



SoulHaven LLC
Site Plan Review
Application

*Prepared by: Will Zell & Amy Gautschi
October 12, 2019*

SUMMARY

The goal of this document is to supply information and fulfill the requirements outlined in the *Site Plan Review Tier II Submission Checklist of 06-13-2019* that was received from the Town of Bowdoinham's director of planning & development. In preparing this document, we have reviewed the *Town of Bowdoinham Land Use Ordinance* and consulted with various professionals about developing our property to become a wedding and event venue. Coincidentally, we got married on August 10 on the property, which has provided firsthand, practical knowledge of how to manage logistics, attendees, and our facilities.

a) Submission Requirements for Tier II Site Plan Review Application

(v) All applications for site plan review must contain the following information:

(C) Eleven (11) copies of written materials plus eleven (11) sets of maps or drawings. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria:

2) General Information:

a) (v) (C) (2) b: the location of all required building setbacks, yards, and buffers.

- See illustration A, C, D, and E. Also view the attached photos of the wedding.

a) (v) (C) (2) c: names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.

- See Table A

a) (v) (C) (2) d: sketch map showing general location of the site within the municipality based upon a reduction of the tax maps.

- See Map A

a) (v) (C) (2) g: 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.

- See Exhibits A and B

a) (v) (C) (2) i: cost of the proposed development.

- In preparation for our wedding we secured a second mortgage that was primarily used to renovate parts of the house; prepare the grounds for parking, a tent, a ceremonial area, walking traffic, lighting, catering facilities, and a camping area; and build a dance floor, walking bridge, and trellises. Therefore, what remains is the smaller expense of further development of the parking areas and thoroughfares, as well as reinforcement of the drainage ditches alongside the fields. Since we intend to perform this excavation ourselves, our expenses would be for the purchase of materials and equipment rental. To this end, we have put aside \$2,500.

a) (v) (C) (2) j: 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.

- We will furnish a letter from our bank during the day of the presentation. (Document A)

a) (v) (C) (2) k: evidence of the applicant's technical capability to carry out the project as proposed.

- See the attached *Value Proposition Statement* which was prepared for our SCORE certified business mentor, Linda Diou in the SBA office in Augusta. Linda is a valuable resource during this start-up phase.

3) Existing Conditions Plan including the following:

a) (v) (C) (3) a: 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.

- According to the zoning district map in the town office we are located in the agricultural district. The area within seventy-five feet from the high-water mark of the Abagadasette River is within the jurisdiction of the DEP.

a) (v) (C) (3) c: 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.

- See illustration B and Document B

a) (v) (C) (3) d: location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development.

- See illustration A and B. Survey Map will be supplied at time of presentation. The average width of Batchelder Road is 20 feet. It is the right of way for the Walker's hay field and wood lot.

a) (v) (C) (3) g: location of intersecting roads or driveways within two hundred (200) feet of the site.

- See Map B

a) (v) (C) (3) i: the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used.

- The water drains from west to east toward the river. There are drainage runoff areas surrounding the fields. We intend to facilitate the natural drainage of the fields by renting an excavator and digging a trench alongside the fields and directing the water to the river. One culvert will be placed on the west side of the property where the drainage crosses a path from the house to the ceremonial area. Generally in normal spring and summer rainfalls, the fields remain dry.

- needs to be on plan and site draft

a) (v) (C) (3) k: location and dimensions of any existing easements and copies of existing covenants or deed restrictions.

- There was a former CMP corridor located at the most southeastern end of the property. See any of the survey maps for details. There are no poles, and we do not know if it is still an active easement or right-of-way.

a) (v) (C) (3) l: the location of the nearest fire hydrant or other water supply for fire protection.

- The nearest fire hydrant is in the town of Richmond on Rt.196. The Abagadasette is the nearest natural water source. A spigot is located on the front of the house.

4) Proposed Development Activity:

a) (v) (C) (4) a: 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.

- Potable water will be supplied by an artesian well located at the front of the house through the house plumbing system. This same system will also supply a hose line to the outer fields if necessary. An electric booster pump increases the water pressure through these long distances. Most of the water served during an event will be bottled water. Porta potties are rented by the clients. Two additional bathrooms in the house are provided for the event staging area or house rentals.

a) (v) (C) (4) b: the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.

- As stated in a) (v) (C) (3) l the water flows from west to east. There is no impact on downstream properties.

a) (v) (C) (4) c: 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.

