the northeast corner of Parcel 11 described in the deed to said Hogan and Schneider;

THENCE N 41 34' W, along the southwestern boundary of the most northwesterly portion of Parcel III described in the deed to said Hogan and Schneider and also depicted as "Parcel A" on the survey entitled "Plan of Chapman Estate, Bowdoinham, Maine" dated March 26, 1927 and recorded in the Sagadahoc County Registry of Deeds, Plan Book 5, Page 42, a distance of 145 feet, more or less, to a bolt;

THENCE N 41 34' W, continuing along the southwestern boundary of the most northwesterly portion of Parcel III described in the deed to said Hogan and Schneider, a distance of 597.70 feet, more or less, to a bolt, said bolt marking the northwestern corner of "Parcel A" and the northeastern corner of "Parcel B" depicted on the survey entitled "Plan of Chapman Estate, Bowdoinham, Maine";

THENCE S 29 50' W, along the southeastern boundary of land now of John Jameson, Scott Jameson, Glenn Jameson and Nancy Jameson (described in the Quitclaim Deed of Elaine S.







Jameson recorded in the Sagadahoc County Registry of Deeds, Book 3488, Page 108) a distance of 748.85 feet, more or less, to a right angle in a stone wall;

THENCE S 28 30' W a distance of 21.10 feet to another right angle in a stone wall;

THENCE approximately S 51 00' E, partially along a stone wall marking the northwesterly boundary of "Parcel B" and the northeasterly boundary of "Parcel C" depicted on the survey entitled "Plan of Chapman Estate, Bowdoinham, Maine" and land now of the Estate of Margaret McMullen, a distance of 1,100 feet, more or less, to a point lying N 67 18' 29" W a distance of 13.42 feet from a survey pin marked #1175, which point is also the southwest corner of land now of Gile P. McMullen described in the Deed of Distribution of Beth E. Owens, Personal Representative of the Estate of Margaret E. McMullen, to Gile P. McMullen, dated February 2, 2021 and recorded in the Sagadahoc County Registry of Deeds, Book 2021R, Page 1236;

THENCE N 15 32' 15" E, along land of Gile P. McMullen and passing through a point 20 feet westerly of the barn on the Gile P. McMullen lot, a distance of 328.18 feet to a point lying 50 feet, more or less, southwesterly from an iron pin found on the southern boundary of land of said Hogan and Schneider;

THENCE S 72 52' 56" E, maintaining a distance of 50 feet from the southern boundary of land of said Hogan and Schneider, a distance of 386.00 feet to point on the assumed northwesterly sideline of the Fisher Road;

THENCE S 38 18' 15" W, along the assumed northwesterly sideline of the Fisher Road, a distance of 53.62 feet to the 1½ inch iron bolt set on the assumed northwesterly sideline of the Fisher Road, being the point of beginning.

Bearings are Magnetic, 1927, excepting the last four bearings cited, which are Magnetic, 2014.

For a depiction of the property herein described, reference may be had to the survey entitled "Plan of Chapman Estate, Bowdoinham, Maine" dated March 26, 1927 and recorded in the Sagadahoc County Registry of Deeds, Plan Book 5, Page 42.

TOGETHER WITH all right, title and interest in the property, if any, lying between the within described lot and the northwesterly sideline of the Fisher Road.

SUBJECT TO those easements crossing the within described parcel of land previously granted to Central Maine Power Company and New England Telephone Company, including an easement dated July 19, 1989 and recorded in the Sagadahoc County Registry of Deeds, Book 980, Page 334.

Being the same premises conveyed to Linda's Home Care Planning and Staffing in a deed from Beth E. Owens, Personal Representative of the Estate of Margaret E. McMullen dated January 12, 2023 and recorded in the Sagadahoc County Registry of Deeds as Document No. 2023R-00294.



IN WITNESS WHEREOF, Linda's Home Care Planning and Staffing has caused this instrument to be signed in its name and behalf by Linda Adams, its President, thereunto duly authorized, this 8<sup>th</sup> day of March, 2024.

Witness

\_\_\_\_\_

Linda's Home Care Planning and Staffing

BY: Linda Adams  
Linda Adams, President

STATE OF MAINE  
COUNTY OF Sagadahoc

March 8, 2024

Personally appeared the above-named Linda Adams, in her capacity as President of Linda's Home Care Planning and Staffing and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said company.

