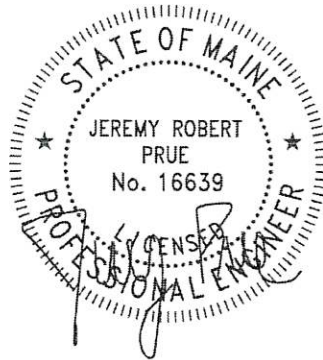


TOWN OF BOWDOINHAM
PLANNING BOARD APPLICATION
for
Public Works Facility Expansion



January 2026

**PINE TREE
ENGINEERING**



Town of Bowdoinham

Planning Board Permit Application

PERMIT REQUESTED:

- Site Plan Review – Tier II
 Site Plan Review – Tier III
 Land Use
 Subdivision – Minor (*Five or Fewer Lots*)
 Subdivision – Major (*Six or More Lots*)
 Shoreland/Floodplain

APPLICANT INFORMATION:

Applicant's Name: Town of Bowdoinham Phone: (207) 666-5531
 Applicant's Mailing Address: 13 School Street, Bowdoinham, ME 04008 Email: townmanager@bowdoinham.com
 Owner's Name: Town of Bowdoinham Phone: (207) 666-5531
 Owner's Mailing Address: 13 School Street, Bowdoinham, ME 04008 Email: townmanager@bowdoinham.com
 Agent's Name: Pine Tree Engineering, Inc. - Jeremy R. Prue, P.E. Phone: (207) 443-1508
 Agent's Mailing Address: 53 Front Street, Bath, ME 04530 Email: jrprue@pte-maine.com

PROPOSED ACTIVITY (*Check all that apply*):

- Multi-Family Dwelling Unit
 Subdivision
 Land Use Change
 Commercial Use
 Agricultural/Resource Use
 Industrial Use
 Automotive/Junkyard
 Marijuana

PROPOSAL INFORMATION:

Property Address: 121 Pond Road, Bowdoinham, ME 04008 Tax Map: R02 Lot: 062 Subdivision (Y/N): N
 Land Use District:
 Village District I
 Village District II
 Residential/Agricultural
 Size of Lot/Parcel: 51.49 acres Road Frontage: 1,810 feet Driveway/Entrance (*New/Existing*): New & Existing
 Road Ownership:
 Town
 State
 New Private
 Existing Private
 Proposed Lot Coverage (%): 5.81% (2.99 acres) Proposed Building Height: NA Proposed Number of Bedrooms: NA
 Proposed Dimensions of Buildings/Use: NA
 Proposed Signage Location/Dimensions: NA
 Subdivision (*New/Existing/None*): None Existing Lots/Units: None Proposed Lots/Units: None
 Water Supply:
 Existing Private Well
 New Private Well
 Public Water
 Subsurface Wastewater Disposal (*New/Existing*): Existing Tank Size: 1,000 gallon Design Flow: 200 GPD
 Shoreland District: NA
 Resource Protection
 Limited Residential
 Limited Commercial
 General Dev. I
 General Dev. II
 Commercial Fisheries/Maritime Activities
 Stream protection
 Floodplain (Y/N): Yes Floodplain Zone (*Zone A/Zone AE*): A Proposed Elevation Above Floodplain Zone: 5.66
 Tax Program:
 No Tax Programs
 Agricultural
 Open Space
 Tree Growth
 Site Inventory and Analysis Required (*Tier III or Subdivision Only, Y/N*): _____ Select Board Licensing Required (Y/N): N
 Code Enforcement Officer Permit(s) Required (Y/N): Y New E-911 Address Required (Y/N): N

STATEMENT OF INTENDED USE:

The proposed development includes expanding the Public Works Facility and will not change the existing use of the site.
The site will continue to be used as the Town's Public Works garage, salt and sand storage, transfer station, and recycling facility.
The expansion will create 1.38 acres of additional gravel lot for Public Works storage and will include a secondary entrance for public access to the expanded transfer station and recycling facility.

REQUIRED ATTACHMENTS:

The Site Plan Review Submission Checklist must be completed and submitted with this application. Please attach any required materials and documents as outlined by the checklist and Article 10 of the Land Use Ordinance. Submission requirements may be waived if that information is not required to determine compliance with applicable standards. All materials must be submitted at least twenty-one (21) days prior to the meeting at which they are to be considered. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate the statutory criteria for approval and that performance standards have been or will be met, per *Article 11.D.* of the Land Use Ordinance.