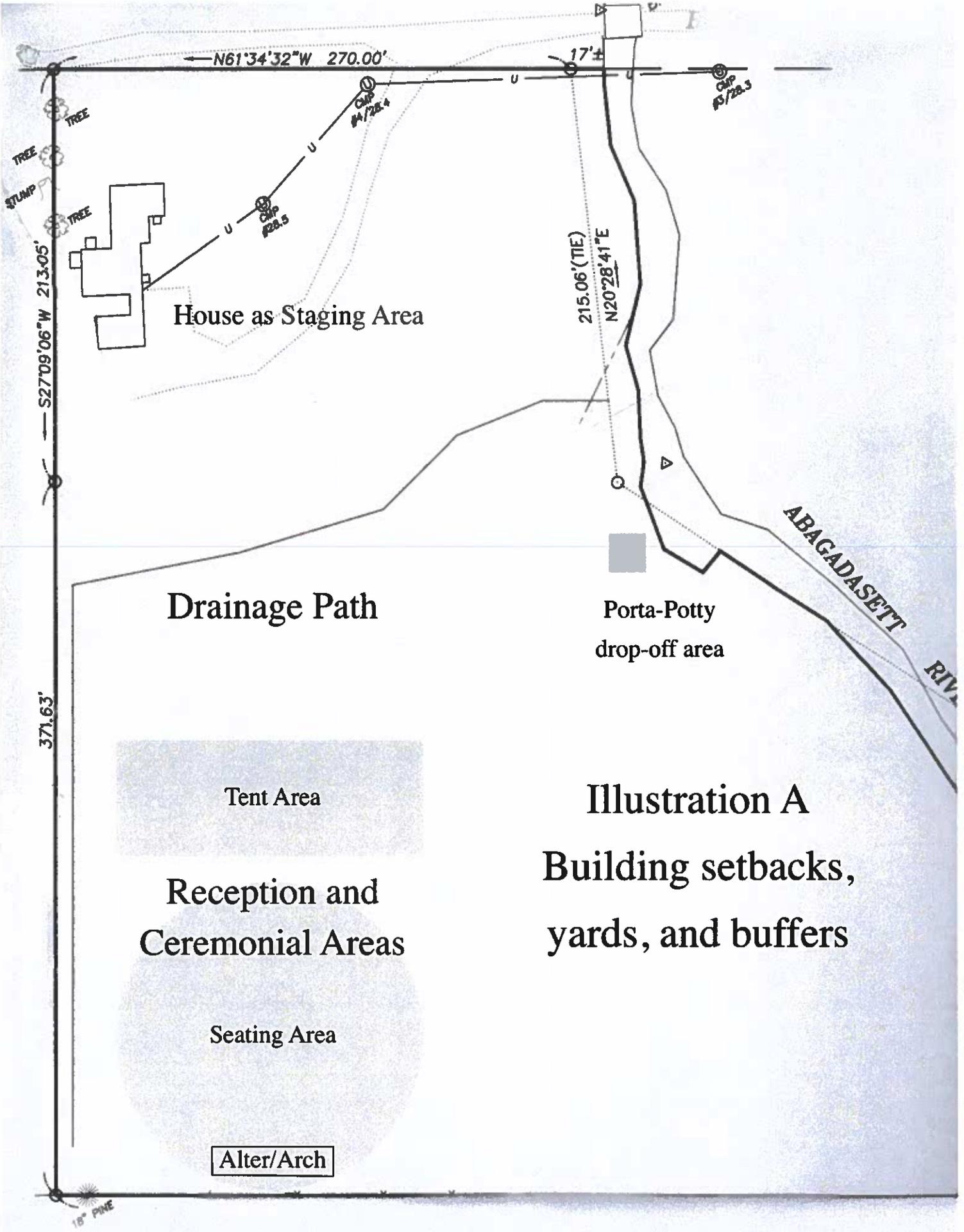
- A dumpster located beside the house is the waste receptacle. There is no hazardous or special waste.

a) (v) (C) (4) f: proposed landscaping and buffering.

- The parking and road areas will require surfacing with crushed stone. All of the important landscaping such as creating mulch paths to and fro, leveling the field for a tent, chairs, tables, and the ceremony area, making a bridge over a drainage way, and landscaping was completed for our wedding. There was no need for visual or sound buffering since we are the only house on a dead end road several hundred feet from the nearest neighbor.
- Over the past two centuries the previous owners have used the bank of the river as their private dump. Though the task of picking up after them has been ongoing these past 20 years of recent ownership, there still remains "tons" of work removing the junk lining nearly half the length of our water-front border. We intend on having this area cleaned up by spring. See attached photos.



- a) (v) (C) (4) h: location of proposed signs together with the method for securing the sign.
- A temporary painted wooden sign will suffice until a carved granite sign is within the budget to commission. This sign will be placed at the foot of the driveway. Eventually we would like to apply for a road sign on Rte.197 at the Richmond end of Carding Machine Road and possibly at the Bowdoinham end of Carding Machine Road, on Rte. 24. Standard Fire exit, general exit, indoor bathroom, no admittance, and location signs will be bought and physically mounted.
- a) (v) (C) (4) i: location and type of exterior lighting.
- String lights are located in the patio area just outside the house; motion activated spot lights are on the four corners of the house; and solar-powered path lights line the foot paths and parking area every 5 feet. More landscape and decorative lighting is planned.
- a) (v) (C) (4) j: the location of all utilities, including fire protection systems.
- A CMP utility pole is at the foot of the driveway. A line is swung from there to the middle of the front yard where then the service goes to the south corner of the house. The house has smoke detectors hard-wired with battery backup. Additional wireless smoke detectors, intrusion sensors, video cameras, motion, temperature, and water sensors are networked through a security system.
- a) (v) (C) (4) l: an estimate of the peak hour and daily traffic to be generated by the project.
- Weddings usually take place in the afternoon with the reception and festivities lasting until 10 p.m., which is the cutoff time in the contract.
- a) (v) (C) (4) o: Breakdown of proposed project costs.
- Further development of grounds: \$400 for equipment rental and \$2100 for purchase of materials.
 - See Illustration E (Parking Plan) for areas requiring surfacing with crushed stone.
 - See Illustration A for drainage path swale course.
- a) (v) (C) (4) p: Approval Block. Space must be provided on the plan drawing for the signatures of the Planning Board and date together.
- See Illustration E



