

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 Samsons 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, see location on site plan.
- 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. Shaded and directional outdoor 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 power pole can be seen on site plan, underground power will run from the last pole to existing building. 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**

From: Mason Shives
Sent: Thursday, June 10, 2021 11:50 AM
To: Tourtelotteexcavation@gmail.com
Subject: 164 Millay Rd.

Town of Bowdoinham,

Last year Adam Samson from Tourtelotte Excavation purchased land from me at the back of my parcel. He has built a road to his barn that is within 10 feet of my property line. I am in agreement with where is road is in relation to the property line.

If you have any questions for me, please feel free to reach out.

James Mason Shives
164 Millay Rd.
Bowdoinham, ME 04008

Waiver request

T& H excavation is requesting a waiver from Article 10.D.2.e.ii. which states *(ii) All parking spaces, access drives, and impervious surfaces must be located at least ten (10) feet from any side or rear lot line, except where standards for buffers require a greater distance. This requirement may be reduced if the shape of the site does not allow conformance with this standard,*

Due to the shape of lot R-02-45C the access driveway is less than 10 feet from the property line of R-02-45. The property owner, Mason Shives is aware of the driveway location in association to his property line and has issued a written statement in support of this waiver request.

618'
To I295

125'

Scale
1/4" = 10'

132' wooded
buffer

280'

Garage
door
light
40x90'
x15'H
Building
Light
man
door
Light

Dumpster

Fuel containment tanks
Location 499 gal each (2)

Diesel
Fuel
20'

38,200 sf
gravel parking
lot

40x10'

Swath

vehicle
Parking

Under-
ground
Power

Employee
Parking

Adam Samson's Property

50'
wooded
buffer

Pole

Property Line

house

existing
drive way

Mason Shivers Property

Gravel Driveway

approval block

garage

18'
culvert

18'
culvert

Pole

16 ft

To
milling
road

Site Plan