Before me,



Hillary Bickford  
Notary Public or Attorney at Law

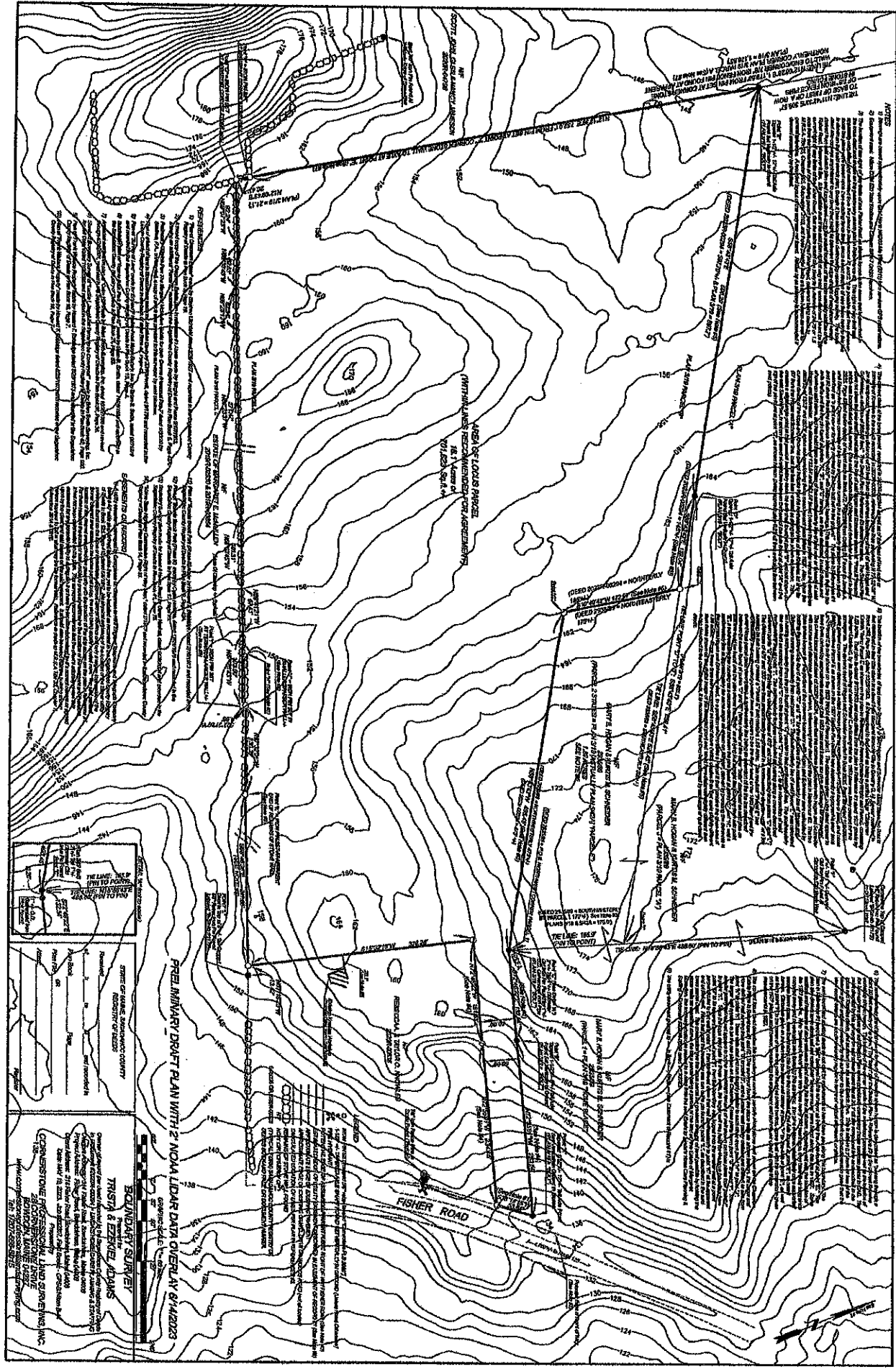
**After recording return to:**  
Linda's Home Care Planning and Staffing  
PO Box 515, Topsham, ME 04086