House as Staging Area

Drainage Path

Porta-Potty drop-off area

Tent Area

Reception and Ceremonial Areas

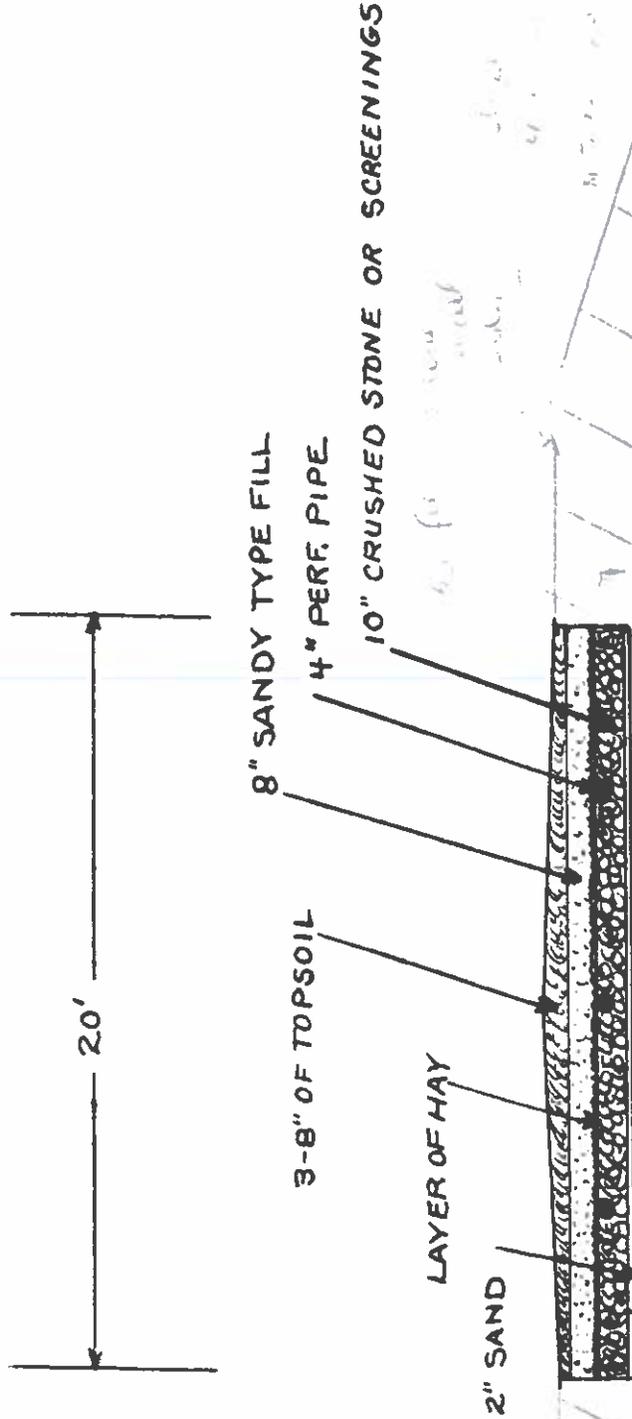
Seating Area

Alter/Arch

Illustration A
 Building setbacks,
 yards, and buffers

ABAGADASETT RIVER

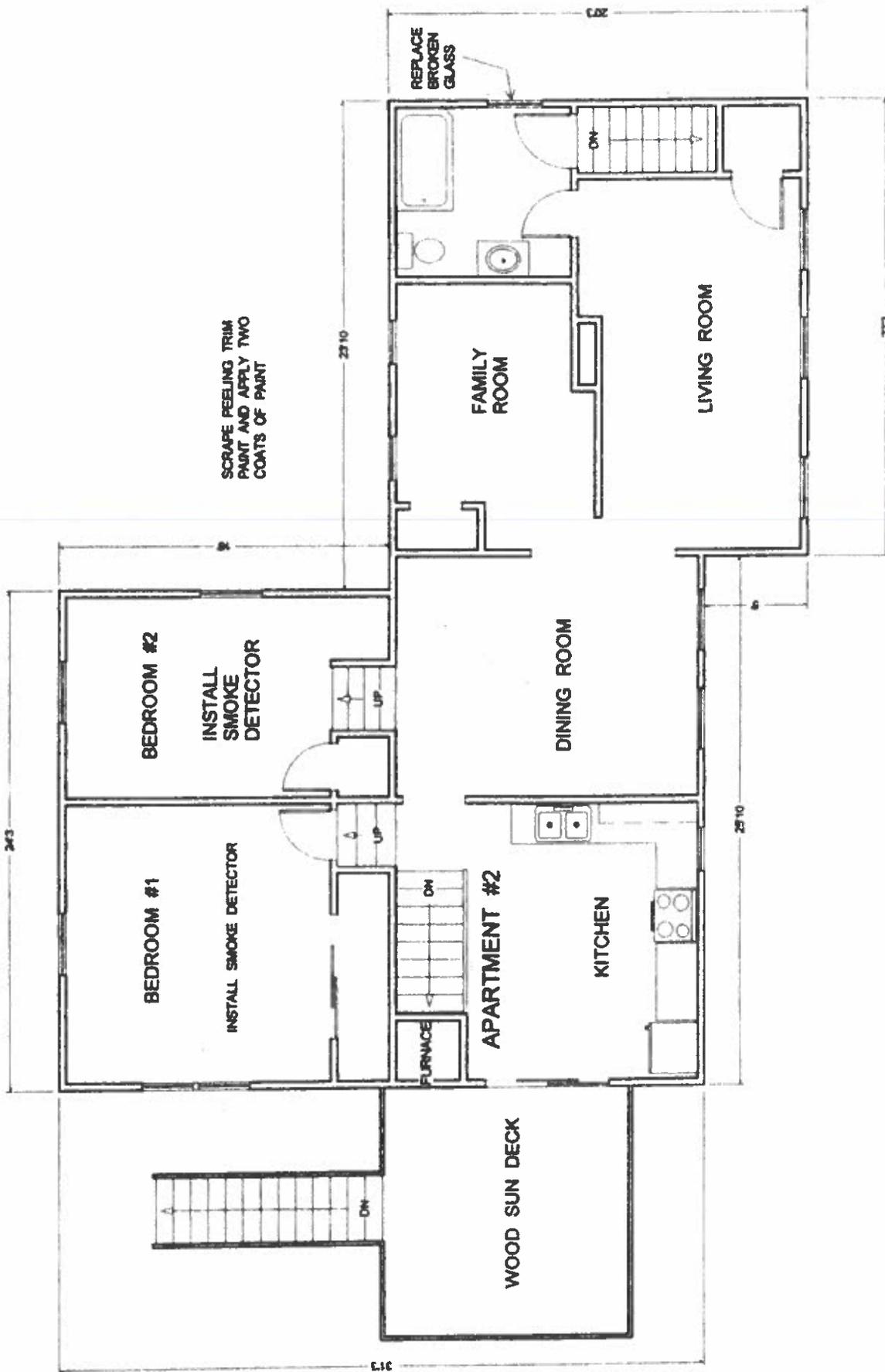