I certify that I have read and completely understand the application; I certify that the information contained in this application and its attachments are true and correct; I understand that all documentation provided on this form, and all other documents submitted as part of my proposal are a matter of public record; I understand that copies of this information may be supplied upon request to an interested party; I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review; I understand that it is my responsibility to know and pay for any tax penalty that may result from said project; I understand that the information contained in this application is background information and some applications may require additional tests, maps, documentation or submissions as required by the Planning Board:



Nicole Briand, Town Manager

1/7/21e
Date

Applicant's Signature

Print Name

Date

FOR OFFICE USE ONLY

Date Received: 1-20-26 Received By: Jason Lorrain

HHE-200: _____ HHE-211: _____ Code Enforcement Officer Permit Number(s): _____

Date of First Planning Board Meeting: 2-26-26 Date of Public Hearing: _____

Total Application Fee: _____ Escrow (Y/N): _____ Date Paid: _____

Staff Signature: _____ Date Approved: _____

ESCROW ACCOUNT AUTHORIZATION:

Upon approval or denial, the applicant will be issued a bill for costs accrued by the Town during the review process. These fees may include the cost of public noticing, mailing, printing, legal consultation, and technical consultation. A Technical Review Fee may be collected and deposited into an escrow account for certain applications as required by the Land Use Ordinance. This fee is designed to exclusively cover the cost of legal and technical consultation. For more information on Technical Review Fees, please consult *Article 7.A.2.b.*, *Article 9.B.3.b.*, and/or *Article 10.B.3.b.* of the Land use Ordinance.

By signing below, you authorize the Town to deduct the cost of public noticing, mailing, and printing from the remaining balance of your escrow account. This is in addition to any legal and technical consultation costs that would normally be withdrawn from the account. An itemized bill will be issued to you before the funds are withdrawn, and any remaining portion of the account will be returned to you.


Applicant's Signature

Nicole Briand, Town Manager
Print Name

1/7/26
Date

FOR OFFICE USE ONLY

Date Received: _____ Staff Signature: _____

Escrow Account Number: _____

Item	Total
Escrow Amount Collected	
Technical Review Fees	
Public Noticing Fees	
Mailing Fees	
Escrow Amount Returned	

TOWN OF BOWDOINHAM

SITE PLAN REVIEW SUBMISSION CHECKLIST

Please Reference Article 10 of the Land Use Ordinance

INSTRUCTIONS: All materials must be submitted at least twenty-one (21) days prior to the meeting at which it is to be considered. Thoroughly complete all applicable sections of this checklist and review the Land Use Ordinance. Materials can be submitted as physical documents or digitally; printing fees may apply. If an application type is not applicable, please check "NO" and write "N/A" in the application type section. The Approval Criteria Narrative is required for all Application Tiers/Types.

WAIVERS: If you would like to request a waiver for a particular standard, please check "NO" and write "WAIVE" in the waiver section. The Board may require information as to why a waiver request was made. Application forms and evidence of right, title, and interest may not be waived. Please note that for Tier I applications, some use-specific standards may only be waived by the Planning Board.

SHORELAND/FLOODPLAIN/SUBDIVISION: For proposals located within a Shoreland Zone, see Article 7. For proposals located within a Flood Hazard Zone, see Article 8. For proposals that meet the definition of a Subdivision, see Article 9.

QUESTIONS: Please refer to Article 10 of the Land Use Ordinance or contact us at:

ceo@bowdoinham.com • planning@bowdoinham.com • www.bowdoinham.com

Tel: (207)666-5531 • Fax: (207)666-5532 • 13 School Street, Bowdoinham, ME 04008



APPLICANTS NAME: Town of Bowdoinham

APPLICANTS MAILING ADDRESS: 13 School Street, Bowdoinham, ME 04008

PHONE NUMBER: (207) 666-5531

EMAIL: townmanager@bowdoinham.com

LOCATION OF PROPOSAL: 121 Pond Road, Bowdoinham, ME 04008

TAX MAP: R02-062

PROJECT DESCRIPTION:

The proposed development will expand the Public Works Facility and create 1.38 acres of additional gravel lot for storage with a secondary entrance for public access to the expanded transfer station and recycling facility. The expansion will not change the existing use of the site. The site will continue to be used as the Town's Public Works garage, salt and sand storage, transfer station, and recycling facility.

