



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

PLANNING BOARD APPLICATION

Type of Application: Shoreland Zoning Site Plan Review – Tier II Tier II
 Land Use Subdivision – Minor Major

Applicant Information:

Name: William Panzino
Mailing Address: 791 Carding Machine Rd Bowdoinham ME
Telephone: 207-240-2943
Right, Title, Interest in Property: Owner Other Renter
(appropriate documentation must be provided)

Owner Information:

Same as Above
Name: Nancy Soule
Mailing Address: 779 Carding Machine Rd Bowdoinham, ME
Telephone: 207-295-6547

Agent Information:

Name: _____
Mailing Address: _____
Telephone: _____
 Surveyor Engineer Other: _____

Property Information:

Map/Lot Number: R05-035
Property Address: 791 Carding Machine Rd Bowdoinham, ME
Lot Size: _____ Lot Frontage: _____
Existing Lot Coverage: _____ Proposed Lot Coverage: _____
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: _____
Tax Program: No Agriculture Open Space Tree Growth

Project Description:

auto and small engine repair in existing garage. Remove auto recycling
amend conditions of approval #5,7,8,11,12,13.
only 4 to 6 cars on property at a time.

Attachments (the following items are required):

- Site Plan
- Photographs of Site
- Application Fee
- Supporting Documents as required per Land Use Ordinance

By signing this application, as the foresaid applicant:

- 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 information provided on this form and all other documents submitted as part of my proposal is 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.

Will Panzino
Applicant Signature

3-4-2021
Date

Will Panzino
Print Name

FOR OFFICE USE ONLY

Received On: 3-4-2021 Fee Paid: 500

Signed

Date

Town of Bowdoinham
----- Receipt -----

03/14/21 2:10 PM ID:189 44581-1
TYPE----- REF--- 5403.00
**WILLIAM J FANZANO
PLANNING EXPENSE 245871 500.00

Paid By: WILLIAM J FANZANO
Remaining Balance: 0.00

Cash : 500.00

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
Maine Statutory Short Form

Know all Persons by these Present,

That I, MARY AVERY, of Minot, County of Androscoggin and State of Maine, duly appointed and acting personal representative of the estate of Janet M. Shirley, deceased, whose will was duly admitted to probate in the Probate Court for Sagadahoc County, Maine, by the power conferred by law and every other powers (in distribution of the estate) grant to:

NANCY SOULE

whose mailing address is 7 Daisy Drive, Freeport, ME 04032, being the person entitled to distribution, the real property, together with any improvements thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described in the Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this day of August 2012.

Signed, Sealed and Delivered
in the presence of

ESTATE OF JANET M. SHIRLEY, by

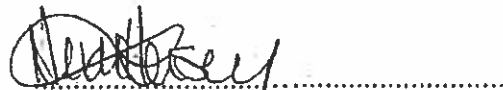



MARY AVERY, P.R.

STATE OF MAINE
County of Androscoggin

August 17th, 2012

Then personally appeared before me the above named Mary Avery, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.



Notary Public
Printed Name: Heidi L. Hersey
HEIDI L. HERSEY
Notary Public, Maine
My Commission Expires March 28, 2016

Received
SAGADAHOC COUNTY MAINE
JUDITH E STEVENS
REGISTRAR

EXHIBIT A

All that certain parcel of land with the improvements thereon, situated east of Carding Machine Road, in the town of Bowdoinham, county of Sagadahoc and state of Maine, bounded and described as follows;

BEGINNING at a rebar set on the assumed easterly sideline of the Carding Machine Road at the south line of land now or formerly of John W. & Virginia M. Murphy;

THENCE S 59° 54' 08" E along land now or formerly of said Murphy, as marked in part by a stone wall, a distance of 1258.68 feet to a rebar set at land of Richard Gallagher;

THENCE S 29° 43' 26" W along land of said Gallagher, a distance of 383.94 feet to a rebar set in the stone wall;

