



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: Scott M. Libby Phone: 207-504-0102
 Applicant's Mailing Address: 112 Pond Road Email: Scott@LibbyWoodworking.com
 Owner's Name: Scott M. Libby Phone: 207-504-0102
 Owner's Mailing Address: same Email: same
 Agent's Name: _____ Phone: _____
 Agent's Mailing Address: _____ Email: _____

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: 112 Pond Road Bowdoinham Tax Map: R02 Lot: 64 Subdivision (Y/N): N
 Land Use District:
 Village District I
 Village District II
 Residential/Agricultural
 Size of Lot/Parcel: 13.76 Road Frontage: 679 Driveway/Entrance (New/Existing): Existing
 Road Ownership:
 Town
 State
 New Private
 Existing Private
 Proposed Lot Coverage (%): 5% Proposed Building Height: 18' Proposed Number of Bedrooms: 0
 Proposed Dimensions of Buildings/Use: 60 x 120
 Proposed Signage Location/Dimensions: None
 Subdivision (New/Existing/None): None Existing Lots/Units: _____ Proposed Lots/Units: _____
 Water Supply:
 Existing Private Well
 New Private Well
 Public Water
 Subsurface Wastewater Disposal (New/Existing): New Tank Size: 4000 Design Flow: 395
 Shoreland District:
 Resource Protection
 Limited Residential
 Limited Commercial
 General Dev. I
 General Dev. II
 Commercial Fisheries/Maritime Activities
 Stream protection
 Floodplain (Y/N): N Floodplain Zone (Zone A/Zone AE): _____ Proposed Elevation Above Floodplain Zone: _____
 Tax Program:
 No Tax Programs
 Agricultural
 Open Space
 Tree Growth
 Site Inventory and Analysis Required (Tier III or Subdivision Only, Y/N): Y Select Board Licensing Required (Y/N): N
 Code Enforcement Officer Permit(s) Required (Y/N): N/A New E-911 Address Required (Y/N): N

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 _____

Print Name _____

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	

1) Vehicular Access --		
a) Adequacy of Road System - Vehicular access to the site must be on roads which have adequate capacity to accommodate the additional traffic generated by the development. A Traffic Impact Study may be required by the Planning Board, if deemed necessary by the Director of Public Works or the Road Commissioner.		<i>This section of Route #125 is a wide State maintained road</i>
b) Access into the Site - Vehicular access to and from the development must be safe and convenient.		<i>There are two good entrances to the property</i>
(i) Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation standards.		<i>There is an existing entrance permit issued by the D.O.T. for both entrances.</i>
(ii) Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows		<i>Existing entrances meet this standard by permit</i>
(iii) The grade of any proposed drive or street must be not more than 3% for a minimum of forty (40) feet, from the intersection. The Planning Board may require a greater distance, if deemed necessary by the Public Works Director		<i>Both entrances meet this standard</i>
(iv)		<i>State Road</i>
c) Accessway Location and Spacing -		
(i) Private entrances/exits must be located at least fifty (50) feet from the closest unsignalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the accessway. This requirement may be reduced if the shape of the site does not allow conformance with this standard.		<i>Access points meet this standard</i>
(ii) Private accessways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.		<i>Access points meet this standard</i>
2) Internal vehicular circulation --		
a) All roadways must be designed to harmonize with the topographic and natural features of the site, in so far as practical, by minimizing filling, grading, excavation, or other similar activities which resulted in unstable soil conditions and soil erosion, by fitting the development to the natural contour of land and avoiding substantial areas of excessive grading and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.		<i>The hot top surface works well to meet the standard</i>
b) Proposed developments that will be served by delivery vehicles must provide a clear route for such vehicles with		<i>Existing property already has large areas to move around in</i>

appropriate geometric design to allow turning and backing for the largest expected vehicles.																										
c) Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane – no parking).	<i>Pre-existing property signage will be posted if necessary</i>																									
d) The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the parking lot.	<i>Parking areas meet this standard</i>																									
e) Off-street parking must conform to the following standard:	<i>There will be no need for off-street parking</i>																									
(i) Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.	<i>Parking areas are not close to the road</i>																									
(ii) All parking spaces, access drives, and impervious surfaces must be located at least ten (10) feet from any side or rear lot line, except where standards for buffers require a greater distance. This requirement may be reduced if the shape of the site does not allow conformance with this standard	<i>See Site Map</i>																									
(iii) No parking spaces or asphalt type surface may be located within five (5) feet of the front property line, standards for buffers may require a greater distance	<i>This lot already meets the standard</i>																									
(iv) Parking lights on adjoining lot maybe connected by access ways not to exceed 24 feet in width	<i>See Site Map. No adjoining lots</i>																									
(v) Parking stalls must conform to the following standards	<i>Parking lot provides large open spaces for a variety of parking options. See Site Map.</i>																									
<table border="1"> <thead> <tr> <th>Angle</th> <th>Width</th> <th>Width</th> <th>Depth</th> <th>Width</th> </tr> </thead> <tbody> <tr> <td>90 degrees</td> <td>9'-0"</td> <td></td> <td>18'-0"</td> <td>24' – 0" – 2 way</td> </tr> <tr> <td>60 degrees</td> <td>8'-6"</td> <td>10'-6"</td> <td>18'-0"</td> <td>16'-0" - 1-way</td> </tr> <tr> <td>45 degrees</td> <td>8'-6"</td> <td>12'-9"</td> <td>17'-6"</td> <td>12'-0" - 1-way</td> </tr> <tr> <td>30 degrees</td> <td>8'-6"</td> <td>17'-0"</td> <td>17'-0"</td> <td>12'-0" - 1-way</td> </tr> </tbody> </table>	Angle	Width	Width	Depth	Width	90 degrees	9'-0"		18'-0"	24' – 0" – 2 way	60 degrees	8'-6"	10'-6"	18'-0"	16'-0" - 1-way	45 degrees	8'-6"	12'-9"	17'-6"	12'-0" - 1-way	30 degrees	8'-6"	17'-0"	17'-0"	12'-0" - 1-way	
Angle	Width	Width	Depth	Width																						
90 degrees	9'-0"		18'-0"	24' – 0" – 2 way																						
60 degrees	8'-6"	10'-6"	18'-0"	16'-0" - 1-way																						
45 degrees	8'-6"	12'-9"	17'-6"	12'-0" - 1-way																						
30 degrees	8'-6"	17'-0"	17'-0"	12'-0" - 1-way																						
(vi) In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.	<i>No diagonal parking is proposed</i>																									
(vii) Parking areas for non-residential uses must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. Double stack parking may be permitted for resident parking in conjunction with residential uses, if both spaces in the stack are assigned to the occupants of the same dwelling unit.	<i>No double parking is proposed</i>																									