DATE SUBMITTED: 1-20-26

(STAFF) DATE RECEIVED: 1-20-26

CHECKLIST OVERVIEW:	
TIER I	TIER II
<ul style="list-style-type: none"> • Application Materials and Forms • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • Breakdown of Proposed Costs • Approval Criteria Narrative • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria 	<ul style="list-style-type: none"> • Application Materials and Forms • Evidence of Payment Not Applicable • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • General Information Narrative • Existing Conditions Site Plan (Map) • Proposed Development Site Plan (Map) • Approval Criteria Narrative • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria
TIER III	
<ul style="list-style-type: none"> • Site Inventory and Analysis and Narrative • Application Materials and Forms • Evidence of Payment • Overview Site Plan (Map) • Evidence of Right, Title, and Interest • General Information Narrative • Existing Conditions Site Plan (Map) • Proposed Development Site Plan (Map) 	<ul style="list-style-type: none"> • Approval Criteria Narrative • Stormwater and Erosion Plan • Groundwater Impact Analysis • Utility Plan • Planting Schedule • Traffic Impact Analysis • Use-Specific, Shoreland, Floodplain, and/or Subdivision Criteria

MINIMUM APPLICATION FEES:			
APPLICATION TYPE	TIER I	TIER II	TIER III
Application Review	\$25.00	\$500.00	\$900.00
Site Inventory and Analysis	N/A	N/A	\$100.00
Technical Review (Escrow)	N/A	\$500.00	\$500.00
Amendment	\$25.00	\$500.00	\$900.00
MINIMUM FEE	\$25.00	\$1000.00	\$1500.00
NOTE: Additional fees may apply. Mailing and noticing fees will be billed to the applicant. Please see Page 3 of the Planning Board Application Permit form for more billing options.			

APPLICATION TIER/TYPE EXAMPLE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓	✗	(Applicable Section) Description.	N/A	
YES	NO	SUBMISSION REQUIREMENT:	WAIVER:	STAFF:
✓	✗	(Applicable Ordinance/Standard) Description.	WAIVE	

TIER II & TIER III APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.B.5.c.) Site Plan Review Tier II.		
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
	X	(10.B.5.c.) Site Plan Review Tier III.		
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
✓		(10.B.5.c.v.A.) Completed application form.		
✓		(10.B.5.c.v.B.) Evidence of payment of the application and technical review fees.		
✓		(10.B.5.c.v.C.) Eleven (11) copies of all maps and written materials.		
✓		(10.B.5.c.v.C.2.a-c,e,f,h.) Site Plan that in no case shall exceed one hundred (100) feet to the inch, showing:		
✓		record owner's name, address, and phone number and applicant's name, address, and phone number, if different;		
✓		the location of all required building setbacks, yards, and buffers;		
✓		names and addresses of all property owners within two hundred (200) feet of any and all property boundaries;		
✓		boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time;		
✓		the tax map and lot number of the parcel or parcels on which the project is to be located;		
✓		the name, registration number and seal of the person who prepared the plan, if applicable.		
		(10.B.5.c.v.C.2.d,g,i-k.) General Information:		
✓		sketch map showing general location of the site within the municipality based upon a reduction of the tax maps;		
✓		a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant;		
✓		cost of the proposed development;		
✓		evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs;		
✓		evidence of the applicant's technical capability to carry out the project as proposed.		

TIER II & TIER III APPLICATIONS (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(10.B.5.c.v.C.3.) Existing Conditions Site Plan including the following:		
✓		zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district;		
✓		the bearings and length of all property lines of the property to be developed and the source of this information;		
✓		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. Appropriate elevations must be provided as necessary to determine the direction of flow;		
✓		location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development;		
✓		The location, dimensions, and ground floor elevation of all existing buildings on the site;		
✓		the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site;		
✓		location of intersecting roads or driveways within two hundred (200) feet of the site;		
✓		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;		
✓		the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used;		
✓		the location, front view, dimensions, and lighting of existing signs;		
✓		location and dimensions of any existing easements and copies of existing covenants or deed restrictions;		
✓		the location of the nearest fire hydrant or other water supply for fire protection.		