THENCE N 60° 54' 29" W, as marked in part by a stone wall, a distance of 1147.38 feet to a rebar set at the assumed easterly sideline of the Carding Machine Road;

THENCE N 11° 10' 21" E along said road line, a distance of 168.83 feet to a point;

THENCE N 12° 55' 40" E along said road line, a distance of 145.33 feet to a point;

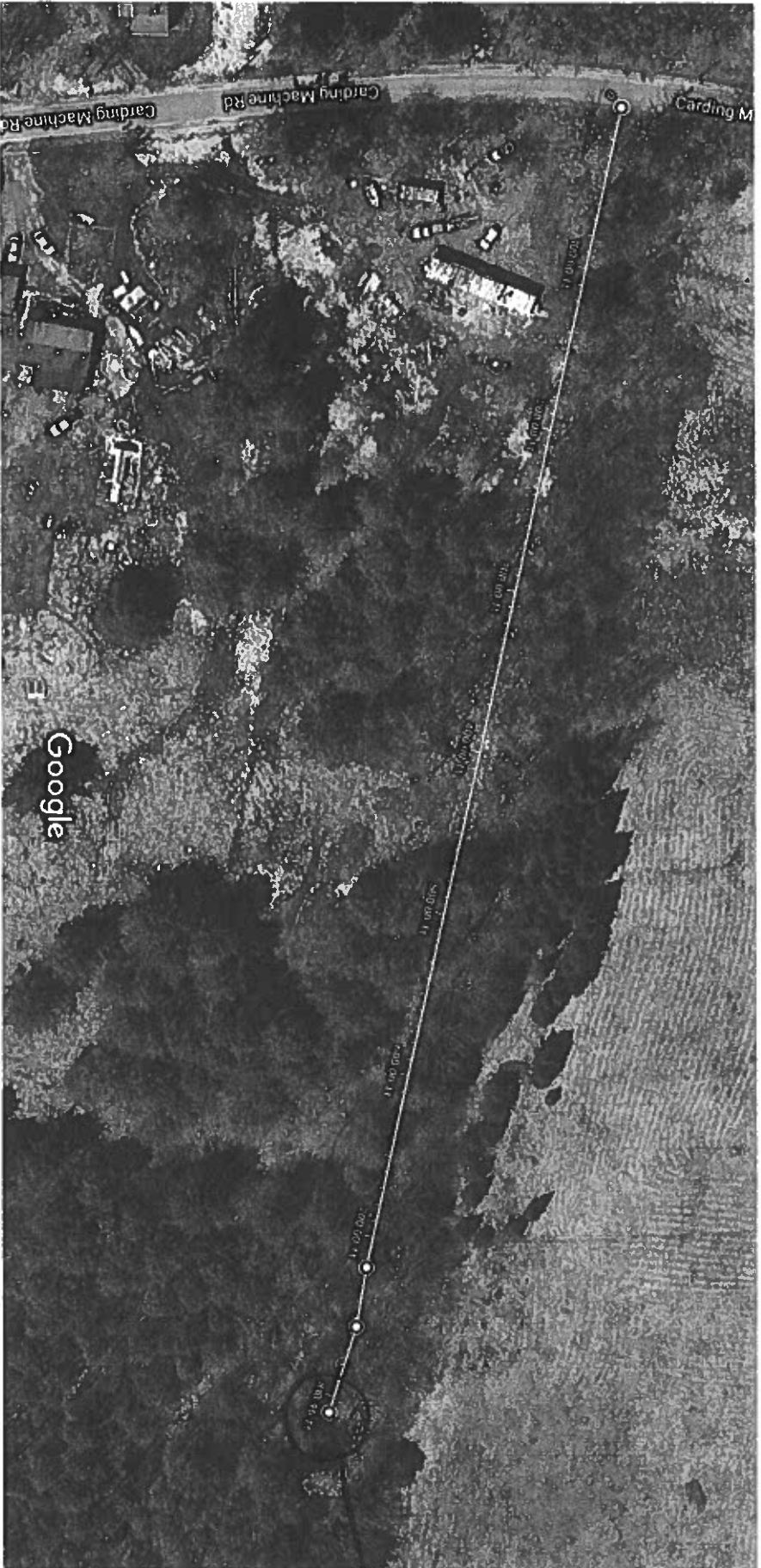
THENCE N 21° 18' 19" E along said road line, a distance of 106.77 feet to the point of beginning of the parcel herein described.

