



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 I
 Land Use Subdivision – Minor Major

Applicant Information:

Name: ADDT LLC c/o DOUG TOURTELOITE
Mailing Address: 369 MILLAY ROAD BOWDOINHAM ME 04008
Telephone: (207) 729-2445
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Owner Information:

Same as Above
Name: _____
Mailing Address: _____
Telephone: _____

Agent Information:

Name: PATRICK HARTY
Mailing Address: 540 BAY ROAD, BOWDOINHAM ME 04008
Telephone: (207) 729-4571
 Surveyor Engineer Other: _____

Property Information:

Map/Lot Number: 003 / 26
Property Address: RIVER ROAD
Lot Size: ±23,000 SQ. FEET Lot Frontage: ROAD 198' CREEK ±210'
Existing Lot Coverage: ±14,600 SQFT (63%) Proposed Lot Coverage: ±9000 SQFT (39%)
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: LIMITED COMMERCIAL DISTRICT
Tax Program: No Agriculture Open Space Tree Growth

Project Description:

CURRENT SITE USE IS A GRAVEL PARKING LOT.
PROPOSED IS A 2100 SQ. FOOT GENERAL STORE AND PAVED
PARKING LOT. THE FACILITY WILL BE SERVED BY THE
BOWDOINHAM WATER DISTRICT & ON SITE WASTEWATER DISPOSAL.

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 it's 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.

Patrick Hart (AGENT)
Applicant Signature

10/28/19
Date

PATRICK HARTY
Print Name

FOR OFFICE USE ONLY

Received On: _____ Fee Paid: _____

Signed

Date

PROPERTY MAP
BOWDOINHAM
MAINE

2016
(As of April 1st)