TIER II & TIER III APPLICATIONS (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(10.B.5.c.v.C.4.) Site Plan for proposed development activity and descriptive narrative, including:		
✓		The information required by Article 10.B.5.c.v.C.2.a-c,e,f,h.;		
✓		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;		
✓		the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties;		
✓		provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities;		
✓		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;		
✓		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		
✓		proposed landscaping and buffering;		
✓		the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site;		
✓		location of proposed signs together with the method for securing the sign;		
✓		location and type of exterior lighting;		
✓		the location of all utilities, including fire protection systems;		
✓		a general description of the proposed use or activity;		
✓		an estimate of the peak hour and daily traffic to be generated by the project;		
✓		the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions;		
✓		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;		
✓		breakdown of proposed project costs;		
✓		space on the plan for the signatures of the Planning Board and date together.		

SITE PLAN AMENDMENT APPLICATIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.B.5.d.) Amendments to Existing Site Plans.		
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
✓		(10.B.5.d.A.) The approved plan.		
✓		(10.B.5.d.B.) The proposed revised plan.		
✓		(10.B.5.d.C.) Supporting information to allow the Board to make a determination that the proposed revisions meet the applicable performance standards and approval criteria (10.C. and 10.D.).		

APPROVAL CRITERIA NARRATIVE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.C.) Approval Criteria.	X	
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.D.) General Performance Standards for Approval Criteria.	X	
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #10.c").				
✓		(10.C.1., 10.D.1.a-c.) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.		
✓		(10.C.2., 10.D.2.a-e.) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.		
✓		(10.C.3., 10.D.3.a-f.) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.		
✓		(10.C.4., 10.D.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.		
✓		(10.C.5., 10.D.5.a-b.) 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.		
✓		(10.C.6., 10.D.6.a-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.		
✓		(10.C.7., 10.D.7.a-f.) 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.		
✓		(10.C.8., 10.D.8.a-g.) 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.		

APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #10.c.").				
	X	(10.C.9., 10.D.9.a-b.) 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.	WAIVE	
	X	(10.C.10., 10.D.10.a-e.) 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.	WAIVE	
✓		(10.C.11., 10.D.11.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.		
✓		(10.C.12., 10.D.12.a-b.) Water Supply – The proposed development will be provided with an adequate supply of water.		
✓		(10.C.13., 10.D.13.a-b.) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.		
✓		(10.C.14., 10.D.14.) Fire Protection – The proposed development will have adequate fire protection.		
✓		(10.C.15., 10.D.15.a-c.) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.		
✓		(10.C.16., 10.D.16.) Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.		
✓		(10.C.17., 10.D.17.) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.		
✓		(10.C.18., 10.D.18.i-iii.) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.		
✓		(10.C.19., 10.D.19.a-b.) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.		
✓		(10.C.20., 10.D.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.		
✓		(10.C.21., 10.D.21.a.) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.		
✓		(10.C.22., 10.D.22.a-b.) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.		
✓		(10.C.23., 10.D.23.a-c.) 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.		
✓		(10.C.24., 10.D.24.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.		

APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #10.c.").				
✓		(10.C.25., 10.D.25.a-d.) 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.		
✓		(10.C.26., 10.D.26.a-b.) Air Quality – The proposed development will not result in undue air pollution or odors.		
✓		(10.C.27., 10.D.27.a-c.) Water Quality – The proposed development will not result in water pollution.		
✓		(10.C.28., 10.D.28.a-g.) 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.		
✓		(10.C.29., 10.D.29.a-b.) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.		
✓		(10.C.30., 10.D.30.a-b.) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.		
✓		(10.C.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..		
✓		(10.C.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.		

USE-SPECIFIC APPROVAL CRITERIA NARRATIVE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
✓		(10.E.) Use-Specific Performance Standards.		
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #9.i.").				
		(10.E.1-28.) <i>Please write-in the applicable Use-Specific Standard:</i>		
	X		WAIVE	

TABLE OF CONTENTS

*Town of Bowdoinham
Planning Board Application*

EXHIBITS

1. Owner's Title, Right and Interest
2. Letter of Authorization
3. List of Abutters (within 200 feet)
4. General Information Narrative
5. Approval Criteria Narrative
6. Waiver Requests
7. Construction Cost Estimate
8. Construction Drawings

EXHIBIT 1

Owner's Title, Right and Interest

APPENDIX B

2017R-01745
TRANSFER TAX PAID
BOOK - PAGE
SAGadahoc COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
03/17/2017 1:33 PM

