



## **Appendix 1 Conifer Ridge Site Plan Amendments 8/22/2024**

- 1. Description of Dwelling Units with Preliminary Concept Design, and Floor Plan**
- 2. Natural Areas Program Letter and response from Department of Agriculture, Conservation and Forestry Communication**
- 3. Inland Fish & Wildlife Letter and Response**
- 4. Maine Historic Preservation Commission and Tribal Historic Preservation Officers with response**

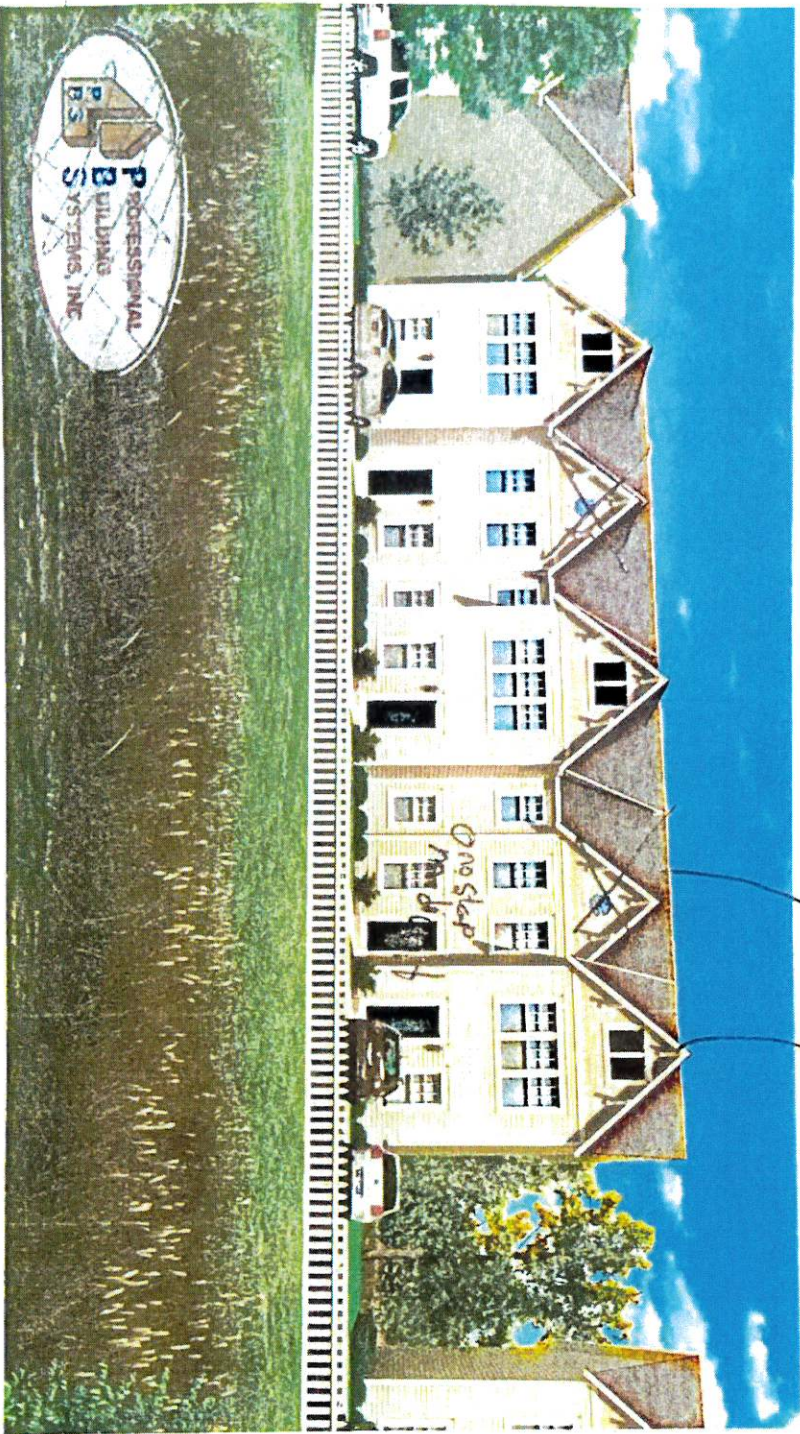
**Description of Dwelling Units:**

14, Town-House Style, Residential Units will be clustered in two contiguous blocks on the south east corner of the Lot bordering the intersection of Routes 138/125 in Bowdoinham, Maine.