**EXISTING CONDITIONS SITE PLAN**

- A. Zoning Classification: **Residential/Agricultural**
- B. Bearings & length of all property lines: **See boundary survey attached PG 7**
- 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: **NONE**
- D. Location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development; **NONE**
- E. Location, dimensions, and ground floor elevation of all existing buildings on the site; **NONE**
- F. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site; **NONE**
- G. Location of intersecting roads or driveways within two hundred (200) feet of the site; **Fisher Rd - See boundary survey attached PG 7**
- 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 archaeological resources, together with a description of such features; **NONE**
- I. Direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used; **NONE**
- J. Location, front view, dimensions, and lighting of existing signs; **NONE**
- K. Location and dimensions of any existing easements and copies of existing covenants or deed restrictions; **No existing poles on site as referenced in the easement. See attached recorded easement PG 8.**
- L. Location of the nearest fire hydrant or other water supply for fire protection. **See boundary survey attached PG 7**









BOOK 980 PAGE 334  
08519

KNOW ALL MEN BY THESE PRESENTS, that Patrick McMullen of Bowdoinham, in the County of Sagadahoc and State of Maine in consideration of One Dollar and other valuable consideration (the sum being less than one hundred dollars) paid by CENTRAL MAINE POWER COMPANY, a Maine corporation and NEW ENGLAND TELEPHONE COMPANY, a New York corporation, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company and New England Telephone Company, their successors and assigns, the right and easement to construct, erect, rebuild, operate, maintain and remove electric distribution and communication lines for the transmission of electricity and intelligence, together with the necessary poles, wires, cable, cross-arms, bracers, anchors, guys and other electrical equipment and appurtenances connected therewith, over, along and across premises owned by the Grantor(s) in the Town of Bowdoinham, County of Sagadahoc and State of Maine, along the route as now staked out, extending in a northwesterly direction from Fisher Road, existing Pole 15 approximately 107' to New Pole 15-D

TRUE COPY

Also the right to cut down and keep trimmed and/or spray or treat with a chemical preparation of the Grants selection such trees, branches and underbrush as in the judgment of the Grants interfere with, or endanger the proper operation and maintenance of the lines constructed along the above described location, together with the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

It is understood and agreed that the rights and easements hereby conveyed are to be jointly owned by Central Maine Power Company and New England Telephone Company, their successors and assigns. If either Central Maine Power Company or New England Telephone Company, or the successors or assigns of either, shall relinquish or abandon the rights and easements hereby conveyed, the same shall become the sole property of the remaining company.

TO HAVE AND TO HOLD the above granted rights and easements to the said Central Maine Power Company and New England Telephone Company, their successors or assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, the said Patrick McMullen has hereunto set his hands and seals this 19<sup>th</sup> day of July, 1989.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF  
*George W. Sargent Jr.*

*Patrick McMullen*  
Patrick McMullen

STATE OF MAINE,  
County of Sagadahoc

July 19, 1989

Personally appeared the above named Patrick McMullen and acknowledged the foregoing instrument to be his free act and deed, before me,

GEORGE W. SARGENT JR.  
My Commission Expires Sept 7, 1992

*George W. Sargent Jr.*  
Justice of the Peace/Notary Public

RECEIVED SAGADAHOC CO.  
89 NOV -6 AM 9:52

ATTEST: *Elizabeth K. Mather*  
REGISTER OF DEEDS





King's Arrow Company, LLC

Joseph F. Stevenson, Owner

190 South Road

Fayette, ME 04349

207-215-1775

Adams Family Construction, LLC

September 3, 2024

314 Cathance Road

Topsham, ME 04086

**RE: Fisher Road Senior Living Center Proposed Wastewater Flow Calculations**

The proposed senior living center being proposed by Adams Family Construction, LLC includes a single building with 6 bedrooms/living areas with a single employee on duty in any given 24 hour period. According to the Maine Subsurface Wastewater Disposal Rules, the design flow are as follows:

- 6 BR Nursing/Convalescent Home @ 125 GPD/Bed = 750 GPD
- 1 Employee @ 12 GPD/Employee = 12 GPD
- TOTAL FLOW = 762 GPD

Based on soil boring data collected earlier this summer, the soil type found in the location of the proposed development was an ablation glacial till, profile 3C with a hardpan found at 28" below the surface. Based on this soil type and the flow calculations outlined above, the disposal field dimensions will be:

762 GPD \* 3.3 (sizing factor) = 2514.6 Ft<sup>2</sup> of disposal area.

A disposal field could be comprised of 5 rows of 11 Eljen In-drains with a foot print of 19' X 44'. If a stoned bed were designed, it would be 35' X 75'.

I'm happy to speak further on the items outlined above for full clarity. I appreciate this opportunity to help with your project.