186

After recording return to:
Scott Edmunds, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Ste. 25
Kennebunk, Maine 04043

8 0 9 7 7 7 0
Tx: 4069821

PAGES: 2

Space Above This Line for Recording Data

PERSONAL REPRESENTATIVE'S DEED OF SALE
(TESTATE)

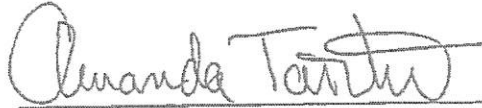
KNOW ALL PERSONS BY THESE PRESENTS, that AMANDA TAINTER of 102 Robb Hill Road, Alexander, Maine 04694, duly appointed and acting Personal Representative of the Estate of William H. Allen, Sr., late of Massachusetts, Sagadahoc, Maine County Probate Docket No. 2017-026, deceased (testate), and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's Will, by the power conferred by the Probate Code, and every other power, for full value and consideration paid, hereby grants to the INHABITANTS OF THE TOWN OF BOWDOINHAM, whose mailing address is 13 School Street, Bowdoinham, Maine 04008, certain real property, together with any improvements thereon, located at 121 Pond Road, Sagadahoc County, Maine and more particularly described as follows:

See Exhibit A Attached Hereto and Incorporated Herein

Witness my hand and seal this 6th day of March, 2017.

In presence of:





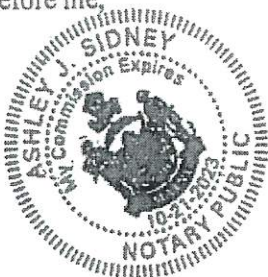
AMANDA TAINTER, Personal Representative of the Estate of William H. Allen, Sr. thereunto duly authorized

STATE OF MAINE
COUNTY OF YORK, ss.

March 6, 2017

Personally appeared the above-named AMANDA TAINTER, Personal Representative of the Estate of William H. Allen, Sr., and acknowledged the foregoing instrument to be her free act and deed in her capacity as Personal Representative.

Before me,



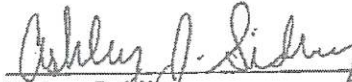

Notary Public
Print Name: Ashley J. Sidney
My Commission Expires: 10/21/2023

Exhibit A

A certain lot or parcel of land situated in Bowdoinham, in the County of Sagadahoc and State of Maine, bounded and described as follows:

On the Easterly side by land of John P. Cobb, and Kingsburry Millay and John Henry Millay, on the North by land of the heirs of the late Jeresiah Millay, on the West by land of George Rogers, being the Bowdoin line, on the South by the road leading from Bowdoinham Village to Bowdoin Center.

EXCEPTING the parcel of land conveyed to the State of Maine by Warranty Deed of Ruth Millay dated November 10, 1969 and recorded in the Sagadahoc County Registry of Deeds in Book 367, Page 1168.

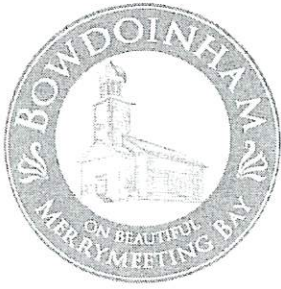
SUBJECT to two easements given to the State of Maine by Ruth Millay, by instruments dated June 6, 1973 and October 4, 1973 and recorded in the Sagadahoc County Registry of Deeds, respectively in Book 391, as Page 6 and Book 393, at Page 1116.

Being a the premises conveyed to the Grantor herein by deed of Robert S. Anderson and Louise J. Anderson dated December 18, 1990 and recorded in the Sagadahoc County Registry of Deeds in Book 1042, Page 126.

The above described parcel of land is bounded on the South by a portion of the old Route # 125 (in the area of the above described parcel's Southeasterly corner) and by the existing Route # 125 along the remainder of its Southerly boundary.

EXHIBIT 2

Letter of Authorization



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

September 3, 2025

To whom it may concern:

By this letter, I authorize Pine Tree Engineering, Inc. to act on my behalf as my Agent for the preparation and submission of all federal, state and local town or city permit applications and relevant documents and correspondence related Bowdoinham Public Works Facility Expansion in Bowdoinham, Maine. This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees and providing other services as required for competing the aforementioned tasks.

Should you have any additional questions, please do not hesitate to contact me at (207) 666-5531 or by email at nbriand@bowdoinham.com.