The Southernmost block of Units will consist of 8 units, with a mix of (4) 3-bedroom Units and (4) 2-Bedroom Units. The Northernmost block of Units will consist of (2) 3-bedroom Units and (4) 3-Bedroom Units.

Each Unit is intended to be a Residence and will be prohibited from commercial use.

Each Unit will be owned and managed by SammCo Holdings Conifer Ridge LLC and will be rented at market Rate.

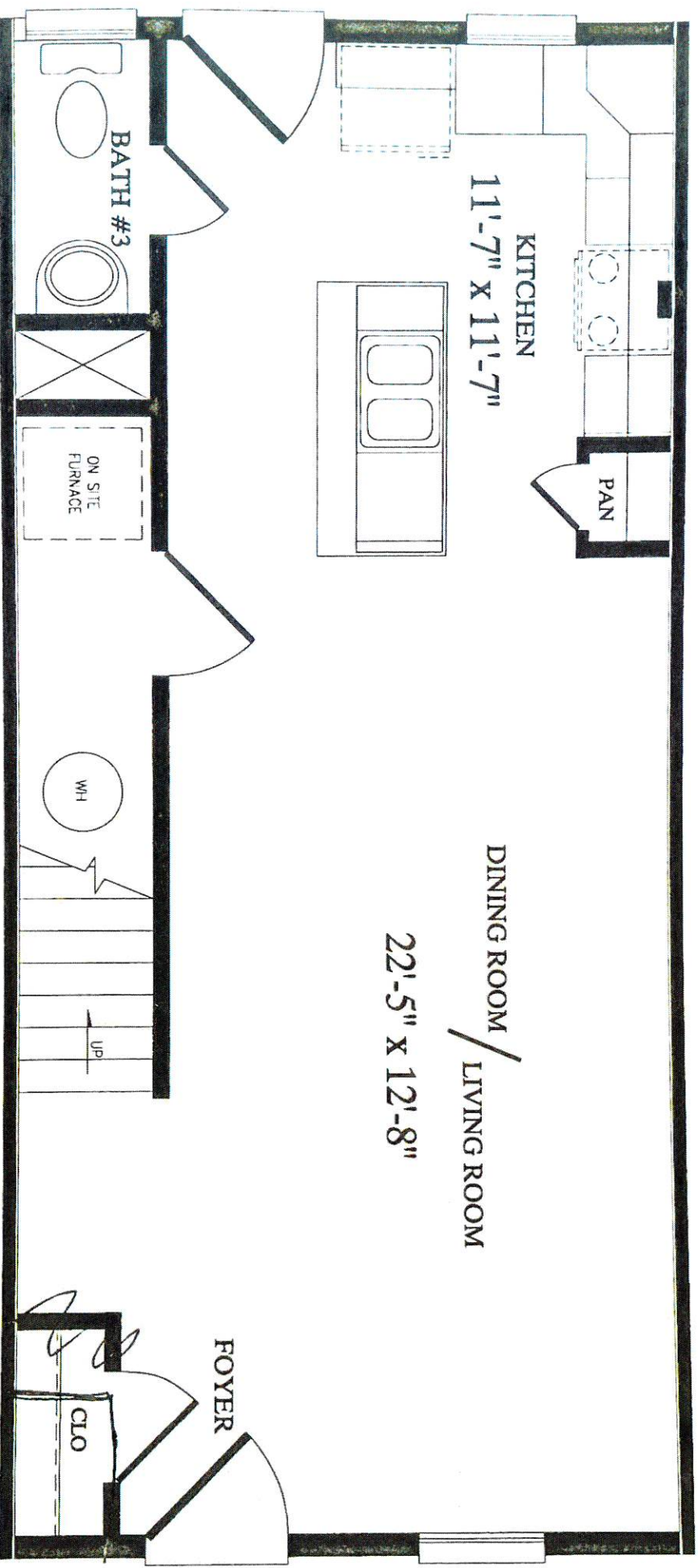


2 bedroom  
3 bedroom

2 sets of townhouses, 6, 18 units

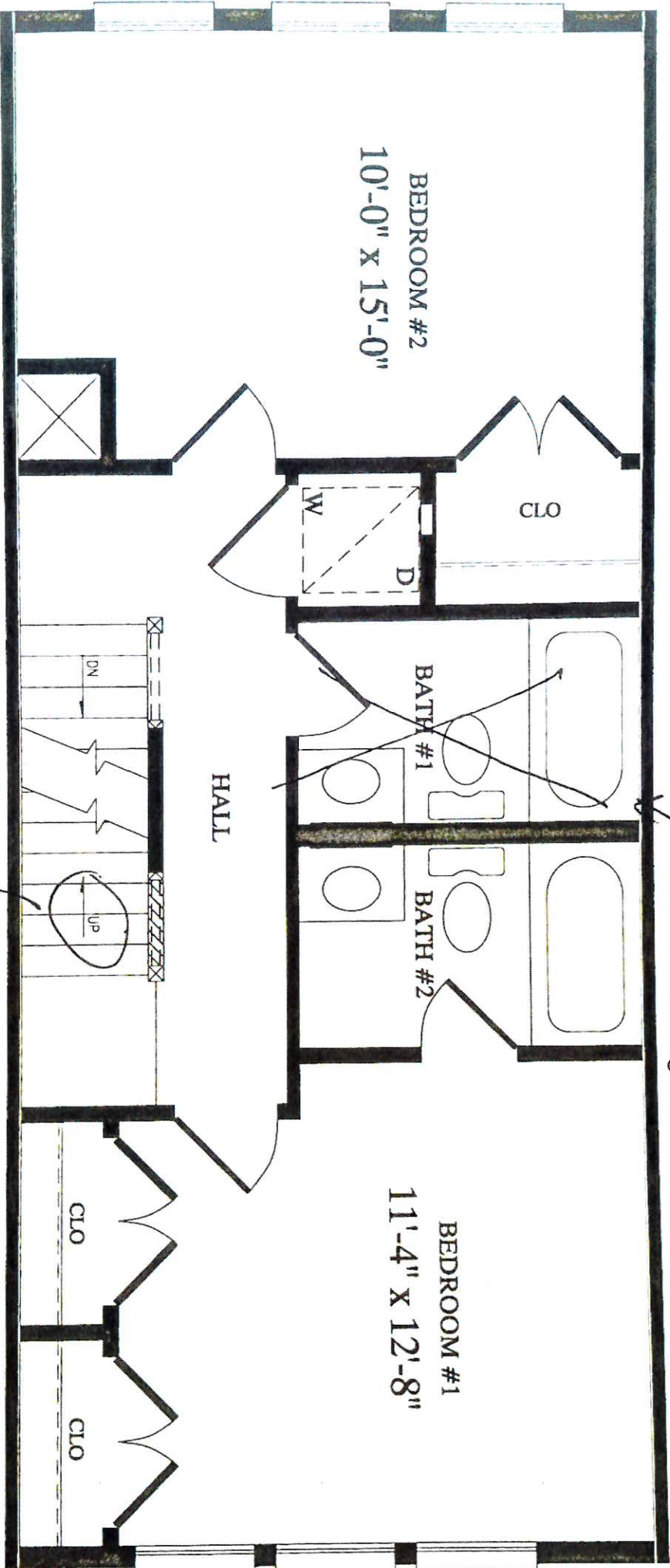
6-3 bedroom  
8-2 bedroom

2 1/3 Bedroom



CRISFIELD  
16'-0" X 33'-0"  
~~120~~ TOTAL Sq. Ft.

1024



2 of 3 Bedroom

delete one bath  
make jacks and jill

3 bedroom only

BEDROOM #2  
10'-0" x 15'-0"

BEDROOM #1  
11'-4" x 12'-8"