Respectfully,

Joseph F. Stevenson LSE, LPF



**SITE PLAN FOR DEVELOPMENT ACTIVITY & DESCRIPTIVE NARRATIVE**

- 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; **See attached design flow document PG 9**
- B. Direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties; **See boundary survey for direction. There is a culvert at the end of the existing drive/private roadway, a culvert will also be added to the driveway of the proposed building.**
- C. provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any onsite collection or storage facilities; **Dumpster on site to be dumped on a bi-weekly basis.**
- 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; **See map attached PG 11. 50% paved parking 50% gravel. No changes in traffic flow.**
- 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: **See attached boundary survey PG 7**
- F. Proposed landscaping and buffering; **Existing tree-line buffer between neighboring property. Seeded lawn.**
- G. the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site; **See attached map for location. Building will be approx 3500 sq ft, exact dimensions and elevation tbd upon approval due to cost of design.**
- H. location of proposed signs together with the method for securing the sign; **NONE**
- I. location and type of exterior lighting; **Outside motion lighting, attached to the building, facing driveway and parking.**
- J. the location of all utilities, including fire protection systems; **See attached map for location of hydrants & utilities. Extinguishers will be installed throughout the building.**

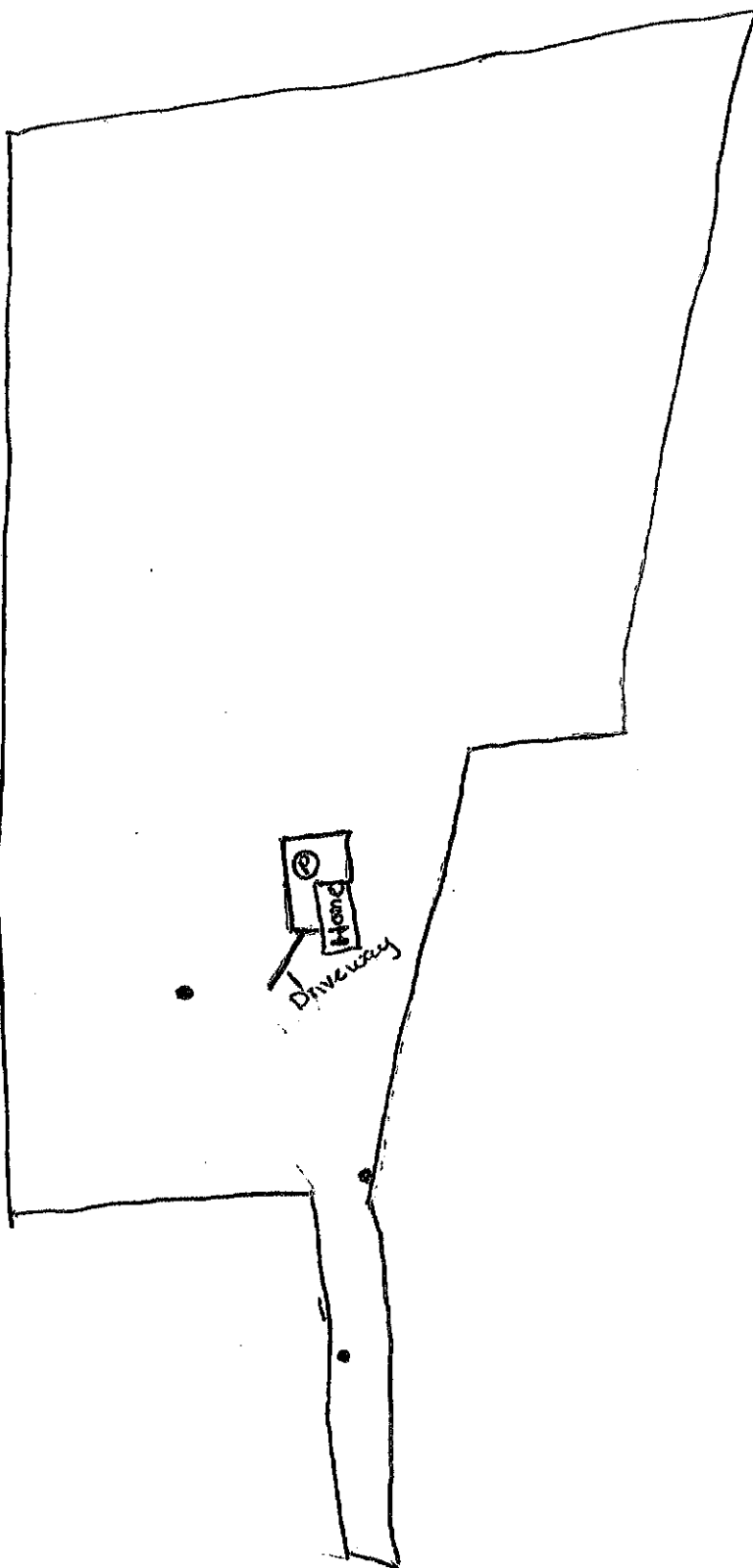




- K. a general description of the proposed use or activity; To be used as a residential care facility for the elderly, the home will be staffed by an employee 24 hours a day.
- L. an estimate of the peak hour and daily traffic to be generated by the project; The home will generate very little traffic other than an employee shift change every 8-12 hours as well as occasional visitors.
- M. the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions; See boundary survey for direction. There is a culvert at the end of the existing drive/private roadway, a culvert will also be added to the driveway of the proposed building. Any excavated area, ditches, etc. will be seeded and lined with grass. 12" x 24" berm to be used around the perimeter of the build site.
- 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; N/A, there will be a private well on site.
- O. breakdown of proposed project costs; Asking for a waiver/hold on this until a decision has been made by the planning board. In gathering information/estimates for this proposal we discovered that the design alone of this building could potentially cost between 10-20k. We would like a more solid answer from the board before continuing forward with the cost estimation of the building/project. As stated in the General Information portion, we do not plan to exceed \$400,000 on the project in total.







Key

- \* Fire Hydrant
- Power pole

\* Fire Hydrant  
on Fisher Rd





Attention Bowdoinham Planning Board;

