

**Town of Bowdoinham**

**Land Use Ordinance**

**Amended 4/12/21**

**(2) General Information**

a. T & H Excavation Inc.

188 Millay Rd.

Bowdoinham, ME 04008

(207)666-5941

b. See attached Site Plan

c. Property owners within 200 ft. of any and all property boundaries

R02-046-A Jeffrey Kelley 202 Millay Rd.

R02-046-B Adam Samson 188 Millay Rd.

R02-045-A Roland Morin 160 Millay Rd.

R02-045 Mason Shives 164 Millay Rd.

I-295 MDOT

d. – f. See attached tax map.

g. See attached Deed & Lease Agreement

h. N/A

i. See attached Estimate for project.

j. T & H Excavation Inc. will cover any costs without the need for financing.

k. T & H Excavation Inc. retains all resources needed to move the business and all equipment to the existing site.

**(3) Existing Conditions Plan including the following:**

a. See attached Land Use Zoning map.

b. See attached map from Cornerstone Professional Land Surveying.

c. There are no existing utilities on site. Proposed power will come from Adam Samson's property by the two proposed utility poles continuing underground from the closest utility pole to the existing building. All needed culverts are existing onsite. For elevations/ direction of flow see Grading and Elevation Plan.

d. Adam Samson's driveway at 188 Millay Rd. is the right of way to the Existing Site. See Site Plan for visual, all driveway is 16 ft. in width.

e. N/A

f. See Site Plan for parking area dimensions. No walkways, sidewalks, or loading areas proposed.

g. Adam Samson's driveway is the only roadway within 200 ft. of site. See site plan for location.

h. See Site Plan and Grading and Elevation plan for locations of rock walls & trees.

i. See Site Plan

j. N/A

k. See Deed & Lease Agreement.

l. Closest water source for fire protection is Teagans Way.

#### **(4) Proposed Development Activity**

a. No water supply or sewage disposal needed.

b. See attached site plan. Water sheds in all directions at a 2% grade, will not congregate and eliminates potential erosion control issues.

c. Waste Oil furnace proposed. Dumpster in use for solid waste.

d. Driveway and parking area are existing onsite. See Site Plan for dimensions.

e. See Grading and Elevation Plan

f. See Site plan for tree buffer measurements. No Landscaping proposed.

g. See Grading and Elevation Plan

h. No sign proposed.

i. Flood lights at each man door (2) and garage door (2) of existing building. No other lighting proposed, as operations are mainly during daylight hours and do not take place onsite.

j. Location of proposed Poles for power will be determined by CMP upon site evaluation. No other utilities proposed. Fire extinguisher at each exit (2). By practice each vehicle is equipped with a fire extinguisher. See attached Outline "What does not require a Construction Permit" from State of Maine, Office of State Fire Marshall Website.

k. The Existing building will be used for storage of tools, equipment, and vehicles essential to the operations of T & H Excavation Inc.



l. Peak business hours are between 6am- 6pm 7 days a week, traffic to include pickups and dump trucks as well as tractor trailers loaded with machinery to and from the site as needed.

m. Sedimentation and erosion control practices have been carried out in compliance with DEP regulations. See attached information page from Maine DEP and Flow Chart for Stormwater Management Rules. Both evidence that projects disturbing under 1 acre of area do not require a permit.

- n. N/A
- o. See the attached estimate for projected costs. The only outstanding cost for this project is for power. CMP will need to put in new poles and run power off from the existing poles from Adam Samson's property and T & H Excavation Inc. will do the ditching to run underground power to the existing building.
- p. See attached Site Plan and Grading and Elevation Plan

LEASE AGREEMENT

Adam and Kayla Samson Lease 6 acres of property along with the existing building located at 188 Millay Rd. Lot R-02-45-C to T & H Excavation Inc. The tenure of this lease is indefinite beginning 3/1/2021. This is a Commercial Lease and the property is to be used for business operations of T & H Excavation Inc. The driveway of the landowner at 188 Millay Rd. will be the right of way to the leased property. T & H Excavation Inc. will maintain the appropriate level of insurance to cover tenant and landowner.

Landowner Signature:   


Date: 4/10/21

Tenant/Company Signature: 

Date: 4-11-21