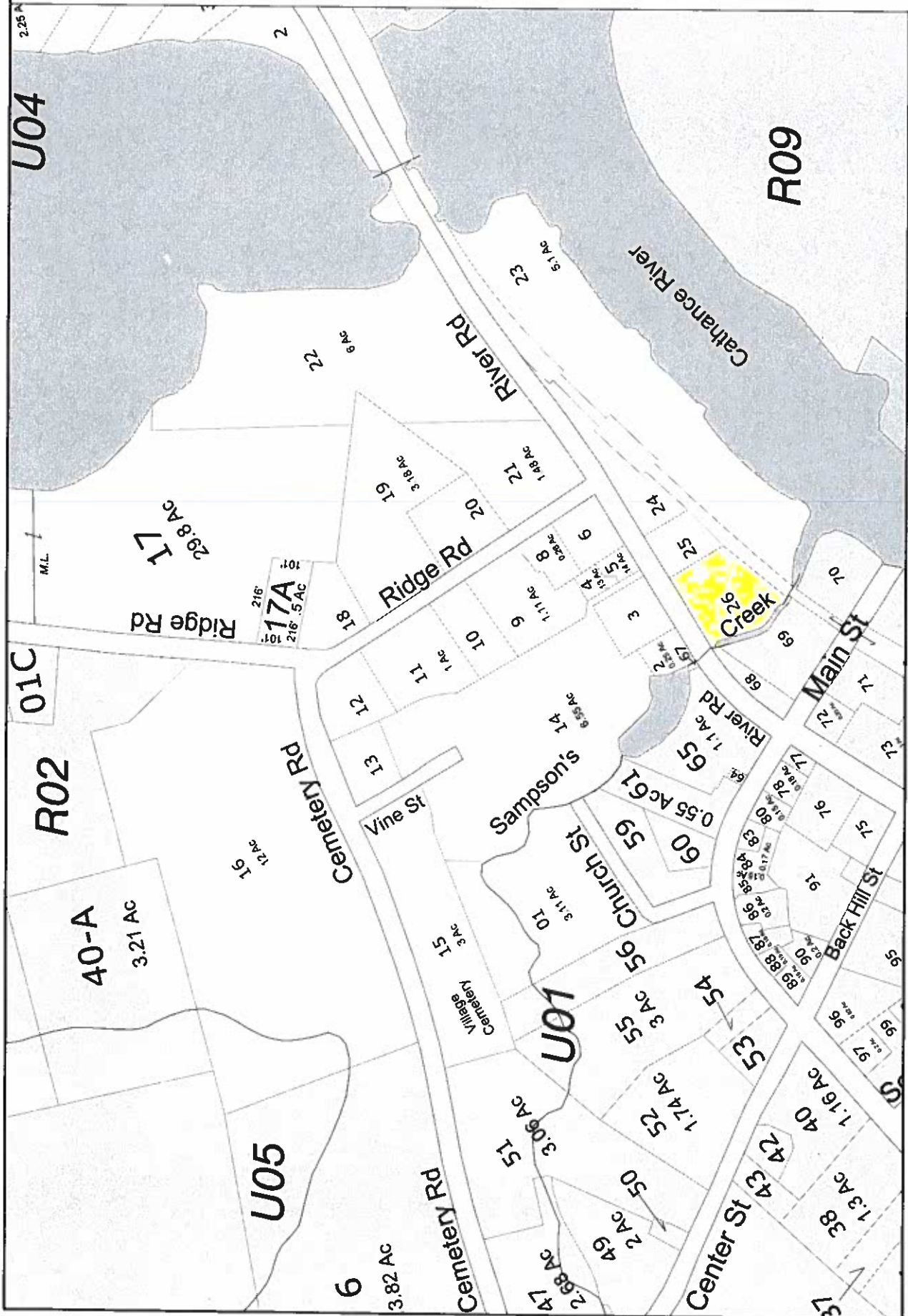
LEGEND

U01	15'
22	15'
⊗	15'



James H. Thomas
gisSolutions of Maine
Cumberland, Maine 04021
jth@maine.gis.com

U03



Date: October 25, 2019

**TOURTELOTTE PROPOSED SITE PLAN - TAX MAP U3 LOT 26
RIVER ROAD & SAMPSON'S CREEK, BOWDOINHAM, ME**

PROPERTY OWNERS WITHIN 200' OF SITE

Tax Map/ Lot	Street Address	Owner
U1/68	13 Main Street	Village Lodge of Masons 13 Main Street, Bowdoinham, ME 04008
U1/69	9 Main Street	FHC, Inc. 1201 Main Street, Bowdoin, ME 04287
U1/70	Maily Waterfront Park	Town of Bowdoinham
U3/02	50 River Road	ATDT LLC 369 Millay Road, Bowdoinham, ME 04008
U3/03	54 River Road	Bowdoinham Country Store LLC PO Box 169, Bowdoinham, ME 04008
U3/04	River Road	David L. Skelton PO Box 169, Bowdoinham, ME 04008
U3/05	60 River Road	Michael J. & Gail E. Ahearn 60 River Road, Bowdoinham, ME 04008
U3/06	6 Ridge Road	Carol Haskell 6 Ridge Road, Bowdoinham, ME 04008
U3/14	14 Vine Street	Deborah Jones & Stephen Ciembroniewicz 14 Vine Street, Bowdoinham, ME 04008
U3/23	River Road	Town of Bowdoinham
U3/24	65 River Road	Darryl W. & Michelle R. Groh 65 River Road, Bowdoinham, ME 04008
U3/25	59 River Road	Susan Hill 20 Main Street, Bowdoinham, ME 04008
f/ MCRR	Railroad	State of Maine D.O.T. State House Station 16, Augusta, ME 04333

October 28, 2019

SITE PICTURES - EXISTING CONDITIONS



10/28/19 LOOKING EAST ON RIVER ROAD



10/28/19 ACROSS RIVER ROAD, LOOKING SOUTH

2017R-04223

TRANSFER TAX PAID
BOOK - PAGE

SAGadahoc COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
06/23/2017 11:42 AM

WARRANTY DEED

PAGES: 2

KNOW ALL MEN BY THESE PRESENT: That George Gliba of 204 Main Street, Bowdoinham, ME 04008, for consideration paid grant(s) to ATDT LLC, a Maine Limited Liability Company, of 369 Millay Road, Bowdoinham, ME 04008, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain lots or parcels of land, together with any buildings thereon, being situated in Bowdoinham in the County of Sagadahoc and State of Maine and being bounded and described as follows:

PARCEL I:

A certain lot or parcel of land, together with any buildings thereon, being situated in Bowdoinham Village in the County of Sagadahoc and State of Maine and being bounded and described as follows:

On the north and east by a Creek tributary to the Cathance River, near the said village; on the south by Bridge Street, so-called; on the west by property formerly owned by Frank Varney and now owned by parties unknown.

