



August 1, 2024

Town of Bowdoinham
13 School Street
Bowdoinham, Maine 04008

RE: Conifer Ridge Project – Samm Co Holdings LLC

Dear Town of Bowdoinham:

I am pleased to inform you that Samm Co Holdings LLC primarily owned by Jesse and Joshua Sammon, enjoys a great reputation in the Greater Brunswick, Topsham and Lewiston Auburn Areas. The two brothers have more than 25 years' experience in both residential and commercial real estate development and construction. Not only do they have the expertise and knowledge base, they also have the financial capacity to complete the proposed development project at Conifer Ridge in Bowdoinham. It is understood that the proposed project cost is approximately \$3,000,000. Loan funds and Borrower Cash will be used to develop and construct two town house style rental buildings, one being a 6 unit and the other being an 8 unit. The buildings will be a mix of 6 three-bedroom units and 8 bedroom two-bedroom units.

We are committed to working with Samm Co Holdings as they have a great relationship with Norway Savings Bank. Samm Co Holdings LLC has the experience and financial capacity to successfully develop the site.

I am more than happy to provide more validation and specifics on other projects they have completed recently and others over their years in real estate development.

Feel free to reach me at 207-393-3663 or by email at ipullen@norwaysavingsbank.com.

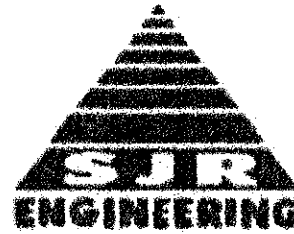
Sincerely,

A handwritten signature in black ink, appearing to read "Ian T. Pullen", written over a horizontal line.

Ian T. Pullen
VP, Commercial Lending

June 6, 2024 Update 7/31/2024

Yvette Meunier
Director of Planning and Development
Bowdoinham Planning Board
13 School Street,
Bowdoinham, Maine 04008



Re: Site Plan for SammCo Holdings Conifer Ridge LLC

Dear Yvette and Board Members,

On behalf of SammCo Holdings Conifer Ridge, LLC, we are pleased to submit this site plan application to you for Planning Board review and approval. SammCo Holdings Conifer Ridge LLC is proposing to construct 14 residential units in two buildings with associated parking facilities along the intersection of Routes 138/125 in Bowdoinham. We believe this application package conforms to the provisions of the Land Use ordinance and other ordinances and regulations of the Town of Bowdoinham. It is our hope this project and accompanying application materials comply with the Towns Comprehensive plan, Waterfront plan, and Transportation Vision statement.

The parcel is located on Tax Map U07, Lot 005 and has 7.24 acres of land. The land has been previously surveyed and updated by William Coombs PLS on February 26, 2020. A copy of the recorded survey is included in this application that depicts the bearings and distances for the parcel. The parcel lies within the Village Two District Zone.

A Fall 2024 operation startup date is planned once approvals for the project have been obtained. The project needs approvals from the Town of Bowdoinham, and a Stormwater Permit from the State of Maine.

The proposed driveway entrance has adequate sight distance in both directions along Route 125 and provides a solid foundation for vehicular traffic movement.

SJR ENGINEERING, INC.

STEVE@SJRENG.COM. 16 THURSTON DRIVE, MONMOUTH, ME. TEL: (207) 242-6248

We have attached building elevations and floor plans for the two proposed buildings. Each of the 14 units will be constructed generally identical with one another. The units will have living space on the ground floor and bedrooms in the upper level.

The existing site is undeveloped with a mixture of conifer and deciduous trees. The new buildings will utilize underground electricity, cable communications, telephone, and public water from the public road. The sewer connection from will flow to individual pump stations and be pumped to two septic disposal systems in the woods. Mark Censi Associates site evaluator has determined the location of the new disposal areas and provided HHE 200 forms included with this submittal. We recognize the challenge that exists with the septic system requiring a pump to the leach field. We will have a standby generator that will power the pumps in the event of a power outage. There will also be an automatic water shutoff to the buildings if the generator malfunctions to avoid sewage backups.

The buildings will utilize heat pumps for heating/cooling each unit. A common dumpster will be utilized for trash and be contracted to Riverside Disposal. The material will be taken to a licensed disposal facility currently under contract with Riverside Disposal.

The proposed paved access allows for easy access to each building and provides for safe off-road access for emergency services/fire equipment. Low salt snow removal methods will be employed during winter storms to reduce the quantity of salt utilized. An existing fire hydrant is located at the corner of the lot. A divider strip of land between the entrance access and parking area for Building 1 has been created for the purposes of providing landscaping to shield views from the road. It is possible to site a common mailbox area for the entire project in this location.

While significant earthwork improvements will be necessary for the construction of the project, the Owner is considering constructing the project in Phases. All disturbed areas not covered with pavement, landscaping, or buildings are to be loamed and seeded with a vegetative grass, and mulched. As construction progresses, different forms of erosion control may be necessary, and should be employed by the Contractor according to DEP's latest edition of "Best Management Practices".