BATH #1

BATH #2

HALL

CLO

CLO

CLO

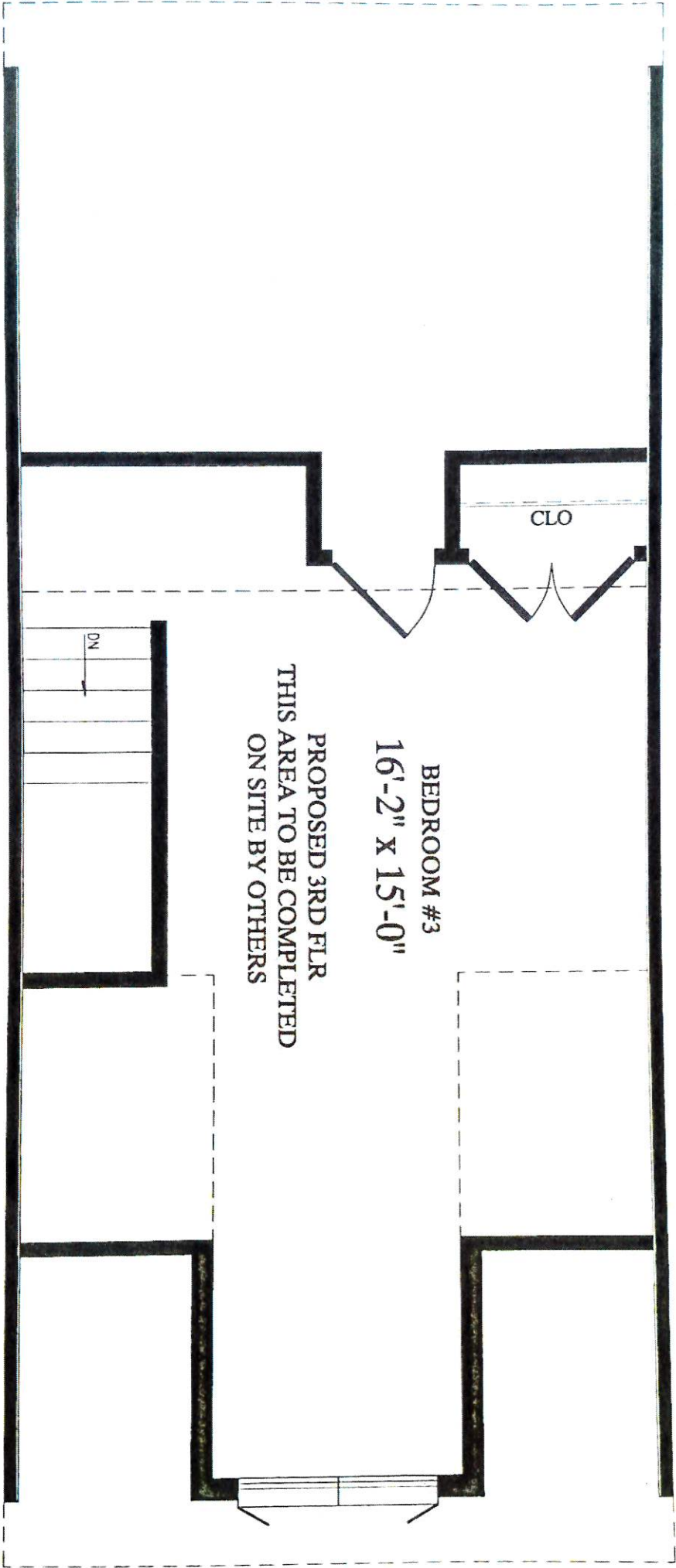
DN

UP

W

D

3 bedroom unit only



BEDROOM #3  
16'-2" X 15'-0"

PROPOSED 3RD FLR  
THIS AREA TO BE COMPLETED  
ON SITE BY OTHERS

CLO

DN

August 12, 2024

Natural Areas Program  
Department of Conservation  
93 State House Station  
Augusta, Maine 04333-0093



Re: Proposed Conifer Ridge Site Plan, Bowdoinham, Maine

Dear Sir,

I have attached a copy of the construction plan set showing the location for a proposed 2 building residential housing complex located at the intersection of Main St (aka Rte 138) and Pond Road (aka Rte 125) in Bowdoinham, Maine. SJR Engineering Inc has been retained by Sammco Holdings Conifer Ridge LLC (Owner/Applicant) to prepare State and local applications for the proposed project. The parcel is currently undeveloped woods.

I would appreciate if you could review the Natural Areas Program Biological and Conservation Data System files in the vicinity to the proposed subdivision so I can pass the information along to the Owner, MDEP, and Town. A timely response will be included with our application materials.

Please feel free to contact me if you have any questions.

Sincerely yours,

A handwritten signature in black ink that reads 'Stephen Roberge'.

Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: Site plan set



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
177 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

August 13, 2024

Steven Roberge  
SJR Engineering  
16 Thurston Drive  
Monmouth, ME 04259

Via email: [steve@sjreng.com](mailto:steve@sjreng.com)

Re: Rare and exemplary botanical features in proximity to: #2021-22, Residential Housing, Main Street and Pond Road, Bowdoinham, Maine

Dear Steven Roberge:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received August 12, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Bowdoinham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR  
MAINE NATURAL AREAS PROGRAM  
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044  
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

*Lisa St. Hilaire*

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program  
207-287-8044 | [lisa.st.hilaire@maine.gov](mailto:lisa.st.hilaire@maine.gov)

**Rare and Exemplary Botanical Features within 4 miles of  
Project: #2021-22, Residential Housing Complex, Main Street & Pond Road, Bowdoinham, Maine**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
<b>Alder Thicket</b>		S5	G4G5	1995-09-08	1	
<b>Beaked Spikerush</b>						
T	S1	G5		1921-07-12	2	Non-tidal rivershore (non-forested, seasonally wet), Open
<b>Dwarf Bulrush</b>						
T	S1	G5		2017-09-16	5	Open wetland, not coastal nor rivershore (non-forested,
T	S1	G5		2010-08-26	12	Open wetland, not coastal nor rivershore (non-forested,
<b>Eaton's Bur-marigold</b>						
SC	S2	G3		2017-09-24	1	Tidal wetland (non-forested, wetland)
SC	S2	G3		2017-09-26	3	Tidal wetland (non-forested, wetland)
SC	S2	G3		2017-09-11	18	Tidal wetland (non-forested, wetland)
SC	S2	G3		2017-09-12	23	Tidal wetland (non-forested, wetland)
<b>Estuary Bur-marigold</b>						
SC	S3	G4		2017-08-29	1	Tidal wetland (non-forested, wetland)
SC	S3	G4		2017-09-26	5	Tidal wetland (non-forested, wetland)
SC	S3	G4		2017-09-11	15	Tidal wetland (non-forested, wetland)
SC	S3	G4		2010-08-26	19	Tidal wetland (non-forested, wetland)
<b>Fern-leaved False Foxglove</b>						
SC	S3	G5		2012-10-08	40	Dry barrens (partly forested, upland), Hardwood to mixed
<b>Freshwater Tidal Marsh</b>						
	S2	G4?		2013-09-25	4	
	S2	G4?		2016-06-14	5	
	S2	G4?		2013-09-25	7	
	S2	G4?		2016-10-14	15	
<b>Great Blue Lobelia</b>						

Great Blue Lobelia	PE	SX	G5	1900	2	Forested wetland, Non-tidal rivershore (non-forested,
Lilaeopsis	SC	S2	G5	2012-10-08	15	Tidal wetland (non-forested, wetland)
Long's Bitter-cress	T	S2	G3?	2018-08-30	1	Tidal wetland (non-forested, wetland)
	T	S2	G3?	2017-09-26	5	Tidal wetland (non-forested, wetland)
	T	S2	G3?	2010-08-28	7	Tidal wetland (non-forested, wetland)
Mountain Honeysuckle	E	S2	G5	2020-06-23	19	Dry barrens (partly forested, upland), Hardwood to mixed
Mudwort	SC	S3	G5	2013-09-25	8	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2013-09-25	14	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2010-09-28	30	Tidal wetland (non-forested, wetland)
Parker's Pipewort	SC	S3	G3	2017-08-29	1	Tidal wetland (non-forested, wetland)
	SC	S3	G3	2017-09-26	2	Tidal wetland (non-forested, wetland)
	SC	S3	G3	2010-09-28	24	Tidal wetland (non-forested, wetland)
	SC	S3	G3	2017-09-11	31	Tidal wetland (non-forested, wetland)
Pygmyweed	SC	S2S3	G5	2013-09-25	1	Open water (non-forested, wetland)
	SC	S2S3	G5	2013-09-25	7	Open water (non-forested, wetland)
	SC	S2S3	G5	2017-09-12	15	Open water (non-forested, wetland)
	SC	S2S3	G5	2007-09-03	22	Open water (non-forested, wetland)
Red Maple Swamp	S5		G3G5	2015-07-15	19	
Spongy-leaved Arrowhead	SC	S3	G5T4	2013-09-25	1	Tidal wetland (non-forested, wetland)
	SC	S3	G5T4	2017-08-29	22	Tidal wetland (non-forested, wetland)
	SC	S3	G5T4	2010-08-28	31	Tidal wetland (non-forested, wetland)