Illustration B



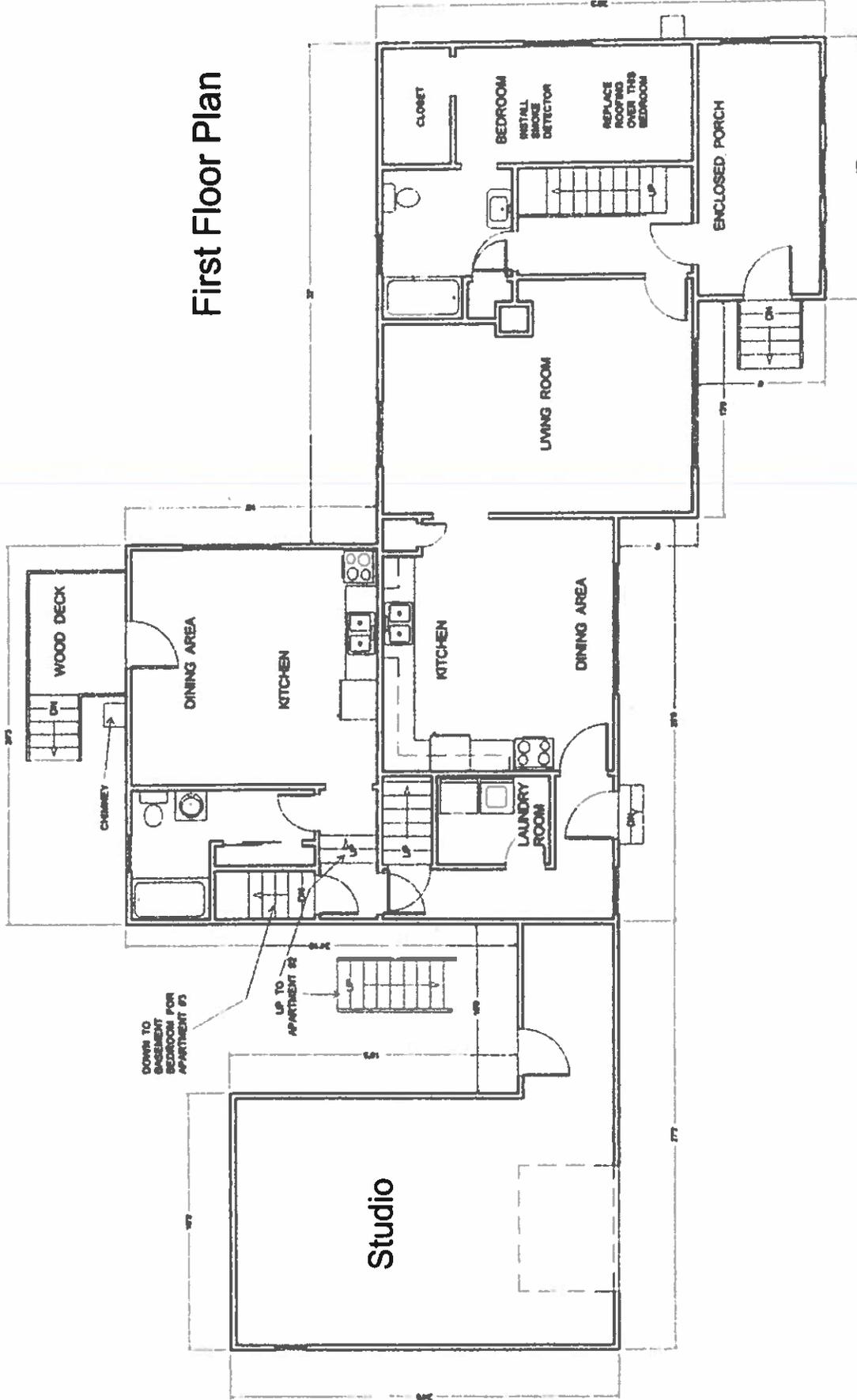
*76541
12596
P. M. M.*

MAIN - LAND DEVELOPMENT CONSULTANTS, INC.		APPROVED BY _____
DATE 11-21-71	DRAWN BY _____	REVISIONS _____
SCALE 1" = 5'		CROSS SECTION - BED SYSTEM
NAME _____	DRAWING NUMBER _____	ATTACHMENT _____
TOWN _____	TO: HHE - 200	