Meaning and intending to convey and hereby conveying a 10.9 acre parcel of land with the improvements thereon, be it the same more or less, being a portion of those premises described in a deed to Cecil J. Shirley and Janet M. Shirley dated May 26, 1988 and recorded in said registry of deeds at book 881 page 349

The above described 10.9 acre lot is conveyed subject to a right of way along the north side of said lot. Said right of way being of variable width of between 50 feet and 20 feet and serving a 2 acre parcel of land of Richard Gallagher which lies immediately to the east of the above described 10.9 acre lot. Said right of way is for all vehicles and all utilities. The parties having a legal interest in, or subject to said right of way, may relocate said right of way upon the written consent of all parties concerned.

All rebars set were set in 2012 and are 5/8 inch and are marked B. Smith – Smith 1175. Bearings used in this description are based on observed magnetic 2003.

Google Maps 791 Carding Machine Rd



(This is an older image from Google maps)

Measure distance
Total distance: 810.46 ft (247.03 m)

Imagery ©2020 Maine GeoLibrary, Maxar Technologies, Map data ©2020 50 ft

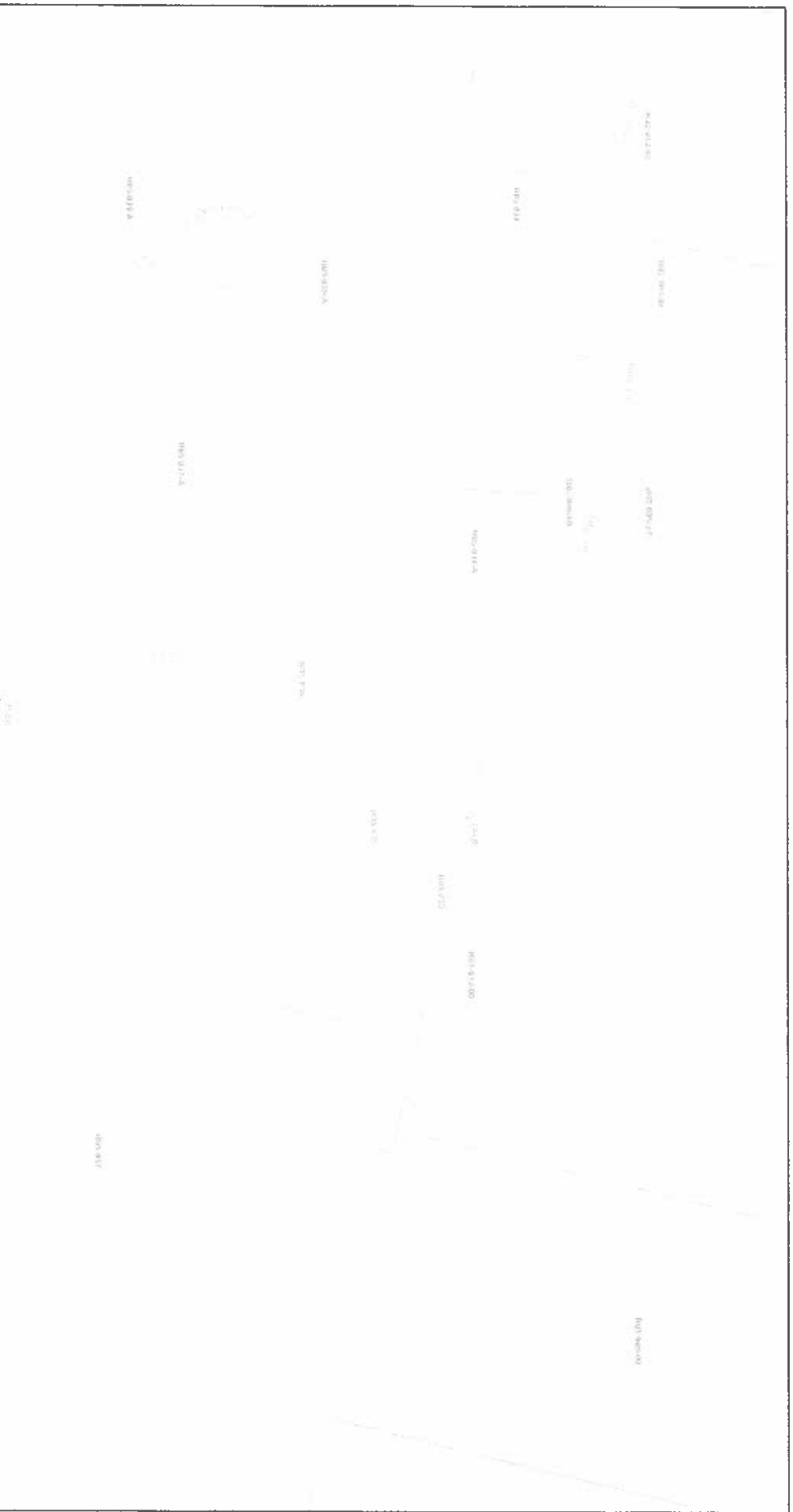
Aerial View

OF Approximate location

OF Purposed lot

Appro Lot

Maine Geoparcels Map



7/10/2020, 2:02:01 AM

Parcels

Parcel IDs

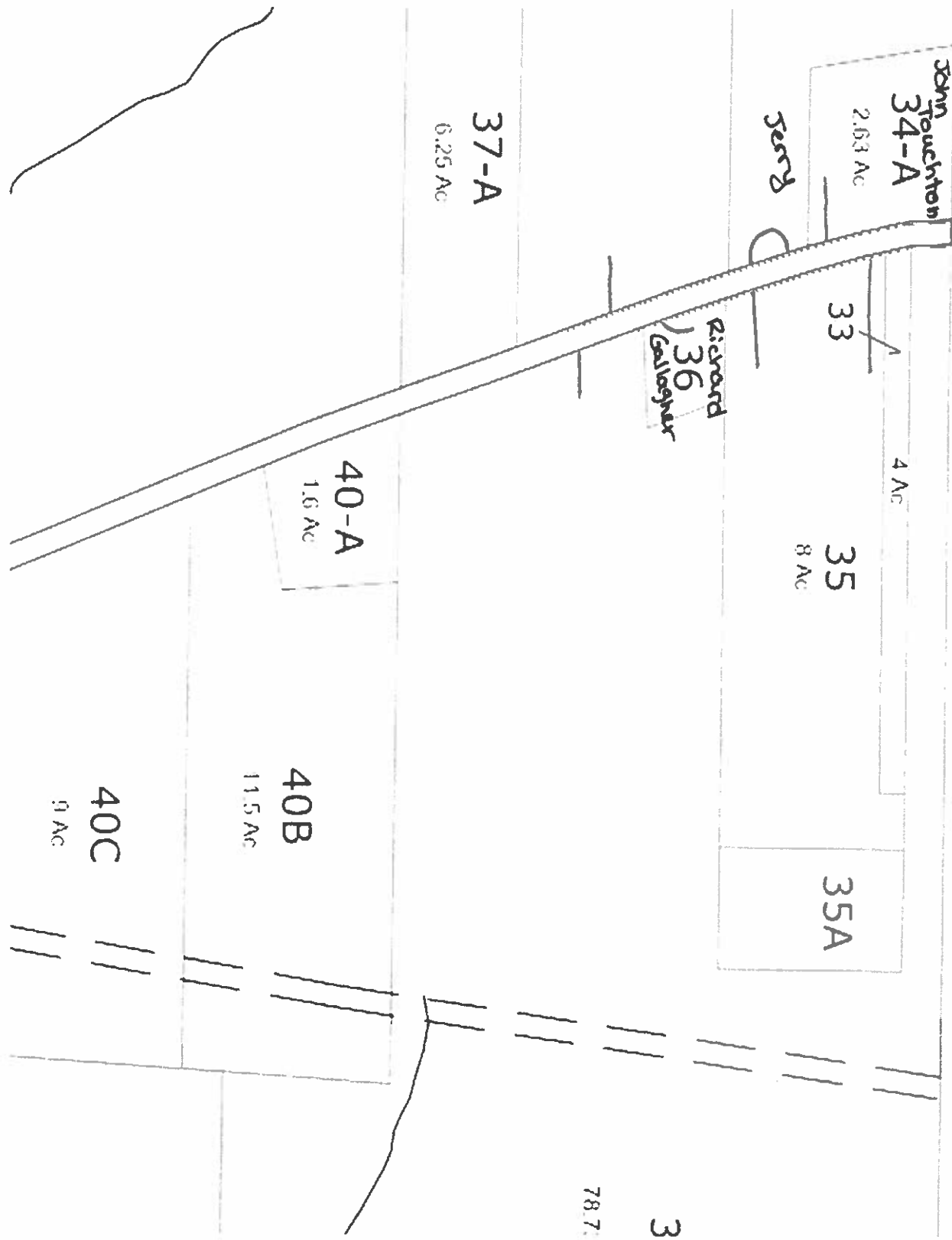
Topography map

Not for legal description of property. User assumes any risk associated with this map and data it contains.