PARCEL II:

A certain lot or parcel of land, situated in the Town of Bowdoinham, in theme County of Sagadahoc and State of Maine and being bounded and described as follows:

On the north by Bridge Street; on the east by land of Robert F Lamoreau, et al; on the south by land of the Maine Central Railroad Company; and on the west by the creek so called; being a part of the lot conveyed to John O. Given, late of said Bowdoinham, by one Bailey.

PARCEL III:

A certain lot or parcel of land with the buildings thereon, situated in said Bowdoinham, and being the same premises conveyed to Delmar E. Curtis by the Inhabitants of the Town of said Bowdoinham by deed dated March 26, 1951 and recorded in Sagadahoc County Registry of Deeds in Book 259, Page 359 and in said deed bounded and described as follows: The old Engine House land and buildings: bounded on the South by Bridge Street, so called, on the East by the Blacksmith Shop Lot, so called, now or formerly owned by Robert E. Black, on the North and West by a certain Creek tributary to the Cathance River, so called. The easterly boundary of this parcel was established by deed from Marian B. Bagley to Allen (sic) C. Frizzle, Jr. dated November 24, 1986 and recorded in the aforesaid Registry at Book 792, Page 085 and deed from Allen (sic) C. Frizzle, Jr. to Marian B. Bagley dated November 13, 1986 and recorded in the aforesaid Registry at Book 792, Page 88.

RE: 2017-47420

Page 1 of 2



Reference is hereby made to a deed to George Gilba by virtue of a warranty deed from Allan C. Frizzle Jr., et al. dated 02/02/2000 and recorded at the Sagadahoc County Registry of Deeds in Book 1829, Page 268 and a warranty deed from Irene Gliba dated 10/26/2013 and recorded at the Sagadahoc County Registry of Deeds in Book 3552, Page 307.

Executed this 20th day of June, 2017.

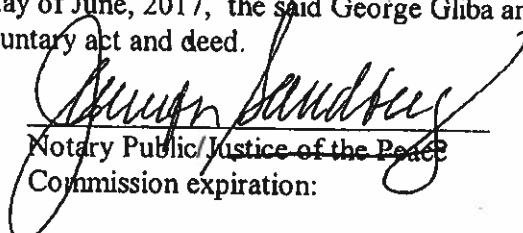


George Gliba

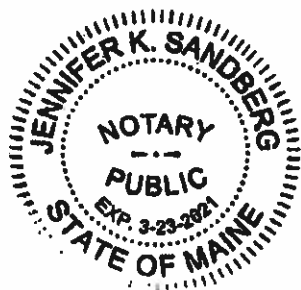
State of Maine
County of Cumberland

June 20, 2017

Then personally appeared before me on this 20th day of June, 2017, the said George Gliba and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health 11 SHS
(207) 287-2070 FAX (207) 267-4172

PROPERTY LOCATION

City, Town, or Plantation: **BOWDOINHAM**
Street or Road: **RIVER ROAD**
Subdivision, Lot #:

>>CAUTION: LPI APPROVAL REQUIRED<<

Town/City: _____ Permit #: _____
Date Permit Issued: ___/___/___ Fee \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **TOURTELOTTE DOUG** Owner Applicant
Mailing Address of Owner: **369 MILLAY ROAD BOWDOINHAM, ME 04008**
Daytime Tel. #: **729-2445**

Local Plumbing Inspector Signature: _____ L.P.I.#: _____
Fee \$ _____ State Fee Fee \$ _____ Locally Adopted Fee
Copy: [] Owner [] Town [] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # **U-3** Lot # **26**

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Signature of Owner/Applicant _____