Spongy-leaved Arrowhead						
SC	S3	G5T4	2017-09-11	38		Tidal wetland (non-forested, wetland)
Stiff Arrowhead						
SC	S2	G5	2007-09-07	2		Tidal wetland (non-forested, wetland)
SC	S2	G5	2013-09-25	4		Tidal wetland (non-forested, wetland)
Streamshore Ecosystem						
	S4	GNR	2015-07-15	32		
Tidal Spikerush						
SC	S2	G3	2000-10-10	2		Tidal wetland (non-forested, wetland)
Water Pimpernel						
SC	S3	G5	2017-09-12	8		Tidal wetland (non-forested, wetland)
SC	S3	G5	2017-08-29	9		Tidal wetland (non-forested, wetland)
SC	S3	G5	2010-08-16	16		Tidal wetland (non-forested, wetland)
Yellow Pond-lily						
SC	S2	G5T5	2017-09-11	2		Open water (non-forested, wetland)
SC	S2	G5T5	2018-08-30	7		Open water (non-forested, wetland)
SC	S2	G5T5	2017-09-26	8		Open water (non-forested, wetland)

Date Exported: 2024-08-13 15:11

## Conservation Status Ranks

**State and Global Ranks:** This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
<b>S1</b> <b>G1</b>	<b>Critically Imperiled</b> – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
<b>S2</b> <b>G2</b>	<b>Imperiled</b> – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
<b>S3</b> <b>G3</b>	<b>Vulnerable</b> – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
<b>S4</b> <b>G4</b>	<b>Apparently Secure</b> – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
<b>S5</b> <b>G5</b>	<b>Secure</b> – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
<b>SX</b> <b>GX</b>	<b>Presumed Extinct</b> – Not located despite intensive searches and virtually no likelihood of rediscovery.
<b>SH</b> <b>GH</b>	<b>Possibly Extinct</b> – Known from only historical occurrences but still some hope of rediscovery.
<b>S#S#</b> <b>G#G#</b>	<b>Range Rank</b> – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
<b>SU</b> <b>GU</b>	<b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
<b>GNR</b> <b>SNR</b>	<b>Unranked</b> – Global or subnational conservation status not yet assessed.
<b>SNA</b> <b>GNA</b>	<b>Not Applicable</b> – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
<b>Qualifier</b>	<b>Definition</b>
<b>S#?</b> <b>G#?</b>	<b>Inexact Numeric Rank</b> – Denotes inexact numeric rank.
<b>Q</b>	<b>Questionable taxonomy that may reduce conservation priority</b> – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
<b>T#</b>	<b>Infraspecific Taxon (trinomial)</b> – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

**State Status:** Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
<b>E</b>	<b>Endangered</b> – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
<b>T</b>	<b>Threatened</b> – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
<b>SC</b>	<b>Special Concern</b> – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
<b>PE</b>	<b>Potentially Extirpated</b> – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

**Element Occurrence (EO) Ranks:** Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
<b>A</b>	<b>Excellent</b> – Excellent estimated viability/ecological integrity.
<b>B</b>	<b>Good</b> – Good estimated viability/ecological integrity.
<b>C</b>	<b>Fair</b> – Fair estimated viability/ecological integrity.
<b>D</b>	<b>Poor</b> – Poor estimated viability/ecological integrity.
<b>E</b>	<b>Extant</b> – Verified extant, but viability/ecological integrity not assessed.
<b>H</b>	<b>Historical</b> – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
<b>X</b>	<b>Extirpated</b> – Documented loss of population/destruction of habitat.
<b>U</b>	<b>Unrankable</b> – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
<b>NR</b>	<b>Not Ranked</b> – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information  
<http://www.maine.gov/dacf/mnap>



August 12, 2024

Ciara Wentworth, Resource Biologist  
Department of IF+W  
41 State House Station  
Augusta, Maine 04333-0041



Re: Proposed Conifer Ridge Site Plan, Bowdoinham, Maine

Dear Ciara,

I have attached a copy of the construction plan set showing the location for a proposed 2 building residential housing complex located at the intersection of Main St (aka Rte 138) and Pond Road (aka Rte 125) in Bowdoinham, Maine. SJR Engineering Inc has been retained by Sammco Holdings Conifer Ridge LLC (Owner/Applicant) to prepare State and local applications for the proposed project. The parcel is currently undeveloped woods.

