



# Town of Bowdoinham

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Nicole Briand, Town Manager

November 25, 2024

Adams Family Construction LLC  
Trista Adams  
314 Cathance Road  
Topsham, Me 04086

## **Re: Planning Board – Site Plan Review-Tier II Fisher Road, Bowdoinham, Me 04008 (Tax Map R01, Lot 5E)**

Dear Trista,

On November 21, 2024, we, the Bowdoinham Planning Board reviewed your Site Plan Review permit application (Tier II) and made the following Findings and Conclusions based on the Approval Criteria and Performance Standards:

- 1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

*Finding: The Planning Board found that the proposed driveway will be 550' long by 16' wide. In addition, the Fire Chief has no objections to the proposed layout for vehicular access.*

*Conclusion: The Approval Criteria has been adequately met.*

- *Motion to Approve: Tracy Krueger*
- *Seconded: Chris Vonderweidt*
- *Vote: 4-0 in favor*

- 2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

*Finding: The Planning Board found that the proposed site layout will provide safe movement of passenger, service, and emergency vehicles through the site, because the driveway is 16' and provides parking and a turn-around.*

*Conclusion: The Approval Criteria has been adequately met.*

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

- 3) **Pedestrian Circulation** – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

*Finding: The Planning Board found that the proposed 16' wide driveway will provide room for a vehicle to pass a walking pedestrian.*

**Conclusion:** *The Approval Criteria has been adequately met.*

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

- 4) **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.

*Finding: The Planning Board found that the proposed 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, because the proposed development will be close to residential use.*

**Conclusion:** *The Approval Criteria has been adequately met.*

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

- 5) **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.

*Finding: The Planning Board found that the proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views, because it is not proposed near any water or scenic views.*

**Conclusion:** *The Approval Criteria has been adequately met.*

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

- 6) 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.

*Finding: The Planning Board found that the proposed development will provide exterior lighting that will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-way, and the unnecessary lighting of the night sky, because the proposed lighting will be down-cast cut-off lighting.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

- 7) 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.

*Finding: The Planning Board found that 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, because the applicant is not proposing to install a sign.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

- 8) 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.

*Finding: The Planning Board found that 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, because the Residential Care Facility will be constructed to look like a single-family dwelling.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

- 9) 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.

Finding: The Planning Board found that 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, on the account that the applicant is proposing to use the existing tree line as landscaping.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

- 10) 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.

Finding: The Planning Board found that 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, because the development will be similar to a dwell

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

- 11) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

Finding: The Planning Board found that the proposed development will not impose an unreasonable burden on existing utilities, on account that the development is similar to a residential dwelling.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

12) Water Supply – The proposed development will be provided with an adequate supply of water.

Finding: The Planning Board found that the proposed development will be provided with an adequate supply of water, because the applicant stated it will be a private well.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

13) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

Finding: The Planning Board found that the proposed development will be provided with adequate sewage waste disposal, because septic test pits were conducted by King's Arrow Company, specifically, Joseph F. Stevenson. Furthermore, he found that the soil type to be ablation glacial till, profile 3C, and the design would be for 762 Gallons Per Day.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

14) Fire Protection – The proposed development will have adequate fire protection.

Finding: The Planning Board found that the proposed development will have adequate fire protection, on account that the Fire Chief for the Town of Bowdoinham does not have any objections. In addition, the applicant shall meet Condition 1., which states the applicant shall receive all construction permits from the Maine State Fire Marshall's Office before any building permits are issued for this project.

**Conclusion: The Approval Criteria has been adequately met, subject to Condition of Approval Number 1.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

15) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

*Finding: The Planning Board found that the applicant has the capacity to carry out the proposed project, because the applicant stated they had successfully completed several residential homes, have the financial capacity, and over 30 years' experience operating Residential Care Facilities.*

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**16) Shoreland** – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.

*Finding: The Planning Board found that the proposed development will be in compliance with the Town's Shoreland Zoning Ordinance, on account that the proposed project is not located within the Shoreland Zoning District.*

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**17) Floodplain** – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.