<p>(viii) Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials</p>	<p><i>Existing parking eliminates this as an issue. See Site Map.</i></p>
<p>(ix) Parking areas must be designed and landscape to create a pedestrian free friendly environment. A landscaped border must be created around parking lots. There must be at least one island for every 20 spaces. Landscaping must screen the parking area from adjacent residential uses and from the street.</p>	<p><i>There are four parking spaces for my business and two for each tenant. A total of 16 spaces will be used which is under the 20 space need for islands. See Site Map</i></p>
<p>(x) Parking lot should be located to the side or rear of the building. Parking should not be located between the building and the street.</p>	<p><i>Parking areas are in front of buildings. See Site Map</i></p>
<p>(xi) Whenever the area between the street and the front of the building is used for parking or vehicle movement, a vegetative buffer strip must be established along the edge of the road right of way. This buffer strip must soften the appearance of the site from the road and must create a define points of access to an egress from the site.</p>	<p><i>Existing buffer strip. Building cannot be seen from the road.</i></p>
<p>(xii) Any establishment which caters to and/or offers its good, facilities or services to the general public show maintain at least one of its required parking spaces as an accessible space for handicapped persons.</p>	<p><i>The facility does not serve the general public</i></p>
<p>(xiii) At least one parking space shall be provided for each employee per shift</p>	<p><i>Parking meets this standard. Lease provides employee parking.</i></p>
<p>3) <u>Pedestrian Circulation --</u></p>	
<p>a) The site plan must provide for a system a pedestrian ways within the development appropriate to the type and scale of the development.</p>	<p><i>Pre-existing circumstances</i></p>
<p>b) The system must connect the major building entrances/exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.</p>	<p><i>Pre-existing circumstances</i></p>
<p>c) Where an existing or planned public sidewalk is interrupted by a proposed project driveway, the sidewalk material must continue to be maintained across the driveway, or the driveway must be painted to distinguish it as a sidewalk.</p>	<p><i>Pre-existing circumstances</i></p>
<p>d) The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space for recreation areas.</p>	<p><i>Pre-existing circumstances</i></p>
<p>e) The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect with amenities such as parks or open space on or adjacent to the site.</p>	<p><i>Pre-existing circumstances</i></p>
<p>f) The system shall be safely separated from the hit killer traffic through landscape buffers and curbing.</p>	<p><i>Pre-existing circumstances</i></p>
<p>4) <u>Municipal Services --</u></p>	









<p>A letter shall be requested from the appropriate town officials to address that 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.</p>	<p><i>Town to supply</i></p>
<p>5) <u>Visual Impact --</u></p>	
<p>a) When a proposed development is located on a hillside that is visible from a public street, road, water body, or facility, the development must be designed so that it fits harmoniously into the visual environment when viewed by the public from public areas. In predominantly natural environments, site clearing must be minimized and vegetation must be retained or provided to minimize the visual intrusion of the development in developed environments, the appearance of the new development, when viewed by the public from public areas, must be compatible with existing visual character in terms of scale, masking, and height to the maximum extent reasonable</p>	<p><i>There is a nice tree buffer along most of the Roadside frontage. The visible structures are similar to proposed structures and will be even further away from the front of the property.</i></p>
<p>b) When a proposed development is located within the view shed of an identified view from a public street facility, the development must be designed to minimize the encroachment of all buildings, structures, landscaping, and other site features on the identified view.</p>	<p><i>All buildings will be set back from the road and not visible from the road</i></p>
<p>6) <u>Lighting --</u> all exterior lighting will be designed to avoid undue glare, adverse impact on the neighboring properties and right-of-ways, and the unnecessary lighting of the night sky.</p>	<p><i>All lighting will be aimed down to avoid glare</i></p>
<p>a) Building façades may be illuminated with soft lighting of low intensity that does not draw inordinate attention to the building. The light source for the building façade illumination must be concealed.</p>	<p><i>All lighting will be under overhangs and is pointed down</i></p>
<p>b) Building entrances may be illuminated using recessed lighting in overhangs and soffits, or by use of spotlighting focused on the building entrances with the light source concealed (e.g., in landscaped areas. Direct lighting of limited exterior building areas is permitted when necessary for security purposes.</p>	<p><i>All lighting will meet this standard</i></p>
<p>c) The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated.</p>	<p><i>This facility does not operate during nighttime hours.</i></p>
<p>d) Lighting may be used which serves security, safety and operational needs but which does not directly or indirectly produce deleterious effects on a abutting properties which would impair the vision of a vehicle operator on adjacent roadways. Lighting fixtures must be shielded or hooded so that the lighting elements are not exposed to normal view by motorist, pedestrians, or from adjacent dwellings and so that they do not unnecessarily light the night sky. Direct or indirect illumination must not exceed 0.5 footcandles at the lot line or upon abutting residential properties.</p>	<p><i>There is a buffer to both neighboring properties</i></p>
<p>e) All exterior lighting, except security lighting, must be turned off between 11:00 PM and 6:00 AM unless located on the side</p>	<p><i>This facility does not operate during nighttime hours.</i></p>

of a commercial or industrial use which is open for business during that period.	
f) Wiring to light poles must be underground.	
7) <u>Signage</u> the proposed signage will not detract from the design of the house development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.	<i>There is no proposed signage with the exception of the front façade of the building</i>
a) Signs should be placed at right angles to the street so as to be viewed from both directions. Simple, geometrically shape sign sit low to the ground must be used.	
b) Signs may be illuminated only by shielded, non-flashing lights. Any sign illumination must be turned off from 10 PM to 6 AM except if the business is open then the sign illumination may remain on during the hours of operation. No internal or flashing lights shall be permitted.	
c) Business/institutional name signs shall be permitted, provided such signs shall not exceed two signs per property, except for property which contains more than one business.	
d) Properties which contain one business or institutional use.	
(i) No name sign shall be greater than fifteen (15) square feet.	
(ii) The total area of name signs on the property shall not exceed twenty-five (25) square feet.	
e) Properties continuing more than one business or institutional use.	
(i) May have a directory sign, which contains a name sign for the complex, as well as name signs for the individual businesses or institutional uses. The name sign for the complex shall not exceed fifteen (15) square feet and the name signs for the individual businesses or institutional uses shall not exceed six (6) square feet. The total square footage for the directory sign shall not exceed sixty (60) feet.	
(ii) Each individual business or institutional use may have a name sign not to exceed fifteen (15) square feet.	
f) No freestanding sign shall extend higher than twenty (20) feet above the ground.	
g) The business/institutional name sign must be located on the same property as the business.	
8) <u>Buildings</u> – 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 aesthetic qualities of the neighboring areas.	
a) New building should be compatible with the neighborhoods such that they reflect the overall building bulk, square footage, dimensions, placement of the building on the lot, and rhythm of buildings and spaces along the street edge and minimize the visual impact on the neighborhood. The visual impact of a building shall be measured by its relationship to other buildings on the lot, design of the front of the building, and the rhythm of buildings and open spaces along the	<i>The building is the same in overall size and rhythm of buildings on this property and in this vicinity</i>