SECOND FLOOR PLAN



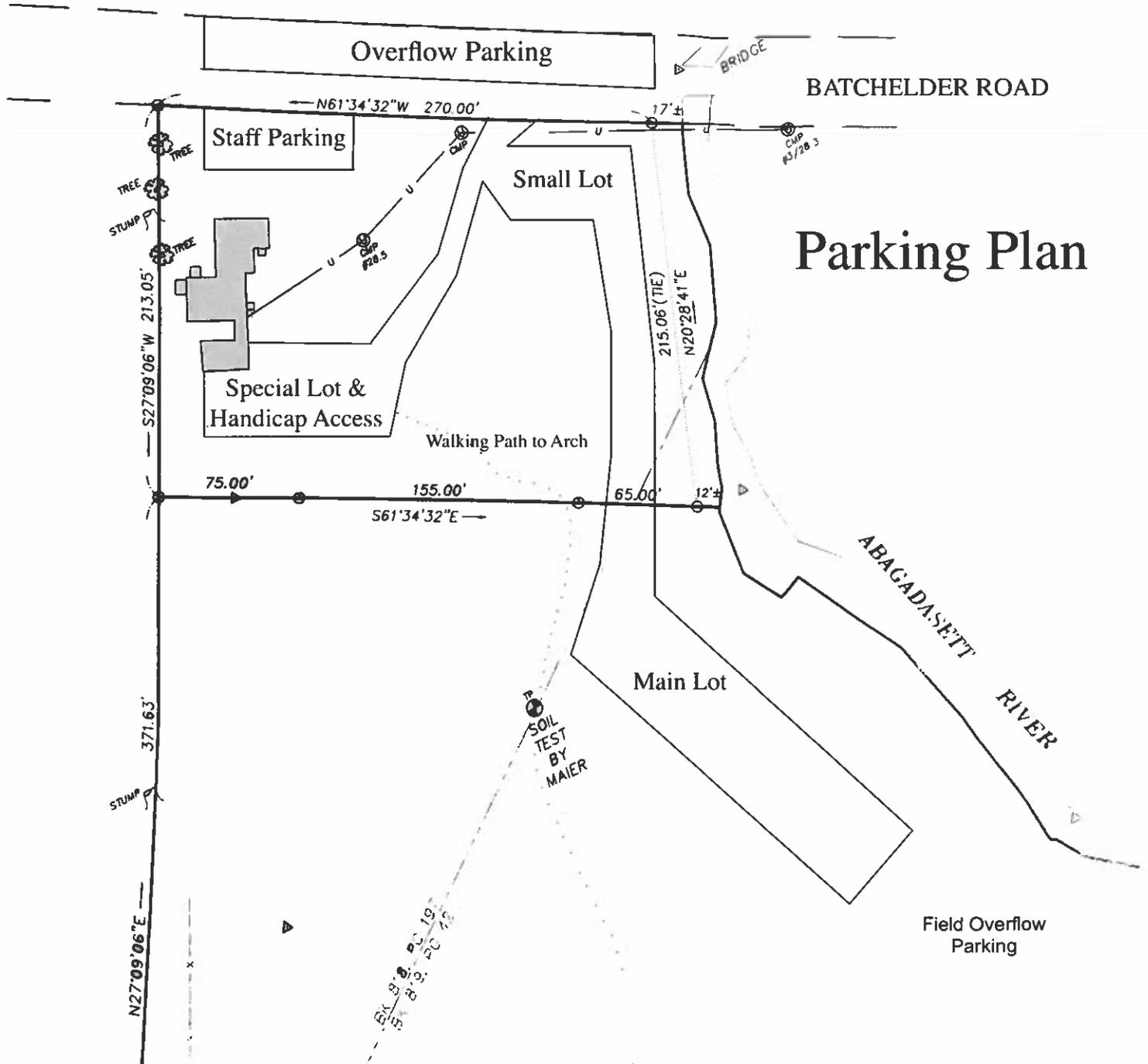
First Floor Plan



Approval Block

Illustration E

Parking Plan



ABUTTING NEIGHBORS

Table A

Bowdoinham		Name / Address	Real Estate
Account	Card		Account List by Map/Lot (R05-039 - R05-046)
00017	001	JUNIPER HILL FARM, LLC. 4 BATCHELDER ROAD	CARDING MACHINE ROAD R05-041-A
01204	001	BOWDOINHAM ME 04008 JUNIPER HILL FARM LLC C/O WALKER, STEVEN 4 BATCHELDER RD	CARDING MACHINE RD R05-042
00483	001	BOWDOINHAM ME 04008 WALKER, JOAN M 4 BATCHELDER RD	4 BATCHELDER RD R05-042-A
00482	001	BOWDOINHAM ME 04008 ROSEBERRY, SHERRY (WALKER) 684 CARDING MACHINE RD	684 CARDING MACHINE RD R05-042-B
00484	001	BOWDOINHAM ME 04008 ZELL, WILBUR B 22 BATCHELDER ROAD	22 BATCHELDER RD R05-043
00485	001	BOWDOINHAM ME 04008 BORGES, RUSSELL A BORGES, SHIRLEY M 663 CARDING MACHINE ROAD	663 CARDING MACHINE RD R05-044
00487	001	BOWDOINHAM ME 04008 COUGHLIN, LAWRENCE (HEIRS) C/O COUGHLIN, PATRICK 249 FRONT STREET RICHMOND ME 04357	CARDING MACHINE RD R05-046
01204	001	BOWDOINHAM ME 04008 JUNIPER HILL FARM LLC C/O WALKER, STEVEN 4 BATCHELDER RD	CARDING MACHINE RD R05-042
		BOWDOINHAM ME 04008	