This letter is to serve as notice that the account held at Midcoast Federal Credit Union for Linda's Home Care Planning & Staffing, managed by Linda Adams, has sufficient funds to cover the \$395,000 projected cost for the assisted living facility.

Should you have any questions, please feel free to contact us at 877-964-3262.

A handwritten signature in blue ink, appearing to read "Alan McDonald", is written above a thin horizontal line.

Alan McDonald, eServices Manager  
209 New County Rd. | Thomaston, ME 04861  
207.594.7775 | 877.964.3262

FREEPORT | BRUNSWICK | BATH | EDGECOMB | THOMASTON

Federally insured by NCUA

midcoastfcu.me



Charter Number: 202402512DC  
Filing Number: 20240213214610142 Pages: 2  
Form: DLLC Fee Paid: \$175  
Filing Date: 02/12/2024 12:00AM

**MAINE  
LIMITED LIABILITY COMPANY**

**STATE OF MAINE**

**CERTIFICATE OF FORMATION**

*Johanna Flynn*  
Deputy Secretary of State

A True Copy When Attested By Signature

*Johanna Flynn*  
Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

**FIRST:** The name of the limited liability company is:

Adams Family Construction LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "LC" or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3c" -- see 31 MRSA 1508.)

**SECOND:** Filing Date: (select one)

- Date of this filing; or
- Later effective date (specified here): \_\_\_\_\_

**THIRD:** Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
  - A. The company intends to qualify as a low-profit limited liability company;
  - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
  - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
  - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

**FOURTH:** Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

\_\_\_\_\_  
(Type of professional services)



**FIFTH:** The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: F10154

United States Corporation Agents, Inc.  
(Name of commercial registered agent)

Noncommercial Registered Agent  
\_\_\_\_\_  
(Name of noncommercial registered agent)

\_\_\_\_\_  
(physical location, not P.O. Box - street, city, state and zip code)

\_\_\_\_\_  
(mailing address if different from above)

**SIXTH:** Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

**SEVENTH:** Other matters the members determine to include are set forth in the attached Exhibit \_\_\_\_\_, and made a part hereof.

\*\*Authorized person(s)

Dated 1-26-24

Trista Adams  
(Signature of authorized person)

Trista Adams  
(Type or print name of authorized person)

\_\_\_\_\_  
(Signature of authorized person)

\_\_\_\_\_  
(Type or print name of authorized person)

\*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list - see 13 MRSA §723.7)

\*\*Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: **Secretary of State  
Division of Corporations, UCC and Commissions  
101 State House Station  
Augusta, ME 04333-0101  
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov**





February 24, 2024

Re: Adams Family Construction LLC

To Whom It May Concern:

Based on the information provided to the organizer, the members of Adams Family Construction LLC (the "Company"), are as follows:

Linda Adams

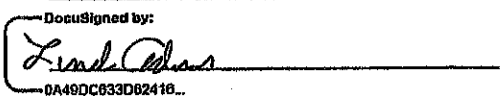
Ezekiel Adams

Trista Adams

Yours sincerely,  
By:  0435116F48CD4E5...