Date _____

Local Plumbing Inspector Signature _____

(1st) Date Approved _____

(2nd) Date Approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

- 1. First Time System
- 2. Replacement System
Type Replaced: _____
Year Installed: _____
- 3. Expanded System
 - a. <25% Expansion
 - b. >25% Expansion
- 4. Experimental System
- 5. Seasonal Conversion

THIS APPLICATION REQUIRES

- 1. No Rule Variance
- 2. First Time System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
- 3. Replacement System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
- 4. Minimum Lot Size Variance
- 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- 1. Complete Non-Engineered System
- 2. Primitive System (graywater & e/t toilet)
- 3. Alternative Toilet, specify: _____
- 4. Non-Engineered Treatment Tank (only)
- 5. Holding Tank, _____ gallons
- 6. Non-Engineered Disposal Field (only)
- 7. Separated Laundry System
- 8. Complete Engineered System (2000gpd+)
- 9. Engineered Treatment Tank (only)
- 10. Engineered Disposal Field (only)
- 11. Pre-treatment, specify: **BIOMICROBICS**
- 12. Miscellaneous components: **BIOBARRIER**
1000 GALLON GREASE TRAP (MBR, I/O or EQUIV)

SIZE OF PROPERTY

0.8 +/- SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

- 1. Single Family Dwelling Unit, No. of Bedrooms: _____
- 2. Multiple Family Dwelling, No of Units: _____
- 3. Other: **PROPOSED CONVENIENCE STORE**
(specify)

SHORELAND ZONING

Yes No

Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

- 1. Drilled Well 2. Dug Well 3. Private
- 4. Public 5. Other: _____

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

2 TREATMENT TANKS IN SERIES

- 1. Concrete **H-20 RATED**
 - a. Regular
 - b. Low Profile ***CUSTOM**
 - 2. Plastic **TANKS**
 - 3. Other: _____
- CAPACITY: **3,000* & 1,000* GAL**
SEE NOTE ON PAGE 3

DISPOSAL FIELD TYPE & SIZE

- 1. Stone Bed 2. Stone Trench
 - 3. Proprietary Device
 - a. Cluster array c. Linear
 - b. Regular d. H-20 loaded
 - 4. Other: _____
- SIZE: **768** sq. ft. lin. ft.
12 H-20 RATED CONCRETE CHAMBER UNITS

GARBAGE DISPOSAL UNIT

- 1. No 2. Yes 3. Maybe
- If Yes or Maybe, specify one below:
- a. Multi-compartment tank
 - b. _____ tanks in series
 - c. Increase in tank capacity
 - d. Filter on tank outlet
- (2) SANI-TEE OUTLET FILTERS**

DESIGN FLOW

600 (MAG) gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: **12 / C**

at Observation Hole # **TP 1**
Depth **17** "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

- 1. Medium - 2.6 sq.ft./gpd
- 2. Medium-Large - 3.3 sq.ft./gpd
- 3. Large - 4.1 sq.ft./gpd
- 4. Extra-Large - 5.0 sq.ft./gpd

EFFLUENT/EJECTOR PUMP

- 1. Not required
 - 2. May be required
 - 3. Required
- Specify only for engineered systems:
SEE NOTE ON PAGE 3
DOSE: _____ gallons

PROPOSED CONVENIENCE STORE PAPER SERVICE

(NO GAS)
 3. Section 40 (meter readings)
ATTACH WATER-METER DATA
LATITUDE AND LONGITUDE
at center of disposal area
Lat. **N44** d **0** m **33.49** s
Lon. **W69** d **53** m **39.11** s
If g.p.s., state margin of error

SITE EVALUATOR STATEMENT

I certify that on **10/2/19** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A, CMR 241).