street. The planning board may require additional buffering to the road or abutting properties if the proposed building is not compatible with the neighborhood.	
b) The architectural design of the building shall be consistent with the New England vernacular and shall include such features as pitched roofs, vertical rectangle windows and the appearance of brick, stone, log, clapboard or shingle.	<u>Exempt</u> – see below
(i) The proposed development shall be exempt from the standard if the development will be screen so that it is not visible from the road or budding properties; or	
(ii) Depending on the tier of the application either the planning board or the code enforcement officer may require additional landscaping and/or screening to the road and a budding properties.	<i>This property already has a significant amount of <u>buffering</u></i>
c) Where there is a reasonably uniform relationship between the front walls of the buildings and the street, new buildings must be placed on a lot in a conformance with the established relationship. For buildings on corner lots, the setback relationship of both Street should be maintained.	<i>The new building will not be visible from the street</i>
d) The main entrance to the building should be oriented to the street unless the parking layout or the grouping of the buildings justifies another approach and should clearly be identified as such through building and site design, landscaping, and/or signage.	<i>See Site Map</i>
e) In rural, uncongested areas building should be setback from the road so as to conform with the rural character of the area. If the parking is in front, a generous, landscape buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.	<i>This property meets these standards. See Site Map.</i>
f) The site design should avoid creating a building surrounded by a parking lot.	<i>See Site Map</i>
g) The building height shall not exceed 40 feet.	<u>N/A</u> <i>VDII? -35</i>
9) <u>Landscaping</u> -- 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.	<i>All landscaping is existing</i>
a) Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character.	<i>See Site Map for all landscaping</i>
b) The landscape should define straight edges, break up parking areas, soften the appearance of the development, and protect abutting properties.	<i>See Site Map.</i>
10) <u>Buffering</u> -- The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of used to another use and for the screening of mechanical equipment and service and storage areas.	<i>Existing property has a lot of buffering in place. See Site Map.</i>
a) Buffering must be designed to provide a year-round visual screen in order to minimize adverse impacts. It may consist of fencing, evergreens, brooms, rocks, boulders, mounds, or a combination thereof.	<i>Existing buffering includes fencing and evergreens</i>

b) Exposed non-residential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metal or other articles of salvage or refuse must have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their impact on a budding residential uses and users of public streets.	<i>All of these areas have a substantial setback for storage items.</i>	✓
c) All dumpsters or similar large collection receptacles for trash or other waste must be screened by fencing or landscaping.	<i>Dumpster will not be visible from the road</i>	✓
d) The planning board may require buffering from impervious area is located adjacent to residential uses.		
11) <u>Utilities</u> -- The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screen from you to the extent feasible. If the service in the street or on a adjoining lots is underground, the new service must be placed underground.	<i>All new cable and electrical upgrades are in harmonious balance with the surroundings</i>	✓
12) <u>Water Supply</u> --		
a) If the project is to be served by a public water supply, the applicants must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source or distribution system, and will be installed in a manner adequate to provide need a domestic and fire protection flows.	<i>Water supply is a private well and meets or exceeds the needs</i>	✓
b) The proposed development shall connect to public water, unless the applicant can show that it is economically unfeasible.	<i>No public water available within a reasonable distance.</i>	✓
13) <u>Sewage Disposal</u> --		
a) It must be provided with a method of disposing of sewage which is compliant with the State Plumbing Code and the Subsurface Waste Water Disposal Rules.		✓
b) When two or more lots or buildings in different ownership share the use of common subsurface disposal system, the system must be owned and maintained in common by an owners association. Covenants in the deeds for each lot must require mandatory membership in association and provide for adequate funding of the association to ensure proper maintenance of the system.	<i>Libby Holdings, LLC is the sole owner or this property.</i>	✓
14) <u>Fire Protection</u> -- The proposed development will have adequate fire protection as determined by the Fire Chief and State Fire Marshal's Office.	<i>To be provided by Fire Dept.</i>	
15) <u>Capacity of Applicant</u> -- The applicant meets the following criteria:		✓
a) <u>Right, Title and Interest in Property</u> – the applicant must demonstrate that they have the right, title and interest in the property.	<i>See the title work on separate sheet.</i>	↓
b) <u>Financial Capacity</u> -- The applicant must demonstrate that they have the capacity to carry out the project in accordance with this ordinance and the approved plan.	<i>Existing property has already been operated by owner for ten years</i>	

<p>c) <u>Technical Ability</u> -- The applicant must demonstrate that they have the technical capacity to carry out the project in accordance with this ordinance and the approved plan.</p>	<p><i>Existing property has started moving ahead according to this ordinance</i></p>		
<p>16) <u>Special Resources</u> --</p>			
<p>a) <u>Shoreland</u> -- The proposed development will be in compliance with the shoreline zoning provisions of Article 5 and 7 of this ordinance is located within the Shoreland Zone.</p>	<p><i>This is not a shoreland property</i></p>		
<p>b) <u>Floodplain</u> -- If any portion of the site is located within a special flood hazard area as identified by the federal emergency management agency, all use and development of that portion of the site must be consistent with the floodplain management provisions of Article 8 of this ordinance.</p>	<p><i>This property is NOT located within a special flood area</i></p>		
<p>c) <u>Wetlands and Waterbodies</u> -- The proposed development will not have an adverse effect on wetlands and/or water bodies, to the extent that is practicable.</p>	<p><i>Property will not have an adverse impact on wetlands</i></p>		
<p>(i) The development must not adversely affect water quality or shoreline of any adjacent water body, to the extent practicable. The development plan must provide access to abutting navigable water bodies for the use of the occupants of the development as appropriate.</p>	<p><i>Property is not abutting a shoreline</i></p>		
<p>(ii) When a proposed development is immediately visible from a great pond, river, or stream, the development must be designed so that it fits harmoniously into the visual environment when viewed from the water body. In predominantly natural environments, site clearing must be minimized, natural vegetation must be maintained adjacent to the shoreline to soften the appearance of the development, and vegetation must be retained or provided to minimize the visual intrusion of the development. In developed shoreline environments, the appearance of the new development when viewed from the water must be compatible with existing visual character in terms of scale, nursing, and height to the maximum extent possible. Storage and service areas must be screened or landscape to minimize their visual impact.</p>	<p><i>Site in not near any ponds, rivers or streams</i></p>		
<p>(iii) Activities within 250 feet of the vernal pools show me requirements set by the Maine Department of Environmental Protection Natural Resources Protection Act.</p>	<p><i>No activity near vernal pools</i></p>		
<p>17) <u>Historic & Archaeological</u></p>			
<p>a) If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting up the extent of excavation.</p>	<p><i>Site has not been identified as historic or archaeological area</i></p>		
<p>b) Proposed development which include or adjacent to buildings or sites on the National Register of Historic Places, Maine Historic Preservation Commission or when the Comprehensive Plan has identified as being a historical</p>	<p><i>No historic places on site or adjacent.</i></p>		