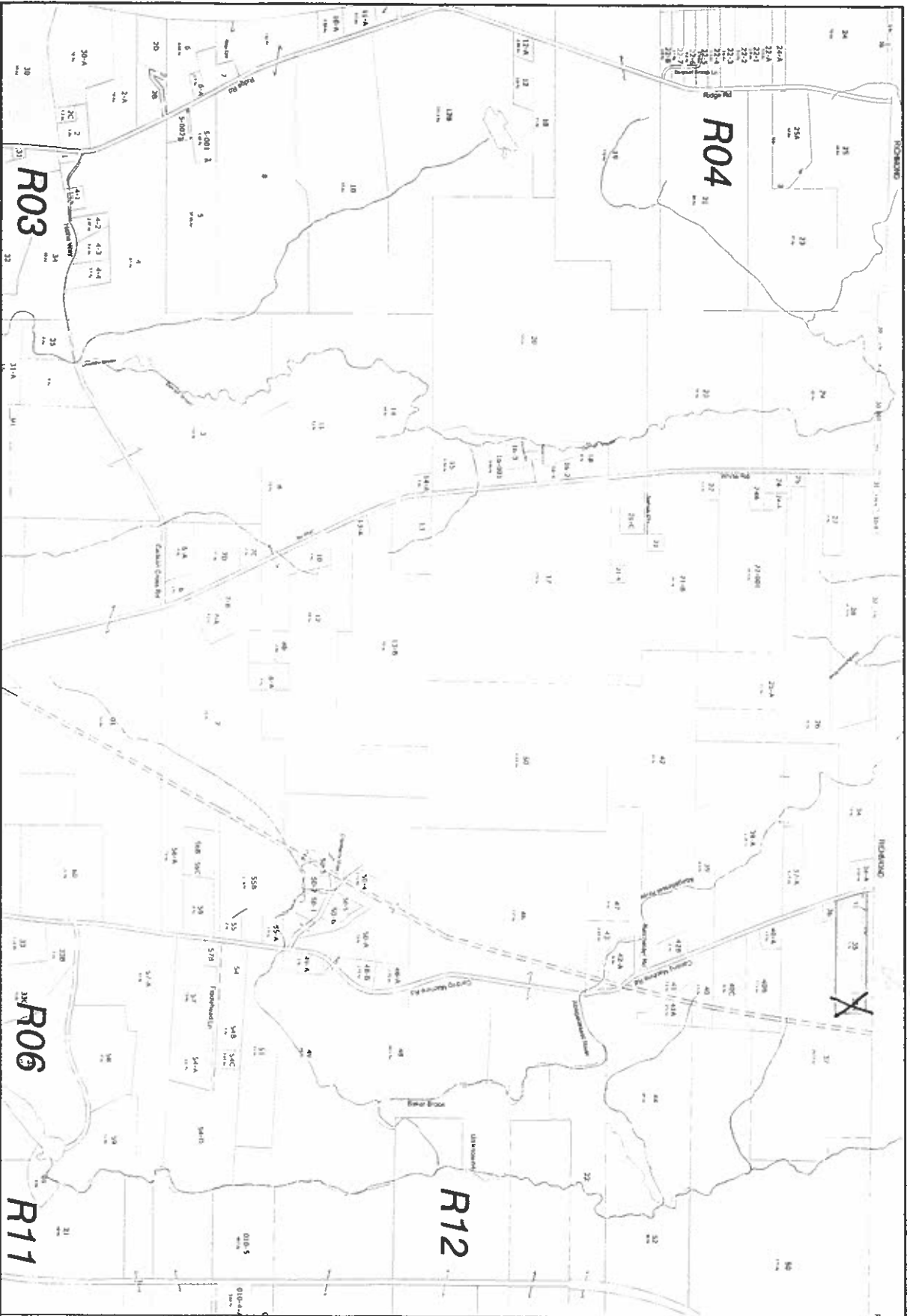
Maine Geodetary

HMOND

— Drive roads
of surrounding neighbors



Blank Tax Map.



2016 Bowdoinham Comprehensive Zoning Ordinance

PROPERTY MAP
BOWDOINHAM
MAINE
2016
(Last April 1st)

Scale: 1" = 200'

Scale Meter: 0, 500, 1000

Legend:
- Lot Lines
- Street Right-of-Way
- Water

Published by:
Hensel & Thomas
Cartographers, Maine 04021
je@hensel.com

R05

Auto and Small engine Repair

I William Panzino, am purposing an Auto and small engine Repair Shop in my existing Garage, for the purpose of minor repairs.

Things I will offer for service:

- Brakes
- Bearings
- Tie Rods
- Ball joints
- Exhaust work
- Minor engine Repair

Example - Valve Cover gasket, and Cam shaft Replace

- Oil changes

The process of an oil change will be as follows-

Step 1: I will lay an absorbant mat under the oil pan.

Step 2: place a 2x3 Foot 6 inches Deep Plastic tray on top of the absorbant mat under the oil pan

Step 3: Remove oil plug thus draining the oil from the vehicle then put plug back in vehicle once oil has drained.

Step 4: To replace the oil filter I will place an absorbant mat under the oil filter and on top of the mat I will place a 2x3 Foot 6 inch Deep plastic tray to catch any residual oil then I will unscrew old filter dump oil from filter into the tray. then I will screw on the new filter.

Step 5: Add New oil the the vehicle using a large funnell to avoid Spilling of oil

Step 6: using a large funnell and absorbant Mat for protection I will pour the used motor oil into sealed one gallon containers and transport the used motor oil to local Garages which take used motor oil for Free.

Board members please note The Garage has a leinch concrete Floor and there is a Fire extinguisher located in the Garage for Fire protection.

The process in which business will operate will be a customer drives in an parks in a parking spot and have a ride home as there is no waiting area provided for Customers. There is up to 6 parking Spaces available cars will be either driven here by the Customer, or trailered in by me if vehicles is unable to be driven due to repairs needed. IF a vehicle has to be trailered to the Garage it will be unloaded in one of the destinated parking spot as to not disrupt flow of traffic on Carding Machine Rd.