PROPERTY MAP
BOWDOINHAM
MAINE

Map A

R05

R12

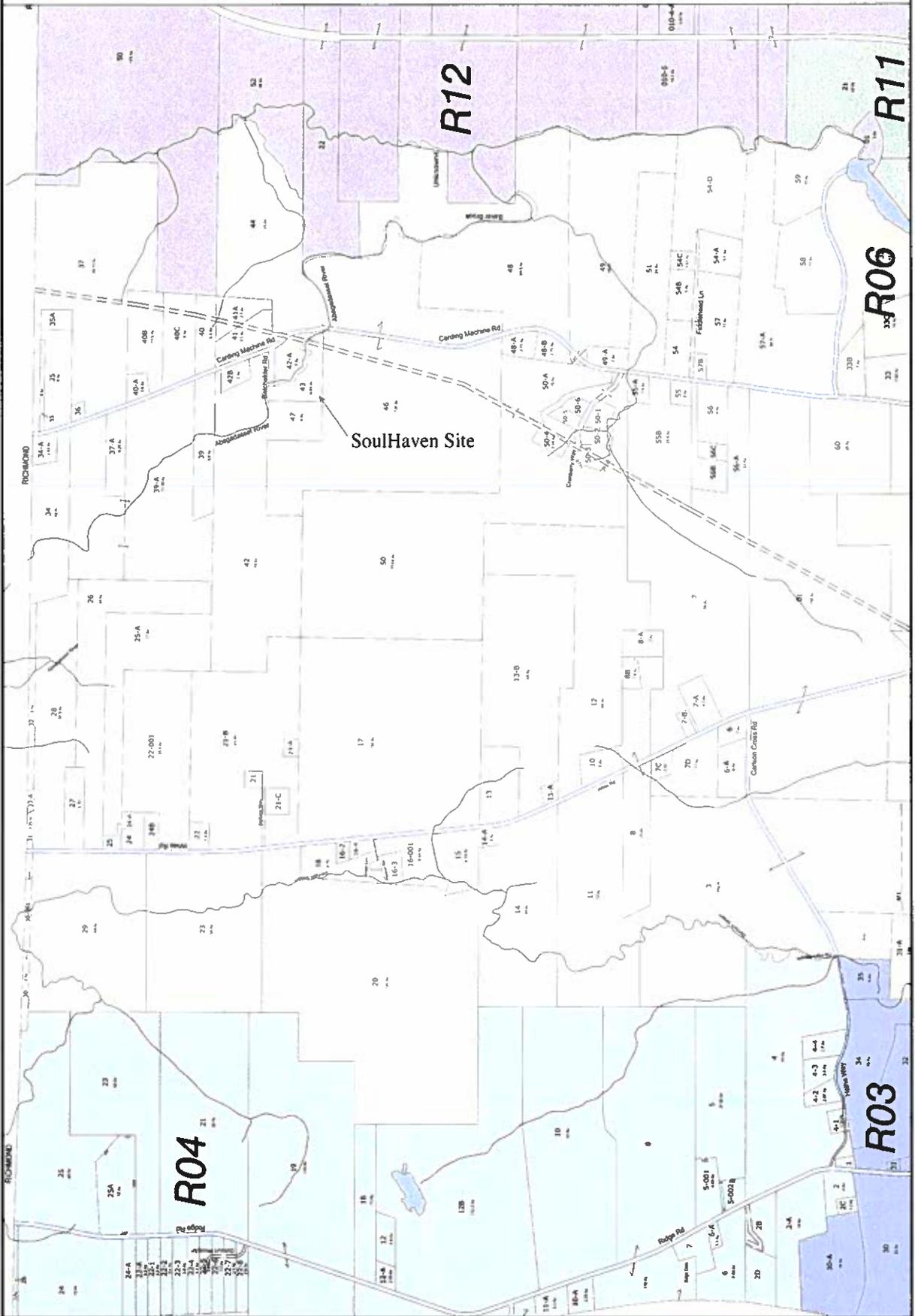
R11

R06

SoulHaven Site

R04

R03



Map B

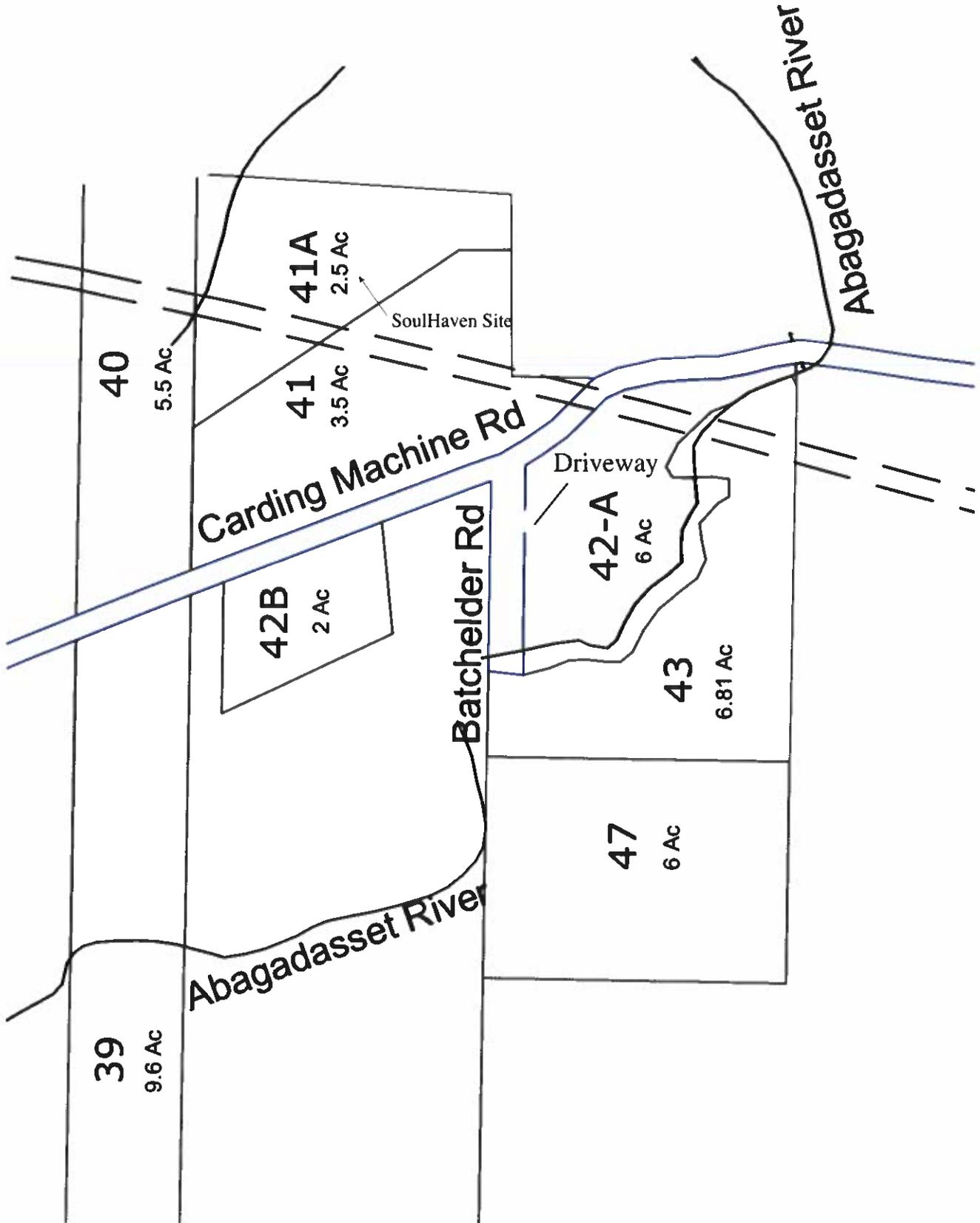


EXHIBIT A

A certain lot or parcel of land with the buildings thereon, located on the southwesterly side of the Johnson Road (so called), northwesterly of Carding Machine Road in said Bowdoinham, County of Sagadahoc and State of Maine, being depicted on a plan entitled "Standard Boundary Survey of Land of Stoddard L. Smith" dated January 20, 2001, by Dirigo Land Services, Inc. to be recorded in the Registry of Deeds for said County (hereinafter "Dirigo Plan"), said parcel being more particularly described as follows:

Beginning at a survey pin set on the assumed southwesterly right-of-way line of said Johnson Road at the northeasterly corner of land now or formerly of Lawrence P. Coughlin as described in a deed recorded in the Registry of Deed for said County in Book 378, Page 153;

Thence S 27° 09' 06" W along said land of Coughlin a distance of 213.05 feet to a survey pin set,

Thence continuing S 27° 09' 06" W along said land of Coughlin a distance of 371.63 feet to a survey pin set;

Thence S 61° 34' 32" W continuing along said land of Coughlin a distance of 860.00 feet to a survey pin to be set, thence continuing S 61° 34' 32" E along said land of Coughlin a distance of 8 feet, more or less, to the westerly side of Abagadasett River and land now or formerly of Steven and Joan Walker as described in a deed recorded in said Registry in Book 386, Page 81;

THENCE northerly, northwesterly, and northeasterly along the westerly side of said river and said land of Walker to said line of said Johnson Road;

THENCE N 61° 34' 32" W along said road a distance of 17 feet, more or less, to a survey pin set (two tie lines from the last mentioned survey pin to this one running N 28° 37' 38" W for a distance of 683.13 feet to an intermediate survey pin as shown on said Dirigo Plan, and then N 20° 28' 41" E for a distance of 215.06 feet), thence continuing N 61° 34' 32" W along said road a distance of 270.00 feet to the survey pin set at the point of beginning.