significance, shall be designed in such a manner as to minimize the impact on the historic features. When the historic features to be protected include buildings, the placement and the architectural design of new structure shall be similar to the historic structures. The board may require the applicant to seek the advice of the Maine Historic Preservation Commission.	
18) <u>Groundwater</u> --	
Projects that involve on-site water supply or sewage disposal systems with a capacity of two thousand (2000) gallons per day or greater must demonstrate that the ground water at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.	N/A
19) <u>Wildlife Habitat</u> --	
a) If any portion of the property lies within areas identified and mapped by the Department of Inland Fisheries and Wildlife, the applicant should demonstrate that there shall be minimal impact on the habitat and species it supports. The plan shall provide for protection of the identified resource in a manner acceptable to the Maine Department of Inland Fisheries and Wildlife or in accordance with the recommendations of a wildlife biologist with demonstrated experience with the wildlife resource being impacted and approved by the board. In the latter situation, the report prepared by the wildlife biologist shall assess the potential impact of the development on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the development will have minimal impact on the habitat and the species it supports. These areas include:	<i>This property does not lie within the areas identified by The Department of Inland Fisheries and Wildlife</i>
(i) Habitat for species appearing on the official state or federal lists of endangered or threatened species:	
(ii) High and moderate value waterfowl habitats, including nesting and feeding; or	
(iii) A high or moderate value deer wintering area.	
20) <u>Natural Areas</u> --	
a) If any portion of the property is located within an area designated as a unique natural area by the Comprehensive Plan or the Maine Natural Areas Program, the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation. The Board may require the applicant to seek the advice of the Maine Natural Areas Program.	<i>This property id not located in an area designated by the Comprehensive Plan or the Maine Natural Areas Program</i>
b) The planning board may require a survey from a qualified professional of the area in question, if it has not been previously surveyed.	
21) <u>Environmental Impact</u> --	



a) 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.	<i>All existing landscaping</i>
b) Extensive grading and filling must be avoided as far as possible. c) The proposed development will not cause a reduction in the lands capacity to hold water so that a dangerous or unhealthy condition results.	
22) <u>Solid Waste Management</u> -- The proposed development will provide for adequate disposal of solid waste. All solid waste must be disposed of at a licensed disposal facility having adequate capacity to except the project wastes.	<i>Pine Tree Waste provides dumpster service already</i>
23) <u>Hazardous, Special & Radioactive Materials</u> --	
a) Hazardous, Special and Radioactive materials – The handling, storage, and use of all materials identified by the standards of a federal or state agency as hazardous, special or radioactive must be done in accordance with the standards of these agencies.	<i>No hazardous or radioactive materials will be stored on-site</i>
b) No flammable or explosive liquids, solids or gases shall be stored in bulk above ground unless they are located at least seventy-five (75) feet from any lot line, or forty (40) feet in the case of underground storage. For the purposes of this section, box storage shall be considered one thousand (1000) gallons or greater. All materials must be stored in a manner and location which is in compliance with appropriate rules and regulations of the main department of public safety and other appropriate federal, state, and local regulations.	<i>All heating storage containers will be located more than seventy-five (75) feet from lot line. All containers to be installed properly by professionals to these standards</i>
24) <u>Air Quality</u> --	
The proposed development will meet the Maine Department of Environmental Protection and US Environmental Protection Agency standards	<i>The facility will meet these standards</i>
25) <u>Water Quality</u> --	
a) No proposed development shall locate, store, discharge, or permit the discharge of any treated, untreated, or in adequately treated liquid, gaseous, or solid materials of such a nature, quantity, obnoxiousness, toxicity, or temperature that may run off, sip, percolate, or washing to surface or ground water so as to contaminate, pollute, or harm such waters or cause nuisances such as objectionable sure deposits, floating or submerged debris, oil or scum call, color, odor, taste, or unsightliness or be harmful to humans, animal, plant, or aquatic life.	<i>Property will meet the standard</i>
b) All storage facilities for fuel, chemicals, chemical or industrial waste, or biodegradable route materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's office.	<i>All heating fuel will meet the standard and be installed by professionals</i>
c) If the project is located within the direct watershed of a "body of water most at risk from development" or a sensitive or threatened region or watershed as identified by the Maine Department of Environmental Protection, and as and is of	<i>Property is not located near a body of water.</i>

<p>such magnitude as to require a stormwater permit from the DEP, the project must comply with the standards of the DEP with respect to the export of total suspended solids and/or phosphorus. If the project does not require a stormwater permit from the DEP, it must be designed to minimize the export of phosphorus from the site to the extent reasonable with the proposed use and the characteristics of the site.</p>	
<p>26) <u>Stormwater</u> -- Adequate provisions must be made for the collection and disposal of all storm water that runs off propose streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties</p>	
<p>a) To the extent possible, the plan must retain stormwater on the site using the natural features of the site.</p>	<p><i>Meets these standards</i></p>
<p>b) Unless the discharges directly to the Ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the pre-development rate.</p>	<p><i>The minimal stormwater is primarily used up by vegetation and does not run off continuously.</i></p>
<p>c) The applicant must demonstrate that on- and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he/she will be responsible for whatever improvements are needed to provide the required increase in capacity and/or mitigation.</p>	<p><i>Vegetation is all drainage areas prevents steady runoff.</i></p>
<p>d) All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a close system unless approved as part of the site plan review.</p>	<p><i>There is no flooding on this site</i></p>
<p>e) The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soil's, and vegetation.</p>	<p><i>Drainage ditch will not be filled</i></p>
<p>f) The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.</p>	<p><i>See Site Map</i></p>
<p>g) The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. Do use of oil and grease traps in manholes, do use of on-site vegetated waterways, and vegetation buffer strips along the waterways and date drainage swale's, and the reduction in use of deicing salt and fertilizers may be required especially where the development stormwater discharges into a gravel aquifer area or other water supply source or a great pond.</p>	<p><i>See Site Map for all existing water run off</i></p>
<p>27) <u>Sedimentation & Erosion Control</u> --</p>	
<p>a) All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such as filling, excavation and earth moving activities must be kept to a minimum. Parking lots are on slope sites must be terrace to avoid undue cut and fill, and/or the need for retaining wall</p>	



natural vegetation must be preserved and protected wherever possible	
b) Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the main erosion and sediment control handbook for construction: best management practices, dated March 2003	<i>Site has vegetation which prevents erosion.</i>
28) <u>Noise</u> --	
a) Noise levels on a site about any residential use shall be kept to a minimum between the hours of 9 PM and 6 AM	<i>Noise levels will be kept in line with this standard</i>
b) The planning board may specify an activity or business hours of operation to address the level of noise if necessary	<i>Please see proposed hours of operation 6 a.m. to 6 p.m.</i>

SCOTT M. LIBBY WOODWORKING

Planning Board Permit Application

Planning Board Members:

My name is Scott Libby. I own two businesses located at 112 Pond Road in Bowdoinham. I have been operating my Scott M. Libby Woodworking business at this location since 2008.