Thank you for the opportunity to work with you on this project.

Authorized by:

A handwritten signature in cursive script that reads "Nicole Briand".

Nicole Briand, Town Manager

(Owner)

Date: 9/3/25

EXHIBIT 3

List of Abutters (within 200 feet)

EXHIBIT 4

General Information Narrative

Pine Tree Engineering, Inc.

53 Front Street
Bath, Maine 04530
(207) 443-1508
Fax: (207) 442-7029
E-mail: pte@pte-maine.com

Date: January 7, 2026
Subject: Planning Board Permit Application – General Information Narrative
Project: Public Works Facility Expansion #16018

The table below describes how the Public Works Facility Expansion project meets the general information requirements of the Town of Bowdoinham's Land Use Ordinance Article 10.B)5)(c)(v)(C)(2):

LUO Article 10.B)5)(c)(v)(C)(2) – General Information	Pine Tree Engineering Responses:
a. record owner's name, address, and phone number and applicant's name, address and phone number, if different.	Has been met, provided in application.
b. names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.	Has been met, see attached 200 ft abutters list.
c. sketch map showing the general location of the site within the municipality based upon a reduction of the tax maps.	Has been met, provided in attached site plans.
d. the tax map and lot number of the parcel or parcels on which the project is to be located.	Has been met, provided in application.
e. a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.	Has been met, see Title & Deed.
f. cost of the proposed development.	Has been met, see Construction Cost Estimate.
g. evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and an individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.	The Town has a Public Works Reserve that contains funds in excess of the Engineer's Estimate for this project.
h. evidence of the applicant's technical capability to carry out the project as proposed.	The Public Works Department plans to construct this project themselves and is technically capable to complete the project as designed and permitted.

PINE TREE ENGINEERING, INC.



Jeremy R. Prue, P.E.
Project Manager

JRP/tls

EXHIBIT 5

Approval Criteria Narrative

Pine Tree Engineering, Inc.

53 Front Street
 Bath, Maine 04530
 (207) 443-1508
 Fax: (207) 442-7029
 E-mail: pte@pte-maine.com

Date: January 7, 2026
Subject: Planning Board Permit Application - Approval Criteria Narrative
Project: Public Works Facility Expansion #16018

The table below describes how the Public Works Facility Expansion project meets the approval criteria of the Town of Bowdoinham's Land Use Ordinance Article 10.C):

LUO Article 10.C) - Approval Criteria	Pine Tree Engineering Responses:
1) Vehicular Access - The proposed site layout will provide for safe access to and egress from public and private roads.	Has been met. The proposed secondary access will provide safe public access to the transfer station.
2) Internal Vehicular Circulation - The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.	Has been met. The proposed secondary access will separate the public transfer station traffic from the Public Works traffic.
3) Pedestrian Circulation - The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.	Has been met. The secondary access will help keep pedestrians who are accessing the transfer station separate from the Public Works activities on site.
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.	Has been met.
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.	Has been met. The proposed development will not have an adverse effect on views.
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.	Not applicable, no proposed exterior lighting.
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.	Not applicable, no proposed signage.
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.	Not applicable, no proposed buildings.
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.	The existing vegetated buffer/screen along the road shall remain in place, with only minimal clearing for the proposed entrance and grading (See waiver request).

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.	The existing vegetated buffer/screen along the property lines shall remain in place, with only minimal clearing for the proposed entrance and grading (See waiver request).
11) Utilities - The proposed development will not impose an unreasonable burden on existing utilities.	Not applicable, no proposed utilities.
12) Water Supply - The proposed development will be provided with an adequate supply of water.	Not applicable, the proposed development will not require additional water supply.
13) Sewage Disposal - The proposed development will be provided with adequate sewage waste disposal.	Not applicable, the proposed development will not require additional sewage disposal.
14) Fire Protection - The proposed development will have adequate fire protection.	Not applicable, the proposed development will not require additional fire protection.
15) Capacity of Applicant - The applicant has the capacity to carry out the proposed project.	The Town has a Public Works Reserve that contains funds in excess of the Engineer's Estimate for this project. The Public Works Department plans to construct this project themselves and is technically capable to complete the project as designed and permitted.
16) Shoreland - The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.	Not applicable. The proposed development is not located within the Shoreland Zone.
17) Floodplain - The proposed development will be in compliance with the Town's Floodplain Management Ordinance.	Has been met. A Flood Hazard Permit Application will be submitted following Planning Board approval.
18) Wetlands & Waterbodies - The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.	Has been met.
19) Historic & Archaeological - The proposed development will not have an adverse effect on historic and/or archaeological sites.	Has been met.
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.	Has been met.
21) Wildlife Habitat - The proposed development will not have an undue adverse effect on wildlife habitat.	Has been met.
22) Natural Areas - The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.	Has been met.
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.	Has been met.
24) Solid Waste Management - The proposed development will provide for adequate disposal of solid wastes.	Has been met. The proposed development will expand the Town's existing transfer station and recycling facility. The Town will continue to dispose of the collected items as it does currently.
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.	Has been met. The Town Public Works facility will continue to collect and store any hazardous or special wastes in accordance with all state and federal standards.
26) Air Quality - The proposed development will not result in undue air pollution or odors.	Has been met.
27) Water Quality - The proposed development will not result in water pollution.	Has been met.