The above described parcel contains 296,670 sq. ft. or 6.81 ac. ±.

SUBJECT TO any rights remaining in the remnants of the utility line shown at the southeasterly end of the above described parcel on said Dirigo Plan.

All survey pins set are 5/8" dia. rebar with an aluminum cap bearing the name Martinson and PLS 2137. This description was prepared by Bruce W. Martinson, PLS, President, of Dirigo Land Services, Inc. in 2001.

MEANING AND INTENDING to describe the premises set forth in Deed from Stoddard L. Smith to Wilbur B. Zell and Sarah S. Zell dated November 30, 2001, and recorded in Book 1405, Page 92. SEE ALSO Deed from Sarah S. Zell to Wilbur B. Zell dated November 3, 2017, and recorded in Book 2017R, Page 8415, and Corrective and Confirmatory Deed from Sarah S. Zell to Wilbur B. Zell, and recorded in Book 2018R, Page 6324.

**CORRECTIVE AND CONFIRMATORY
QUITCLAIM DEED WITH COVENANT**

Sarah S. Zell of Richmond, County of Sagadahoc and State of Maine, grants to **Wilbur B. Zell** of Bowdoinham, County of Sagadahoc, and State of Maine, with **quitclaim covenant**, a certain lot or parcel of land with any buildings thereon, situated in Bowdoinham, County of Sagadahoc and State of Maine, more fully described in Exhibit A, attached hereto.

MEANING AND INTENDING to describe the premises set forth in Deed from Stoddard L. Smith to Wilbur B. Zell and Sarah S. Zell dated November 30, 2001, and recorded in Book 1405, Page 92. SEE ALSO Deed from Sarah S. Zell to Wilbur B. Zell dated November 3, 2017, and recorded in Book 2017R, Page 8415. The purpose of the within Deed is to correct and confirm the legal description attached to the Deed recorded in Book 2017R, Page 8415.

WITNESS my hand and seal this 31st day of August, 2018.

WITNESS

Sarah S. Zell
Sarah S. Zell

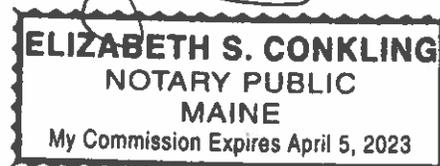
STATE OF MAINE
CUMBERLAND COUNTY, ss.

August 31, 2018

Then personally appeared the above-named Sarah S. Zell and acknowledged the foregoing instrument to be her free act and deed.