My business has continued to grow over the past 15 years to the point where we need more space to expand.

I am reaching out to propose putting up a new building to support the growth of my woodworking business. We would like to put up a 7,500 square foot facility on our land on Pond Road.

Proposal

10.B.5.b Site Inventory and Analysis – See attached

10.B.5.b.ii Names, addresses, and phone numbers of the record owner and the applicant – See Site and Inventory Analysis

10.B.5.b.iii Names and addresses of all consultants working on the project - See Site and Inventory Analysis

10.B.5.b.iv Evidence of right, title, or interest in the property - See attached warranty deeds

10.B.5.b.v Evidence of payment of the site inventory and analysis fee – See attached check

10.B.5.b.vi Eleven (11) copies of an accurate scale inventory plan of the parcel - See Site and Inventory Analysis

Including:

Name of the development, north arrow, date, and scale

Boundaries of the parcel

Topography of the site

Major natural features

Existing Buildings

Location and size of existing utilities

Class D medium intensity soil survey

Private sewage disposal system

Relationship of the site to surrounding area – Attached in a separate document

Existing restrictions and Easement – N/A

10.B.5.b.vii

Describe the existing conditions of the site: 112 Pond Road is an existing and developed site consisting of five buildings. There are no physical constraints on the site. We are submitting the existing site map approved by the Town of Bowdoinham, on July 12, 2010. Also, included is a copy of the Maine Department of Transportation Driveway/Entrance Permit. We are proposing to build one additional building on a semi-developed portion of the property. The proposed use of the new building is the relocation of the existing woodworking facility.

In addition, since that time the following improvement have been made including:

1. In 2020, CMP did a major upgrade to the electric supply infrastructure. CMP invested \$350,000 to the Pond Road grid from Route 201 to our facility. There was a completely new system installed including 37 new poles and new supply lines. 112 Pond Road now has more than enough power for both current and future expansion at this location.
2. In 2023, we had new well drilled. Because of our anticipation of a potential expansion, at that time, we made certain that it would be adequate for both our current and any future needs.
3. We have improved access to the proposed location of the new building.

WARRANTY DEED

Daniel McKenna and Cathy L. McKenna

of P. O. Box 170, 52 Pond Road, Bowdoinham, Maine 04008

for consideration paid,


grant to **Libby Holdings, LLC**, a Maine Limited Liability Company with a mailing address of 84 Blanchard Cross Road, Bowdoin, Maine 04287

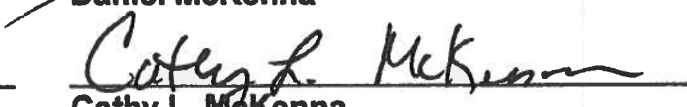
with **WARRANTY COVENANTS**, the land in Bowdoinham, Sagadahoc County, State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

WITNESS our hands and seals this 22^d day of December, 2009.





Daniel McKenna


Cathy L. McKenna

TRANSFER TAX PAID

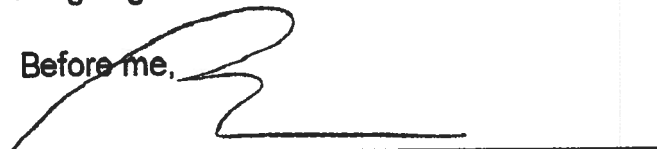
THE STATE OF MAINE

CUMBERLAND County, ss.

December 22, 2009

Then personally appeared the above-named Daniel McKenna and Cathy L. McKenna and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Print Name:

Commission expires:

RODERICK R. ROVZAR
Notary Public, Maine
My Commission Expires January 5, 2012

EXHIBIT A

A parcel of land with the improvements thereon situated on the westerly side of Route 125 (Pond Road) in the Town of Bowdoinham, County of Sagadahoc, State of Maine being bounded and described as follows:

Commencing at a 5/8" diameter iron rod on the westerly side of Route 125 and at the southeast corner of land now or formerly of Jeffrey Hoyt recorded in Book 2478, Page 142;

Thence South 36° 26' 09" East Fifty-Six and Sixty-Five Hundredths feet (56.65') along the westerly side of Route 125 to a point;

Thence Southeasterly along the westerly side of Route 125, Three Hundred Sixty-Eight and Thirty-Seven Hundredths feet (368.37') along a curve to the right, said curve having a radius of Seven Hundred Seventy-Six and Ninety Hundredths feet (776.90') to a 5/8" diameter iron rod set at remaining land of Daniel and Cathy McKenna recorded in Book 1288, Page 346;

Thence South 76° 08' 26" West along the northerly line of remaining land of said McKenna Six Hundred Eighty-Two and Fifty-Nine Hundredths feet (682.59') to a 5/8" diameter iron rod set at land now or formerly of Hilltop Log Homes recorded in Book 2739, Page 181;

Thence North 41° 31' 15" East along the southerly line of Hilltop Log Homes Two Hundred Sixty-Eight and Fifty-Five Hundredths (268.55') to a 5/8" diameter iron rod found at the southwest corner of land of said Hoyt;

Thence North 40° 41' 03" East along the southerly line of said Hoyt Two Hundred Eight and Fifty-Five Hundredths feet (208.55') to an iron rod in stone found;

Thence North 41° 36' 14" East along the southerly line of said Hoyt Two Hundred Forty-One and No Hundredths feet (241.00') to a 5/8" diameter iron rod found at the point of beginning.

Meaning and intending hereby to convey a portion of the premises conveyed to the Grantors herein by deed from Louise J. Anderson dated May 27, 1994 and recorded at the Sagadahoc County Registry of Deeds in Book 1288, Page 346.