Lighting: There is exsisting lighting in the Garage powered by an exstention Cord to the house there is a solar powered outside light on the Front of the Garage that lights the driveway and Garage Entrance.

Finacial: No needed Finacial due to exsisting Garage, Exsisting tools, and Exsisting absorbant Mats and trays.

When a part is removed from a vehicle to be replaced the parts will be stored in an 8'x8' water proof metal bin and hauled to a local scrap yard to be recycled.

Buffering: The Existing Garage will provide buffering for vehicles in the process of being repaired, and vehicle waiting for repair will be buffered by the Existing trees and bushes that line the property on the side of the Road.

Hours of operation: already in application.

No public restrooms will be provided for customers

No employees will be hired for the Auto repair.

Services for Small engine Repair

- Fourwheeler
- Snow mobiles
- Lawn mowers
- Dirt bikes

Small engines waiting repair will be located on the side of the Garage enclosed with a home made fence built with materials we already have on property.

Small engines will be repaired inside the Garage using the same practices as the auto repair.

all vehicles and small engines waiting repair will have an absorbent mat and Drip trays under neither for safety in case a vehicle or small engine has a fluid leak. Any vehicle or small engine brought in for repair with the complaint of a fluid leak will be considered priority and brought straight to the garage for immediate repair.

Thank you
William Panzino



P.S There will be a sign purposed.

- The sign will be 4x6 foot in size
- The sign will be located at the front of the property in the yard between the Driveway and the right away of Richard Gallagher Right behind the Existing Mail box.
- We are unsure of what the sign will say at this moment
- there will be 2 solar powered lights shiny on the sign for lighting.
- The sign will be anchored with 2 4x4 posts in the ground.

I Nancy Soule Give William
Danzino the permission to use
my property for the purpose of
Auto Repair, and small engine Repair

Thank you
Nancy Soule
Nancy M Soule

4A - waiver Requested due to no need for extra water supply or extra Sewage, will be no public bathrooms or employees.

4C - waiver Requested due to there will be no handling of hazardous waste.

4D - waiver Requested due to the Driveway and walkway already existing

4H - proposed Sign will be located at the front of the property and will be secured with wooden post 4 feet in the ground with concrete.

4I - Exterior Lighting already exist (motion light on front of Garage)

4J - Fire Extinguisher located in the Garage and hose hook up on Exterior of Trailer

4K - Auto Repair in Existing Garage

4L - operating hours between 10 am - 6 pm Repair Done by appointment only will be no excessive Traffic That will interrupt the Flow of Normal Traffic

4N - waiver Requested Due to No water supply Run to Garage

5 - waiver Requested Due to not being a Tier III Applicant.

3E - Waiver Requested for ground floor elevation.

2C - John Touchton, 786 Carding machine Rd,
Bowdoinham ME, 04008

- James, 116 Carding Machine Rd, ~~Bowdoinham~~ ^{Richmond}
ME, ~~04008~~,

- John Murphy, Carding machine Rd, ~~Bowdoinham~~ ^{Richmond}
ME, ~~04008~~

- Richard Gallagher, 773 Carding Machine Rd
Bowdoinham, 04008

- David 767 Carding Machine Rd Bowdoinham,
ME 04008

2I - Waiver Requested due to Auto Repair
will be done in existing Garage and Tools are
already owned that will be needed to perform
Auto Repair. The Proposed Cost is \$0.00

2J - Waiver Requested due to no financial
Cost will be needed

2K - I have been working on Vehicles for
many years and previously worked in a Garage
"DONE RIGHT AUTO" in Turner ME.

3J - Waiver Requested Due to No existing
Signs.

3K - Waiver Requested Due to No existing
easements or existing Covenants or Deed Restrictions

3I - Waiver Requested Due to No Fire Hydrants
Or water supply for fire protection in the
area



This map is Scaled 40ft to 1 inch

