

# 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. 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](mailto:ceo@bowdoinham.com) • [planning@bowdoinham.com](mailto:planning@bowdoinham.com) • [www.bowdoinham.com](http://www.bowdoinham.com)

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



**APPLICANTS NAME:** SammCo Holdings LLC Conifer Ridge

**APPLICANTS MAILING ADDRESS:**

**PHONE NUMBER:**

**EMAIL:**

**LOCATION OF PROPOSAL:**

**TAX MAP:** U07-005B

**PROJECT DESCRIPTION:**

**DATE SUBMITTED:** 8/22/24, 9/10/24

**(STAFF) DATE RECEIVED:** 8/22/24, 9/10/24



<b>APPROVAL CRITERIA NARRATIVE (CONTINUED):</b>				
<b>YES</b>	<b>NO</b>	<b>THE PROPOSAL MUST INCLUDE THE FOLLOWING:</b>	<b>WAIVER:</b>	<b>STAFF:</b>
<b>NOTE:</b> 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.		Providing a fence for neighbor
N/A		(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.		
X		(10.C.11., 10.D.11.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.		
X		(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.		For PB determination
X		(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.		Need performance guarantees
X		(10.C.16., 10.D.16.) Shoreland – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance.		
X		(10.C.17., 10.D.17.) Floodplain – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.		
X		(10.C.18., 10.D.i-iii.) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.		
X		(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.		To be determined by PB
X		(10.C.21., 10.D.21.a.) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.		
X		(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.		
X		(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.		

X		(10.C.24., 10.D.24.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.		
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<b>APPROVAL CRITERIA NARRATIVE (CONTINUED):</b>				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> For partial waivers, please specify the article number (i.e., “WAIVE #10.c.”).				
X		(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.		
X		(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.		To be determined by PB
X		(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.		
X		(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.		
X		(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.		
X		(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..		
X		(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.		

<b>USE-SPECIFIC APPROVAL CRITERIA NARRATIVE:</b>				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(10.E.) Use-Specific Performance Standards.		
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
<b>NOTE:</b> 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>		
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