H:\Legal\Real Estate\CLIENTS\Y-20522 McKenna Warranty Deed.doc

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

2015R-07598

TRANSFER TAX PAID
RECEIVED

SAGadahoc COUNTY MAINE

LYNN C MOORE, REGISTRAR

RECORDED ON

09/28/2015 12:12 PM

Warranty Deed

PAGES: 2



Know All Men By These Presents that we, **JANICE LEE BOOTY, ALFRED W. BOOTY, JR., and JULIE BOOTY**, of Bowdoinham, in the County of Sagadahoc and State of Maine, for consideration paid, GRANT TO **LIBBY HOLDINGS, LLC**, of Bowdoin, in the County of Sagadahoc and State of Maine, and whose mailing address is 84 Blanchard Cross Road, Bowdoin, Maine 04008, with WARRANTY COVENANTS, the following described land in Bowdoinham, in the County of Sagadahoc and State of Maine:

A certain piece of parcel of land situated on the southwesterly side of Route 125 (Pond Road) in the Town of Bowdoinham, County of Sagadahoc, State of Maine being bounded and described as follows:

Beginning at the easterly corner of the Quarry Subdivision at a 5/8" diameter iron rod;

Thence N 55° 19' 00" W along the northerly line of said Quarry Subdivision Seven Hundred Twenty Four and Forty Seven Hundredths feet (724.47') to a 5/8" diameter rod on the Bowdoin, Bowdoinham Town Line;

Thence N 28° 59' 26" E along said Town Line Nine Hundred Forty Three and Sixty Four Hundredths feet (943.64') to a concrete Town Line Monument on the southwesterly side of Route 125;

Thence S 44° 40' 01" E along the southwesterly side of Route 125 Three Hundred and No Hundredths feet (300.00') to a 5/8" diameter iron rod at the northwest corner of land now or formerly of Perry recorded in Book 2379, Page 174;

Thence S 28° 59' 26" W along the northwesterly line of said Perry Four Hundred and No Hundredths feet (400.00') to a point at the southwest corner of land of said Perry;

Thence S 44° 40' 01" E along the southerly line of said Perry Two Hundred and No Hundredths feet (200.00') to a point at the southeast corner of land of said Perry and the southwest corner of land now or formerly of Hoyt recorded in Book 2648, Page 209 and Book 2478, Page 142;

Thence Southeasterly along the southerly line of said Hoyt to a 5/8" diameter iron rod on the northwesterly line of land now or formerly of Libby Holdings, LLC recorded in Book 3154, Page 187;

Thence S 41° 31' 15" W along the northwesterly line of said Libby Holdings, LLC Two Hundred Sixty Eight and Fifty Five Hundredths feet (268.55') to the point of beginning.

For Source of Title, reference may be had to a Warranty Deed from Daniel R. McKenna and Cathy L. McKenna to Janice Lee Booty, Alfred W. Booty, Jr. and Julie Booty, dated June 1, 2012 and recorded in the Sagadahoc County Registry of Deeds in Book 3392, Page 240.

In Witness Whereof, we have hereunto set our hands and seals this 25th day of September, 2015.

[Signature]
Witness

Janice Lee Booty
Janice Lee Booty

[Signature]
Witness

Alfred W. Booty, Jr.
Alfred W. Booty, Jr.

[Signature]
Witness

Julie Booty
Julie Booty

STATE OF MAINE
Cumberland, ss.

September 25, 2015

Personally appeared before me the above-named **JANICE LEE BOOTY** and acknowledged the foregoing instrument to be her free act and deed.

Diane C. LaCourse
Notary Public

STATE OF MAINE
Cumberland, ss.

September 25, 2015

Personally appeared before me the above-named **ALFRED W. BOOTY, JR.** and acknowledged the foregoing instrument to be his free act and deed.

Diane C. LaCourse
Notary Public

STATE OF MAINE
Cumberland, ss.

September 25, 2015

Personally appeared before me the above-named **JULIE BOOTY** and acknowledged the foregoing instrument to be her free act and deed.

Diane C. LaCourse
Notary Public

DIANE C. LACOURSE
Notary Public, Maine
My Commission Expires August 26, 2018



Maine Department of Transportation Driveway/Entrance Permit


<p>Permit Number: 9968</p> <p>Owner: Scott Libby</p> <p>Address: 112 Pond Road Bowdoinham, ME 04008</p> <p>Telephone: (207)433-0964</p>	<p>Location: Route: 0125X, (No road name)</p> <p>Municipality: Bowdoinham</p> <p>County: Sagadahoc</p> <p>Tax Map: R2; Lot Number: 63</p> <p>Culvert Size: "</p> <p>Culvert Type: N/R</p> <p>Culvert Length: '</p> <p>Date of Permit: 16-APR-10'</p> <p>Appr. Entrance Width: 22'</p>
---	--

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, an Entrance to (a) Business Park at a point 2481' N from Junction of Routes 125 / 138, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This permittee acknowledges and agrees to comply with the Standard Conditions of Approval attached hereto and to any Specific Conditions of Approval shown here.

- * THE ENCLOSED NOTICE OF AUTHORIZATION TO PROCEED MUST BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE ROADWAY FROM AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ONE MONTH AFTER THE CONCLUSION OF THE CONSTRUCTION.
- * OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY.
- * THE ENTRANCE INCLUDING ALL RADII MUST BE PAVED FROM THE EDGE OF PAVEMENT OF THE HIGHWAY TO THE HIGHWAY RIGHT OF WAY OR TO THE LENGTH OF THE DESIGN VEHICLE, WHICHEVER IS GREATER.
- * THIS SHALL BE THE ONLY ENTRANCE TO THIS LOT AS IT EXISTED ON MAY 25, 2002 AND PARTS THEREOF.

Approved by:  Date: 4-16-10

STANDARD CONDITIONS

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to safeguard traffic properly while the construction is in progress.
2. At no time cause the highway to be closed to traffic.
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of the commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.
11. Construct or implement and maintain erosion & sedimentation measures sufficient to protect MaineDOT's facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.

FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and save harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-6672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: BOWDOINHAM
Street or Road: 112 POND ROAD
Subdivision, Lot #:

Town/City: _____ Permit #: _____
Date Permit Issued: 1/1 Fee: \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI): SCOTT M. LIBBY WOODWORKING INC.
Owner / Applicant
Mailing Address of Owner/Applicant: 112 POND ROAD, BOWDOINHAM, ME 04008
Daytime Tel. #: 504-0102

Local Plumbing Inspector Signature: _____ L.P.I. #: _____
 Owner Town State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I declare and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
(1st) date approved _____

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input checked="" type="checkbox"/> First Time System	<input checked="" type="checkbox"/> No Rule Variance	<input checked="" type="checkbox"/> Complete Non-engineered System
<input type="checkbox"/> Replacement System	<input type="checkbox"/> First Time System Variance	<input type="checkbox"/> Primitive System (graywater & alt. toilet)
Type replaced: _____	<input type="checkbox"/> Local Plumbing Inspector Approval	<input type="checkbox"/> Alternative Toilet, specify: _____
Year installed: _____	<input type="checkbox"/> State & Local Plumbing Inspector Approval	<input type="checkbox"/> Non-engineered Treatment Tank (only)
<input type="checkbox"/> Expanded System	<input type="checkbox"/> Replacement System Variance	<input type="checkbox"/> Holding Tank, _____ gallons
a. <25% Expansion	<input type="checkbox"/> Local Plumbing Inspector Approval	<input type="checkbox"/> Non-engineered Disposal Field (only)
b. >25% Expansion	<input type="checkbox"/> State & Local Plumbing Inspector Approval	<input type="checkbox"/> Separated Laundry System
<input type="checkbox"/> Experimental System	<input type="checkbox"/> Minimum Lot Size Variance	<input type="checkbox"/> Complete Engineered System (2000 gpd or more)
<input type="checkbox"/> Seasonal Conversion	<input type="checkbox"/> Seasonal Conversion Permit	<input type="checkbox"/> Engineered Treatment Tank (only)
		<input type="checkbox"/> Engineered Disposal Field (only)
		<input type="checkbox"/> Pre-treatment, specify: _____
		<input type="checkbox"/> Miscellaneous Components

SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
SQ. FT. _____	<input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____	<input checked="" type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Private
ACRES _____	<input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____	<input type="checkbox"/> Public <input type="checkbox"/> Other
SHORELAND ZONING	<input checked="" type="checkbox"/> Other: <u>SHOP W/ EMPLOYEES</u>	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(specify)	
	Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Stone Bed <input type="checkbox"/> Stone Trench	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Maybe	<u>96</u> gallons per day
<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
<input type="checkbox"/> Low Profile	<input type="checkbox"/> cluster array <input type="checkbox"/> Linear	a. multi-compartment tank	<input checked="" type="checkbox"/> Table 4A (dwelling unit(s))
<input type="checkbox"/> Plastic	<input type="checkbox"/> regular load <input type="checkbox"/> H-20 load	b. _____ tanks in series	<input type="checkbox"/> Table 4C (other facilities)
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	c. increase in tank capacity	SHOW CALCULATIONS for other facilities
CAPACITY: <u>1000</u> GAL	SIZE: <u>395</u> sq. ft. In. ft.	d. Filter on Tank Outlet	<u>EMPLOYEES AT 12 GPD</u>
SOIL DATA & DESIGN CLASS: _____	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	<input type="checkbox"/> Section 4G (meter readings)
PROFILE CONDITION: <u>816</u>	<input type="checkbox"/> 1. Medium--2.6 sq. ft. / gpd	<input type="checkbox"/> Not Required	ATTACH WATER METER DATA
at Observation Hole # <u>1</u>	<input type="checkbox"/> 2. Medium--Large 3.3 sq. ft. / gpd	<input checked="" type="checkbox"/> May Be Required	LATITUDE AND LONGITUDE
Depth <u>12</u> "	<input checked="" type="checkbox"/> Large--4.1 sq. ft. / gpd	<input type="checkbox"/> Required	at center of disposal area
of Most Limiting Soil Factor	<input type="checkbox"/> 4. Extra Large--5.0 sq. ft. / gpd	Specify only for engineered systems	Lat <u>44</u> d <u>01</u> m <u>25</u> s <u>73</u>
		DOSE _____ gallons	Lon. <u>67</u> d <u>25</u> m <u>24</u> s <u>61</u>
			If g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 4-25-23 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: Mark Cenci

SE #: 262

Date: 5-3-23

Site Evaluator Name Printed: MARK CENCI

Telephone Number: 329-3524

E-mail Address: _____

Notes: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Mahe Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-2672 Fax: (207) 287-0163

Plantation

Street, Road, Subdivision

Owner or Applicant Name

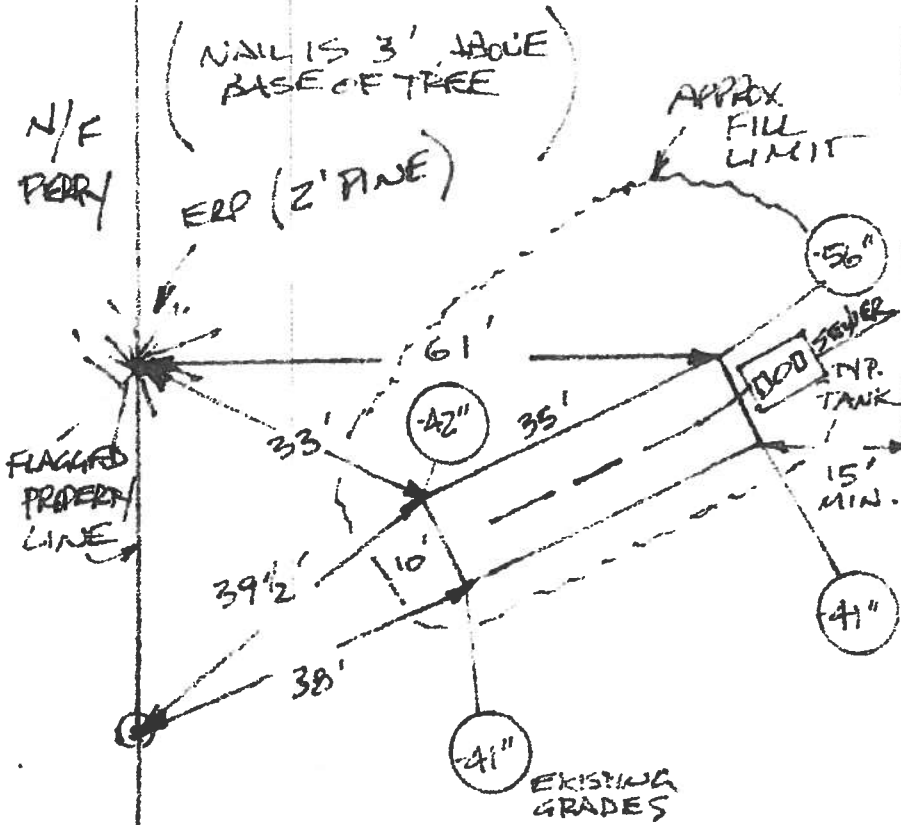
BOWDOIN HAM

112 POND ROAD

SCOTT LIBBY WOODWORKING

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.