A wetlands delineation of the parcel has been performed by Jones Associates in April of 2020. The wetland delineation has been depicted on the attached plans. No vernal pools have been found on the parcel. All construction activities will be coordinated to minimize the impact on the wetlands. Construction access will utilize the walking path and use wooden mats to cross wetland areas.

We have attached an extensive stormwater narrative and analysis of the development parcel with this application. In summary, existing stormwater flows from this parcel flow into a 24" concrete culvert under Route 125. In the proposed condition, stormwater flows in the developed area are redirected into 2 soil filter/detention ponds. When these flows combine with upslope undisturbed flows, the peak flow rate at the 24" culvert crossing is reduced.

We have attached an erosion control narrative that is to be utilized by the Contractor and eventually by the Owner once the project is constructed. Appropriate erosion control devices are shown on the topographic site plan.

New lighting will be utilized to provide visual security in the parking area and provide a safe access to/from the building. Lighting installed would be attached to the building and be full cutoff design (ie downcast) to prevent offsite glare to abutting properties. Parking lot lighting will be similar downcast lighting. It is the intent of the Owner that the illumination would be of low intensity that does not draw attention to the building, provides security, yet allows for safe access to/from the building to parked vehicles.

From a visual impact point of view, we have shown a new landscaping area along the frontage of the parcel to enhance the aesthetics of the project and soften the view of the buildings and parking lot area from abutters. Most of the site will utilize existing wooded areas for development buffers and screening. Landscaping plants (providing year round screening) will be chosen by the Owner at the time of construction. The intent is to create a landscaping buffer separating this parcel from the view of Route 125 traffic.

One of the aesthetic features of the project includes a walking path in the undeveloped portion of the site that loops back onto itself. The path is wholly on the parcel and is 1800' long. It will be constructed 4' wide and utilize bark mulch media for its surface. In many areas, the trail will be located within the construction access path for the septic disposal fields.

Noise levels will be minimal as the project is a residential complex. Most noise will be generated by construction equipment during the construction of the

project.

There is one proposed sign at the entrance driveway location that will be the identifier of the SammCo Holdings project.

We are not aware of any historical or archaeological significance to the parcel. We are not aware of any mapped habitat (see "Beginning with Habitat" printouts) for 1) endangered or threatened species; 2) high and moderate value waterfowl habitat including nesting and feeding areas; and 3) high or moderate value deer wintering area. We do not believe the parcel falls within an area identified by the Maine Natural Areas Program.

The residential construction for the project does not fall within the Hazardous, Special & Radioactive materials standards. Bulk storage of flammable or explosive liquids, solids, or gases will not be stored at this site.

We do not expect any undue odors will impact abutting neighbors or the public with this project. Similarly, the Owner does not anticipate any water quality issues associated with the facility.

The Owner expects minimal traffic to be generated at this location. Based on this information, peak hour and daily traffic will be minimal (10 trips/unit daily).

We have prepared an estimated cost of \$3,000,000 for the proposed improvements to the parcel. The attached letter from the Norway Bank indicates SammCo Holdings Confer Ridge LLC has adequate capital to cover the proposed improvement costs.

SammCo Holdings Confer Ridge LLC has retained SJR Engineering to assist with the permitting and technical aspects of the project. They have over 30 years in the development of various site projects. They will be employing licensed designers and contractors to complete this project.

SammCo Holdings LLC has operated since 2016 and has completed over 30 residential renovation and new construction projects. They also own and manage 44 residential and commercial rental units in the greater Brunswick area.

They have been involved in various construction activities professionally for much of their lives. With over 25 years of field experience, Joshua also has a Bachelor of Science in Construction Project Management and has worked as a construction project manager in Boston. Where he managed multifamily development projects in Massachusetts and Connecticut.

SammCo Holdings Conifer Ridge LLC
Route 125, Bowdoinham

As part of the General Performance Standards, we request appropriate Town Official comments pertaining to the development as it applies with municipal services. These include road system, fire department, solid waste, schools, open spaces, recreational programs and other municipal facilities. It would be our opinion, this proposed development has no impact on any municipal service.

We have attached other pertinent information with the application, including the site development topographic plans per the submission requirements for the application.

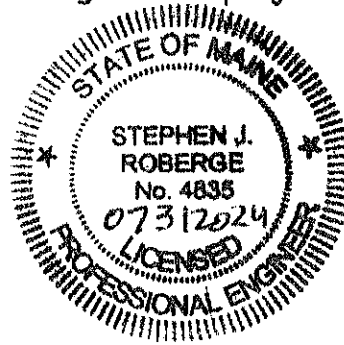
We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE
for SJR Engineering Inc.



Attachments: SammCo Holdings Conifer Ridge LLC site plan set (07302024)