Site Evaluator Signature: **BRADY A. FRICK**

SE # **352**

Date: **10/9/19**

Site Evaluator Name Printed: **BRADY A. FRICK**

Telephone Number: **(207) 839-5563**

E-mail Address: **BRADY@ALBERTFRICK.COM**

ALBERT FRICK ASSOCIATES - 380B MAIN STREET, GORHAM, MAINE 04038 - (207) 839-5563
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
 Division of Environmental Health
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation
BOWDOINHAM

Street, Road Subdivision
RIVER ROAD

Owner's Name
DOUG TOURTELLOTTE

****ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS****
 PROPERTY INFORMATION APPROXIMATED PER
 PORTION OF SURVEY PLAN PROVIDED BY OWNER,
 TOWN TAX MAP AND AERIAL PHOTOGRAPH.
 VERIFY PROPERTY LINES TO ASSURE ACCURATE
 LOCATION PRIOR TO SYSTEM INSTALLATION

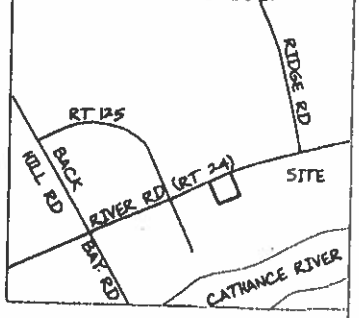
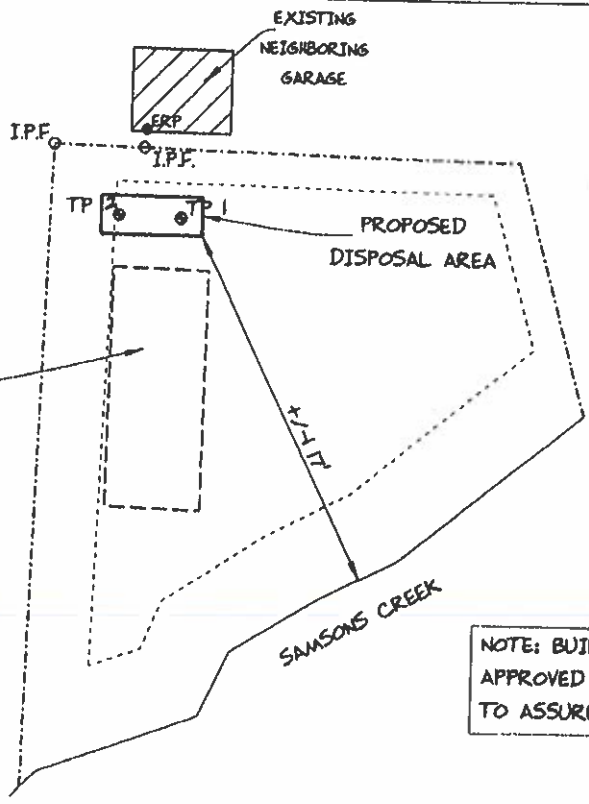
SITE PLAN Scale 1" = 60 Ft.
 or as shown

SITE LOCATION PLAN
 (Attach Map from Maine
 Atlas Recommended)



APPROX. PROPOSED
 CONVENIENCE STORE
 (MIN. 10' FROM DISPOSAL
 AREA WITH VARIANCE)

RIVER ROAD



NOTE: BUILDING LOCATION TO BE
 APPROVED BY TOWN OF BOWDOINHAM
 TO ASSURE PROPER SETBACKS

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			MIXED	
0-10	GRAVELLY LOAMY SAND AND SAND (FILL)	COMPACTED	YELLOW BROWN	
10-20			PALE BROWN	FEW, FAINT
20-30		FIRM	OLIVE GRAY	COMMON, DISTINCT
30-40	SILTY CLAY			
40-50				

Soil Classification: **12** Profile, **C** Condition
 Slope: **0-3 %**
 Limiting Factor: **17"**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TP 2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			MIXED	
0-10	GRAVELLY LOAMY SAND AND SAND (FILL)	COMPACTED	YELLOW BROWN	
10-20			PALE BROWN	FEW, FAINT
20-30		FIRM	OLIVE GRAY	COMMON, DISTINCT
30-40	SILTY CLAY			
40-50				

Soil Classification: **12** Profile, **C** Condition
 Slope: **0-3 %**
 Limiting Factor: **17"**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Site Evaluator Signature