PIPE & STONE BED
 10' x 35'
 1-25' LENGTH OF PERFORATED PIPE

FIELD REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

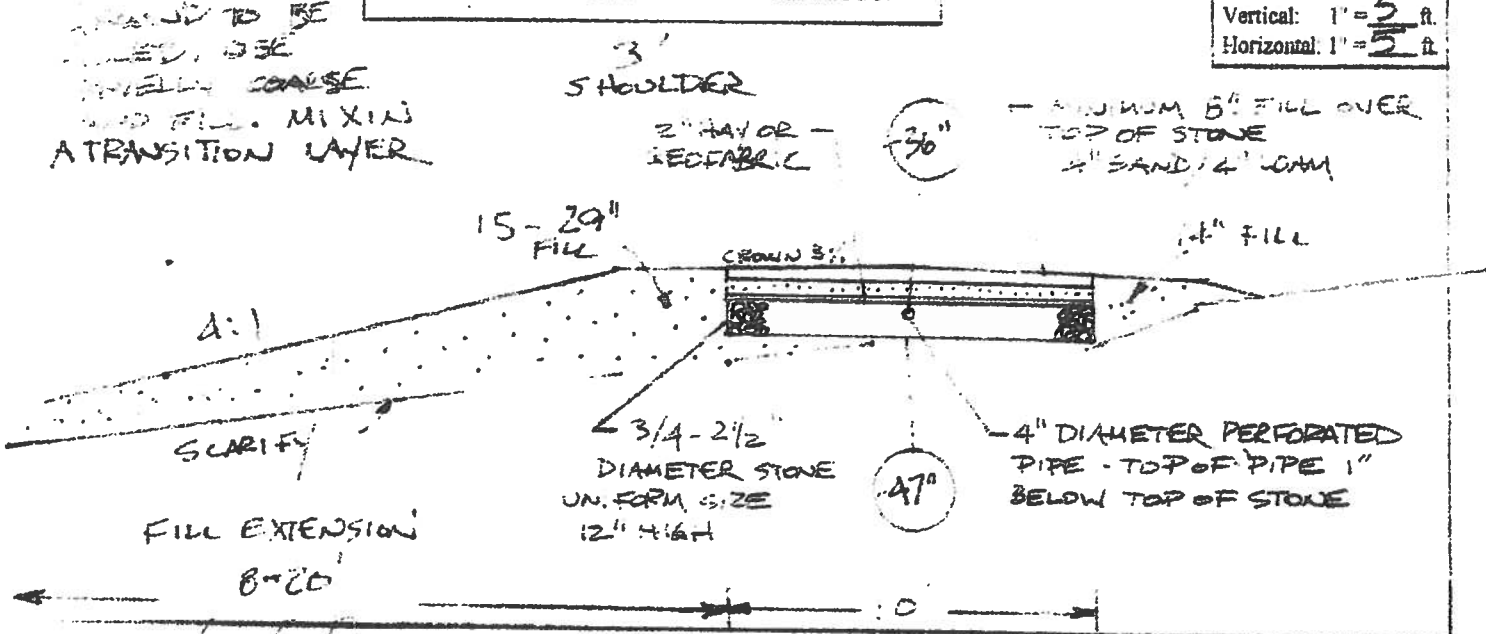
- 14" Above Grade
- 14" Backfill (upslope)
- 29" Backfill (downslope)
- CROSS-SECTION (shown below)

- Finished Grade Elevation: -27"
- Top of Proprietary Device: -36"
- Bottom of Disposal Field: -47"

Location & Description: NAIL IN 2' DIAMETER PINE TREE
 Reference Elevation is: 0.0' +/-

DISPOSAL FIELD CROSS SECTION

Scales:
 Vertical: 1" = 5 ft.
 Horizontal: 1" = 2 ft.



Evaluator Signature

262 SE #

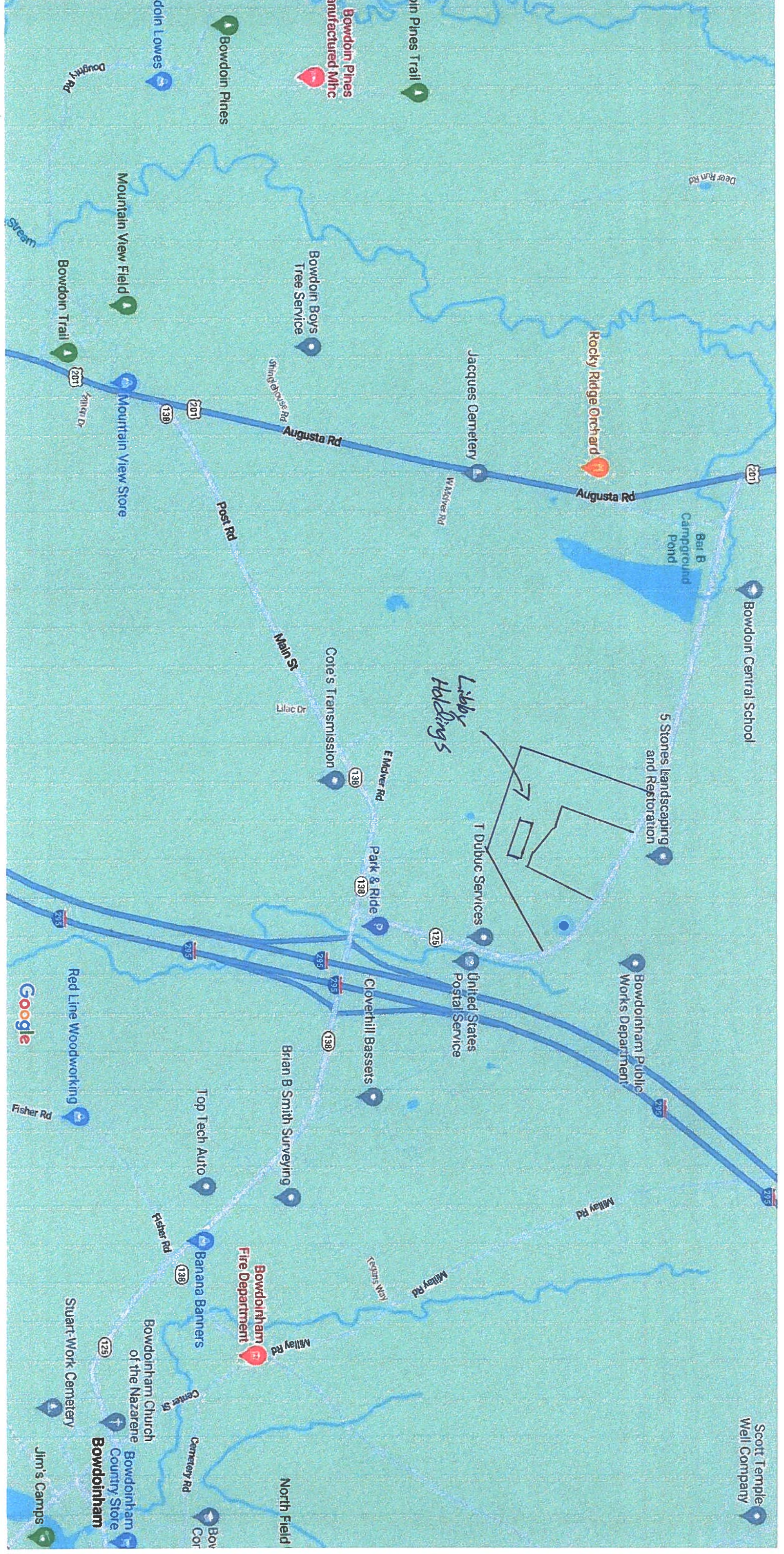
5-4-23 Date

**SITE PLANS, MAPS, AND DOCUMENTS
ARE AVAILABLE AT THE TOWN OFFICE**

**PLEASE CONTACT THE
CODE ENFORCEMENT OFFICER**

(207)666-5531

ceo@bowdoinham.com



Expanded Site Map