Before me.

Elizabeth S. Conkling
Attorney at Law / Notary Public



MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20196178DC Pages 2
Fee Paid \$ 175
DCN 2191082290012 DLLC
---FILED---
04/11/2019


Deputy Secretary of State

A True Copy When Attested By Signature


Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

SoulHaven LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- Date of this filing; or
 Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

Document B

TOWN OF BOWDOINHAM

PLS 43

BUILDING PERMIT

NO. _____

DATE: 5 21 76

THIS IS TO CERTIFY THAT Gene Spearman
 has paid the required fee and has been issued this permit for construction
 or alteration of a Addition to Home SAID building
 is located on Map R5 and Lot 43 of the Assessor's Maps of the Town
 of Bowdoinham. Work shall begin on said building within (90) ninety days
 from the date hereof and shall be brought to a speedy completion.

Issuance of permit is a required ordinance of the Town of Bowdoinham.

This permit becomes void May 21 1977

Estimated cost of project \$ 16,000

FEE: \$ 10⁰⁰ net

Gene R. Spearman

Allen C. Tuzzler
Building Inspector

DUPLICATE — To be retained by the plumbing inspector

12596

CERTIFICATE OF INSPECTION

No. _____ City or Town Bowdoinham

Installation For: Plumbing

Address: Bowdoinham, ME

Date Permit Issued: May 21 1976

The plumbing has this day been inspected by me and tested in my presence and found to be free from leaks and to conform with the State Regulations pertaining to plumbing.

Signed _____
(Plumbing Inspector)

Dated _____ Fee 10.00



SoulHaven LLC
22 Batchelder Road, Bowdoinham, ME 04008
207-504-6538 Email: amyandwill@soulhaven.life

May 4, 2019

Value Proposition Statement

We offer a place for couples to get married.

Our customers have the problem of finding the right place at the right price to hold their big event, and we solve that problem by offering a unique place at a price point that is lower than the high-end venues.

We are different than other venues because we fill the gap between low-cost options such as a community center on one end, and very high-priced venues on the other end. We offer more for one's money than what our competitors offer.

The address is 22 Batchelder Road in Bowdoinham, Maine. The location is a tranquil spot bordering a stream and surrounded by woods and open fields. The house is available for the wedding party to use during and leading up to the day of the ceremony.

The little extra touches we provide as value added features make our place desirable, namely:

- Children's play area
- Lawn games area
- Nature walks
- A stream
- Manicured gardens and naturalistic plantings
- A well equipped house with lots of living and bedroom space, as well as two kitchens.
- A customized website for announcing each couple's marriage and for providing valuable details like honeymoon contributions, registry, map and directions etc.

Wedding venues typically fall into 16 categories: House of Worship, Hotel, Banquet Hall, Country Club, Farm or Barn, Historic Home, Museum, Theatre, Restaurant, Vineyard or Winery, Modern Space or Loft, Stadium, Beach, Boat, Government Building, Garden/Park. Although SoulHaven is not on the historic register, the homestead was in existence during the Colonial Era with remnants of this period still evident along the river. A more recently built farm house, circa 1800's, holds appeal to those interested in going back in time to a more simpler period. Adding a barn to the property would certainly place us firmly in the barn wedding venue. However, currently, the category SoulHaven fits more precisely in the Garden or Park wedding category.

We have researched wedding venue options in Maine in preparation for our own wedding and have observed how outside wedding venues that include a quasi-historical house seem overpriced for what you get. Judging on the demographics of our region, mid-coast Maine, there are few options for low to middle income couples.

Once we have prepared our property for our wedding, we would have already done the most labor-intensive part of a wedding venue start-up, namely preparing accommodations for large quantities of people to invade our home and grounds.

The only remaining expenses and investments would be for marketing, small property refinements, and acquiring various inventories of goods used for the events.

Amy brings her professional skills honed over 15-plus years leading and managing corporate and nonprofit internal and external communications. She is a skilled writer and creator of captivating content. Her passion for community networking and eco-friendly sustainable living will be essential.

Will has more than 30 years of experience in the building trades, which enable him to develop and maintain the property and buildings. He also has seven years' experience in the food industry, having owned and operated two restaurants in Maine, as well as one restaurant in Pennsylvania; this will help in facilitating the food service side of the business. In addition, Will has 15 years' experience in website development, marketing, and sales. Our

website SoulHaven.life and all of its connected social media networks are in competent hands.

We are targeting couples who loves the great outdoors and the rugged character of the great state of Maine, as well as couples who may prefer not to be married in a house of worship. We're reaching couples who want a naturally elegant ceremony in a cathedral of trees and open meadows, within a budget that does not put them into debt. We are catering to love and its expression of unity in the highest possible sense by welcoming all ethnicities, sexual orientations, genders, religions, and life styles.

Statistics show that despite economic downturns throughout the decades, the wedding industry continues to thrive and remain stable.

Outside of traditional brick and mortar churches, our secular competitors are few but significant. We have begun gathering details about their business and will have a separate analysis available soon.

We intend on undercutting competitors in price for the first few years to get established. We will compete qualitatively by showcasing the natural beauty of our place. Offering many value added features besides the standard venue expectations is the last front we will compete.

We expect for the first year, that the business will be financed by our present jobs. A financial projection statement is under way and will project growth over several years.

The wonderful thing about financing this business start-up is that there are no property rentals, leases, or capital investments needed since the monthly expense of maintaining our mortgage, utilities, property taxes, insurances, and all else related to home ownership as a living expense doubles as a development for the business. Eventually as the profits increase, we will invest in a barn, tent, and other items relating to the reception/ceremony.

Will Zell and Amy Gautschi

SoulHaven LLC Proprietors





