

October 28, 2021

Jennifer Curtis, Planner  
Bowdoinham Planning Board  
13 School Street,  
Bowdoinham, Maine 04008



Re: Subdivision Plan for Southworth Investments LLC

Dear Jennifer and Board Members,

On behalf of Southworth Investments LLC, we are pleased to submit this subdivision plan application to you for Planning Board review and approval. Southworth Investments LLC is proposing a 3 lot subdivision along 241 Carding Machine Road in Bowdoinham. The parcel (identified as Lot 5) is a portion of a previous amended land subdivision that was approved by the Planning Board on June 6, 2013. We believe this application package conforms to the provisions of the Land Use ordinance and other ordinances and regulations of the Town of Bowdoinham. It is our hope this project and accompanying application materials comply with the Towns Comprehensive plan, Waterfront plan, and Transportation Vision statement.

The parcel is located on Tax Map R06, Lot 40B and has 150' of road frontage and 8.2 acres of land. A copy of the previously approved subdivision is attached that depicts the bearings and distances for the parcel. The parcel lies within the Residential Agriculture District Zone.

Lots 1 and 2 already have existing buildings and driveways located on the lot. Lot 3 is undeveloped and wooded. All proposed lots meet the 1.0 acre minimum threshold with 150' of road frontage. Building setbacks of 50' frontage and 10' side/rear lot lines are shown on the plan. Lots 1 and 2 have existing wells and septic systems. A new septic and well location is required for Lot 3.

A Homeowners Association will be created to maintain and plow the proposed road. The Association will also be the responsible entity for management of the private common open space (with access easement), and for management of the stormwater management pond.

We have prepared net residential area calculations for the parcel and have dedicated 1.84 acres of private common open space (25% of the Net Residential Area).

The proposed subdivision will require a short private road to create the access for Lots 2 and 3. The proposed road (North Fire Road) will be approximately 400' long with a T-Turnaround at the end. Road centerline slopes are mild with the entrance grade at 3% and sloping towards the stormwater management pond at 4.5%. The T turnaround is relatively level. The road is to be 18' wide with 2' gravel shoulders and ditches on each side. We have shown potential pavement (not required) in the cross section detail should the Owner decide a pavement surface is desired. We have added the appropriate notes as required for private road construction in the Land Use Ordinance on sheet 1 of the subdivision plan set.

The initial run of aboveground electric/communication utilities will go underground along North Fire Road approximately 275' from the utility pole at Carding Machine Road.

As construction progresses, different forms of erosion control may be necessary, and should be employed by the Contractor according to DEP's latest edition of "Best Management Practices". In general, the erosion control devices to be implemented on the parcel during and after construction include erosion control blankets along the road ditches, silt fences along downslope disturbed areas, and riprap plunge pools at the culvert inlet/outlet areas.

Stormwater flows from this parcel flow into an existing man-made stormwater Management Pond in the center of the parcel. We anticipate

no changes to the stormwater flows from the existing condition as stormwater flows from the road construction will be diverted into the existing pond. No stormwater amenities are proposed. We request a waiver for a formal stormwater study.

An existing fire hydrant is located near the T-turnaround that takes water from the manmade stormwater management pond.

We have included a medium intensity soil map with the application package. We request a waiver for a high intensity soil map as it does not serve a purpose with this small subdivision.

No new lighting is proposed.

From a visual impact point of view, we have shown previously approved landscaping areas along the sidelines of the parcel to enhance the aesthetics of the project and soften the view of the Lot 1 building and parking lot area from abutters. Landscaping plants (providing year round screening) will be chosen by the Owner at the time of construction. The intent was to create a landscaping buffer separating this parcel from the abutting sideline properties.

We are not aware of any historical or archaeological significance to the parcel. We are not aware of any mapped habitat for 1) endangered or threatened species; 2) high and moderate value waterfowl habitat including nesting and feeding areas; and 3) high or moderate value deer wintering area. We do not believe the parcel falls within an area identified by the Maine Natural Areas Program. The parcel does not lie within the 100 year flood elevation as depicted on the Flood Insurance Rate Map.

We have prepared an estimated cost of \$85,000 for the proposed improvements to the parcel. The attached letter from the bank indicates Southworth Investments LLC has adequate capital to cover the proposed improvement costs.

Southworth Investments LLC has retained SJR Engineering to assist with the permitting and technical aspects of the project. They have over 30 years in the development of various site projects.

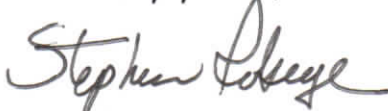
As part of the General Performance Standards, we have requested appropriate Town Official (Road Commissioner and Fire Chief) comments pertaining to the development as it applies with municipal services. These services include road system, fire department, solid waste, schools, open spaces, recreational programs and other municipal facilities. It would be our opinion, this proposed subdivision has no impact on any municipal service.

There will be 3 lots (1 lot existing) utilizing the proposed road. This translates to 5 in/out trips/lot per day. This is significantly under the 100 trips per day requirement set out in the ordinance.

A Spring 2021 construction startup date is planned once approvals for the project have been obtained. We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE  
for SJR Engineering Inc.

Attachments: North Fire Subdivision plan set  
Completed application

**SCOTT TEMPLE**  
**WELL COMPANY**  
**207-751-4542**  
**BOWDOINHAM, ME**

To whom it may concern,

I have drilled several wells in the area of 239 Carding Machine Rd. in Bowdoinham, ME and found sufficient water for domestic and commercial use. If you need any further information feel free to contact me at 207-751-0092. Thank you.

Scott Temple – Owner

Town of Bowdoinham

----- R e c e i p t -----

10/29/21 1:34 PM	ID:MGW	#2751-1
TYPE-----	REF---	AMOUNT
PLANNING	SUB DIV	1,250.00

Paid By: Brad Moll

Remaining Balance: 0.00

Check : 1,250.00  
736 - 1,250.00