Trista Adams  
Organizer

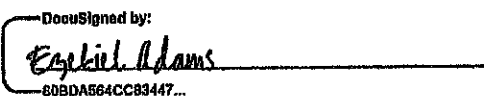
Agreed to on: 3/1/2024

By:  0A49DC833DB2416...

Name: Linda Adams

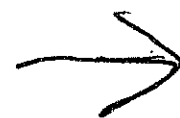
"Representative"

Agreed to on: 3/1/2024

By:  80BDA564CC83447...

Name: Ezekiel Adams

"Representative"





Agreed to on: 3/1/2024

By: DocuSigned by:  
*Trista Adams*

Name: Trista Adams

"Representative"



## APPROVAL CRITERIA NARRATIVE

- A. Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads. **Yes, a 16 ft wide driveway will provide safe access and egress.**
- B. Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site. **Yes, a 16 ft driveway as well as parking/turn around of approx 30 x 40 , will provide for safe movement of passenger, service, and emergency vehicles.**
- C. Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site. **Yes, however there will be very little pedestrian circulation on site.**
- D. Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities. **No, the site will not have any such adverse impact on municipal services, no more than a regular residential residence. The residents of the home will not require any special medical care that would increase risk to municipal services.**
- E. Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views. **The site will have no adverse visual impact on the surrounding area.**
- F. Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky. **Exterior lighting will have no adverse impact on neighboring properties or rights-of-way.**
- G. Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians. **No signage**
- H. Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a

- minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas. **Yes, the building will be a residential home.**
- I. Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development. **Yes, a long driveway along with a natural tree line will create a visual buffer of the building and parking from the public road.**
- J. Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. **N/A, site to be used as a residential living space only.**
- K. ) Utilities – The proposed development will not impose an unreasonable burden on existing utilities. **No, utilities used will be that of a residential home.**
- L. Water Supply – The proposed development will be provided with an adequate supply of water. **Yes, the site's water supply will come from a private well.**
- M. Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal. **Yes, the site's water supply will come from a private septic system specifically designed for a 6 bedroom residential elder living facility.**
- N. Fire Protection – The proposed development will have adequate fire protection. **Yes, the building will be equipped with smoke & carbon monoxide protectors as well as fire extinguishers in each room. Municipal fire hydrant is approximately 100 ft from the end of the driveway.**
- O. Capacity of Applicant – The applicant has the capacity to carry out the proposed project. **Applicant/s have successfully constructed several residential homes, has the financial capacity to complete the project, and has more than 30 years experience in the field of intended use for this particular project.**

- P. ) Shoreland – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance. **N/A, not in shoreland zoning.**
- Q. Floodplain – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance. **N/A, not in shoreland zoning/floodplain management area.**
- R. Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable. **N/A, no wetlands and/or waterbodies.**
- S. Historic & Archaeological – **The proposed development will not have an adverse effect on historic and/or archaeological sites. N/A, no historic and/or archaeological sites.**
- T. Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems. **This development will have no adverse impact on groundwater.**
- U. ) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat. **This development will have no undue adverse impact on wildlife habitat.**
- V. Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas. **N/A, no rare and irreplaceable natural areas on site.**
- W. Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation. **Yes, only what is necessary to build a home and parking will be disturbed.**
- X. Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes. **Yes, there will be a dumpster on site to be dumped on a bi-weekly basis.**
- Y. Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies. **N/A, no such material to be handled on site.**

- Z. ) Air Quality – The proposed development will not result in undue air pollution or odors. **No, the site will be used as a residential home and will not produce undue air pollution or odors.**
- AA. Water Quality – The proposed development will not result in water pollution. **No, the site will be used as a residential home and will not result in water pollution.**
- BB. Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties. - **Drainage, ditches, and culverts on site to dispose of stormwater runoff.**
- CC. Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies. **There is a culvert at the end of the existing driveway, a culvert will also be added to the driveway of the proposed building. Any excavated area, ditches, etc. will be seeded and lined with grass. 12" x 24" berm to be used around the perimeter of the build site.**
- DD. Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties. **Noise level to be that of a normal residential home.**
- EE. Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham. **Yes**
- FF. Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement. **Yes, the proposed development is intended to provide a safe, community based, home-like environment for the elderly who can no longer, or wish to, live on their own. This home is for the resident who is looking for, and will appreciate the rural privacy and small town sense of community that Bowdoinham is known for.**