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.	Has been met.
29) Sedimentation & Erosion Control - The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.	Has been met.
30) Noise - The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.	Has been met.
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.	Has been met.
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.	Has been met. 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.

PINE TREE ENGINEERING, INC.



Jeremy R. Prue, P.E.
Project Manager

JRP/tls

EXHIBIT 6

Waiver Requests

Pine Tree Engineering, Inc.

53 Front Street
Bath, Maine 04530
(207) 443-1508
Fax: (207) 442-7029
E-mail: pte@pte-maine.com

Date: January 7, 2025
Subject: Waiver Requests
Project: Public Works Facility Expansion #16018

Pine Tree Engineering is requesting waivers for the following Approval Criteria Narrative and Use-Specific Approval Criteria Narrative requirements from the Site Plan Review Submission Checklist (reference Article 10 of the Land Use Ordinance):

Article 10.C.9., 10.D.9.a-b: Landscaping

"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."

Justification for waiver request:

No new landscaping is proposed to screen the appearance of the public works facility. The existing vegetated buffer/screen along Pond Road shall remain in place, with only minimal clearing for the proposed secondary entrance and grading.

Article 10.C.10., 10.D.10.a-e: Buffering

"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."

Justification for waiver request:

No new buffering of adjacent uses is proposed for the public works facility. The existing vegetated buffer/screen along Pond Road shall remain in place, with only minimal clearing for the proposed secondary entrance and grading.

Article 10.E.1-28.: Use-Specific Performance Standards

"(10.E.1-28.) Please write-in the applicable Use-Specific Standard:"

Justification for waiver request:

The public works facility is best described as a municipal garage and there is no land use category in Article 10.E.1-28. that matches municipal garage.

EXHIBIT 7

Construction Cost Estimate

**Construction Cost Estimate
 Public Works Facility Expansion
 Bowdoinham, ME**

Item	Description	Quantity	Unit Price	Cost
1.	Traffic Control	1 LS	LS	\$1,000
2.	Common Borrow	2,500 CY	\$10	\$25,000
3.	Common Excavation	400 CY	\$10	\$4,000
4.	Erosion Control Mix	1 LS	LS	\$5,000
5.	2" Base Course HMA (19.0 mm)	40 TONS	\$200	\$8,000
6.	2" Surface Course HMA (12.5 mm)	40 TONS	\$200	\$8,000
7.	3" Base Gravel (Type A)	600 CY	\$13.50	\$8,100
8.	15" Subbase Gravel (Type D)	2,900 CY	\$13.50	\$39,150
9.	4" PVC Pipe	20 LF	\$15	\$300
10.	15" HDPE Culvert	85 LF	\$25	\$2,125
11.	Concrete Waste Blocks (109 - 2'x2'x6')	1 LS	LS	\$9,655
	Concrete Waste Blocks (3 - 2'x2'x3')			
12.	Grass-lined Ditching	255 LF	\$8	\$2,040
13.	Clearing and Grubbing	0.9 AC	\$10,000	\$9,000
14.	Level Lip Spreader	1 LS	LS	\$2,500
15.	Erosion and Sedimentation Control	1 LS	LS	\$2,500
16.	Mobilization	1 LS	LS	\$2,500
Subtotal:				\$128,870
Contingency (10%):				\$13,130
Total:				\$142,000

EXHIBIT 8

Construction Drawings