I would appreciate if you could review the MDIFW files for known locations of Endangered, Threatened, and Special Concern (Rare) species, designated Essential and Significant Wildlife Habitats, inland fisheries and aquatic habitats, and other Protected Natural Resources in the vicinity to the proposed development pursuant to MDIFW's authority so I can pass that information along to the Owner, MDEP, and Town. A timely response will be included with our application materials.

Please feel free to contact me if you have any questions.

Sincerely yours,

Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: Site plan



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

August 12, 2024

Steve Roberge  
SJR Engineering Inc.  
16 Thurston Drive  
Monmouth, ME 04259

**RE: Information Request – Pond Road Development, Bowdoinham Project**

Dear Steve:

Per your request, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Pond Road Development, Bowdoinham*** project, pursuant to MDIFW's authority. Per the information provided, tree clearing is proposed.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

***ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES***

**Bat Species**

Of the eight species of bats that occur in Maine, four species are afforded protection under Maines Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

***SIGNIFICANT WILDLIFE HABITAT***

**Significant Vernal Pools**

At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. Based on our understanding of the information provided, wetland surveys

Letter to Steve Roberge, SJR Engineering Inc.  
Comments RE: Pond Road Development, Bowdoinham  
August 12, 2024

have been conducted and no vernal pool features were documented on site. If so, minimal impacts are anticipated. If surveys for vernal pools have not occurred, we recommend that they be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

→ For the proposed trail, we recommend that any bog bridges or boardwalks in wetland areas be elevated to allow for movement of amphibians and other small animals.

## ***AQUATIC RESOURCES***

### **Fish Habitat**

Based on our understanding of the information provided, wetland surveys have been conducted and no streams were documented onsite. If so, minimal impacts are anticipated. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, [mainefieldoffice@fws.gov](mailto:mainefieldoffice@fws.gov)).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Ciara Wentworth  
Resource Biologist



August 12, 2024

Re: Proposed Site Plan for Residential building along Main St and Pond Road in Bowdoinham, Me.

Dear Sir/Madam,

This letter concerns my application to the Maine DEP and Town of Bowdoinham for a permit for wetland impacts and building construction at the intersection of Main St (Rte 138) and Pond Road (Rte 125) in Bowdoinham. SJR Engineering Inc has been retained by Conifer Ridge Sammco Holdings, LLC to prepare Federal, State, and local permit applications. Per Section 106 of the Historic Preservation Act, and as a condition of our pending DEP/Town application, we are requesting a determination of effect for this project. The site is currently undeveloped and wooded.

I have enclosed photographs, a site plan as well as the proposed design details for your review. Please feel free to contact me with any questions or comments at 207-242-6248 or via email at [Steve@sjreng.com](mailto:Steve@sjreng.com).

Sincerely yours,

Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: Location map, plan, photos

Distribution list - Tribal Historic Preservation Officers:

Aroostook Band of Micmacs ([jdennis@micmac-nsn.gov](mailto:jdennis@micmac-nsn.gov))

Houlton Band of Maliseet Indians ([istjohn@maliseets.com](mailto:istjohn@maliseets.com))

Passamaquoddy Tribe of Indians-Indian Township ([soctomah@gmail.com](mailto:soctomah@gmail.com))

Reservation Passamaquoddy Tribe of Indians-Pleasant Point ([soctomah@gmail.com](mailto:soctomah@gmail.com))

Reservation Penobscot Nation ([Chris.Sockalexis@penobscotnation.org](mailto:Chris.Sockalexis@penobscotnation.org))

Maine Historic Preservation Commission (email)

**From:** Isaac St John <[istjohn@maliseets.com](mailto:istjohn@maliseets.com)>

**Sent:** Wednesday, August 21, 2024 8:17 AM

**To:** [steve@sjreng.com](mailto:steve@sjreng.com)

**Subject:** RE: Project Review Conifer Ridge Residential housing in Bowdoinham

Greetings,

We do not have an immediate concern with your project or project site, and do not currently have the resources to fully investigate same. Should any human remains, archaeological properties or other items of historical importance be unearthed while working on this project, we recommend that you stop your project and report your findings to the appropriate authorities including the Houlton Band of Maliseet Indians.

Thank you,

Isaac St. John  
Tribal Historic Preservation Officer  
Houlton Band of Maliseet Indians  
88 Bell Road  
Littleton, ME 04730