*Finding: The Planning Board found that the proposed development will be in compliance with the Town's Floodplain Management Ordinance, because the proposed development is not located within the Floodplain District.*

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**18) Wetlands & Waterbodies** – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

*Finding: The Planning Board found that the proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable, because the proposed development is not in proximity to a wetland or waterbody.*

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

19) **Historic & Archaeological** – The proposed development will not have an adverse effect on historic and/or archaeological sites.

***Finding: The Planning Board found that the proposed development will not have an adverse effect on historic and/or archaeological sites, because the proposed development is not in proximity to historic and/or archaeological sites.***

***Conclusion: The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

20) **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.

***Finding: The Planning Board found that the proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems, because the septic will be designed by a Maine Licensed Site Evaluator. In addition, the proposed development will utilize the Maine DEP Best Management Practices to control erosion.***

***Conclusion: The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

21) **Wildlife Habitat** – The proposed development will not have an undue adverse effect on wildlife habitat.

***Finding: The Planning Board found that the proposed development will not have an undue adverse effect on wildlife habitat, because it is similar to a residential dwelling.***

***Conclusion: The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

22) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

*Finding: The Planning Board found that the proposed development will not have an undue adverse effect on rare and irreplaceable natural areas, because the proposed development is not in proximity to irreplaceable natural areas.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

23) 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.

*Finding: The Planning Board found that 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, because vegetation is only going to be removed where the development is taking place.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

24) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

*Finding: The Planning Board found that the proposed development will provide for adequate disposal of solid wastes, on the account that the applicant stated that a dumpster would be located on-site and emptied bi-weekly.*

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

25) 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.



Finding: The Planning Board found that 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, because proposed development will not include hazardous, special and radioactive materials.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

26) Air Quality – The proposed development will not result in undue air pollution or odors.

Finding: The Planning Board found that the proposed development will not result in undue air pollution or odors, because it is a residential structure.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

27) Water Quality – The proposed development will not result in water pollution.

Finding: The Planning Board found that the proposed development will not result in water pollution, on account that the applicant will utilize the Maine DEP Best Management Practices to control erosion. In addition, there will not be any hazardous materials on-site and there are no waterbodies nearby.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Tracy Krueger**
- **Seconded: Chris Vonderweidt**
- **Vote: 4-0 in favor**

28) 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.

Finding: The Planning Board found that 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, because the applicant stated they would utilize drainage ditches and culverts on-site. Also, the applicant stated that the parking area would drain it to a vegetated area.

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**29) Sedimentation & Erosion Control** – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

**Finding: *The Planning Board found that the proposed development will utilize The Maine Erosion and Sediment Control Best Management Practices Manual, dated October 2016, during and after construction.***

**Conclusion: *The Approval Criteria has been adequately met, subject to Condition of Approval Number 2.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**30) Noise** – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

**Finding: *The Planning Board found that the proposed development will control noise levels so that it will not create a nuisance for neighboring properties, because the noise level will be that of a normal residential dwelling.***

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**31) 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.

**Finding: *The Planning Board found that the proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham, because the development was designed to meet all applicable standards.***

**Conclusion: *The Approval Criteria has been adequately met.***

- ***Motion to Approve: Tracy Krueger***
- ***Seconded: Chris Vonderweidt***
- ***Vote: 4-0 in favor***

**32) 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.

*Finding: The Planning Board found that 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, on the account that the proposed Residential Care Facility will promote health, safety and general welfare to the residents of the community.*

*Conclusion: The Approval Criteria has been adequately met.*

- *Motion to Approve: Tracy Krueger*
- *Seconded: Chris Vonderweidt*
- *Vote: 4-0 in favor*

Based on your application and the above findings and conclusions, we the Planning Board approve the Site Plan Review- Tier II application, **with a motion to approve by Tracy Krueger, and seconded by Chris Vonderweidt, by a vote of 4-0**, with the following Conditions of Approval:

1. The project shall receive all required permits and approvals from the Maine State Fire Marshall’s Office before building permits are issued.
2. 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 for this project.

Sincerely,

Bowdoinham Planning Board:

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Chair: Nathan Drummond

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Member: Reeve Wood

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Member: Tracy Krueger

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Member: Chris Vonderweidt

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Member: Justin Schlawin

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Associate: Richard Joyce

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Associate: William Shippen