

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.**