352
 SE

10/9/19
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

BOWDOINHAM

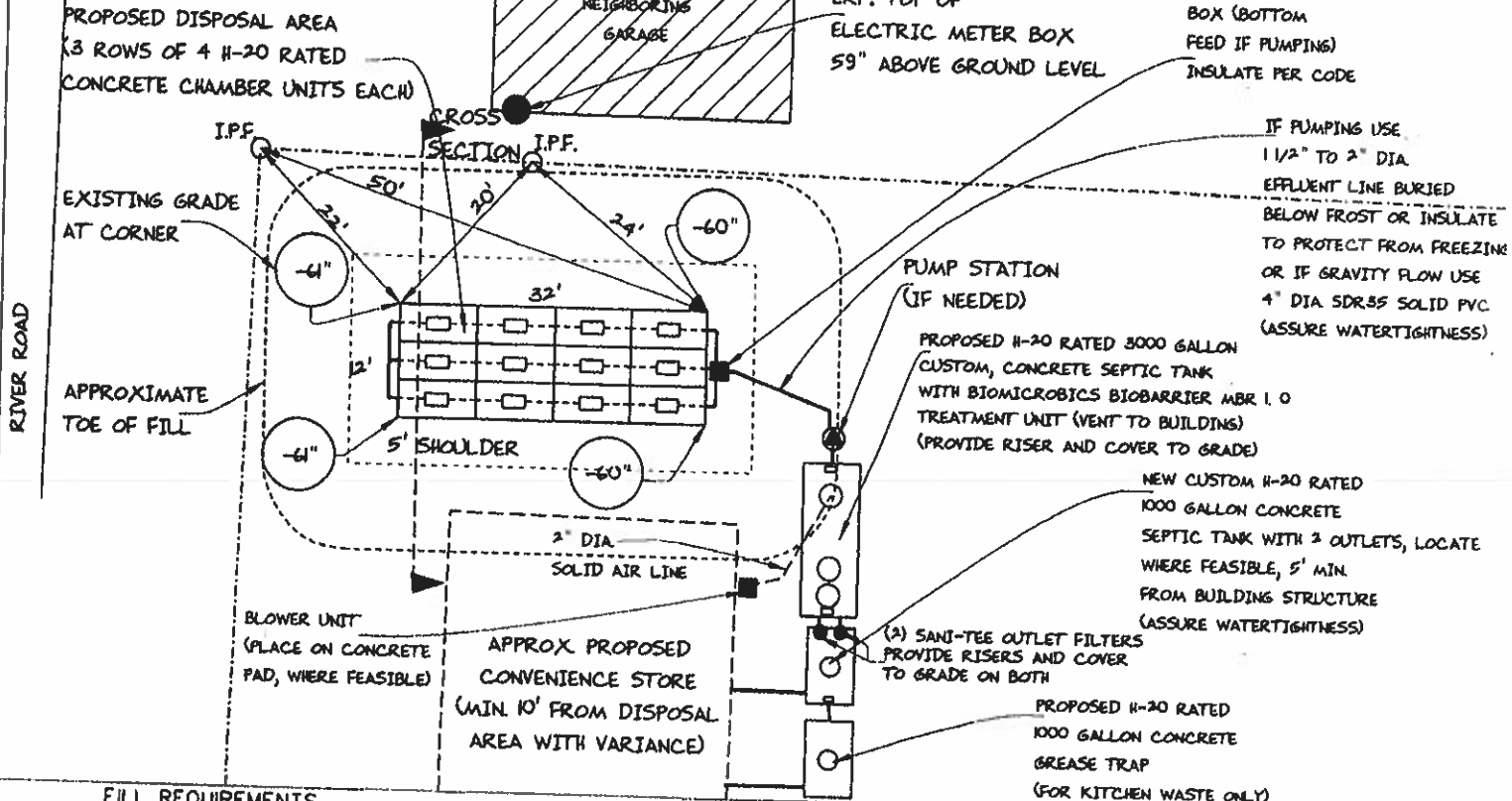
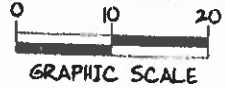
RIVER ROAD

DOUG TOURTELOTTE

NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT, THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



FILL REQUIREMENTS

Depth of Fill (Upslope)	: 26" - 27"	Finished Grade Elevation
Depth of Fill (Downslope)	: 26" - 27"	Top of Distribution Pipe or Proprietary Device
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area

CONSTRUCTION ELEVATIONS

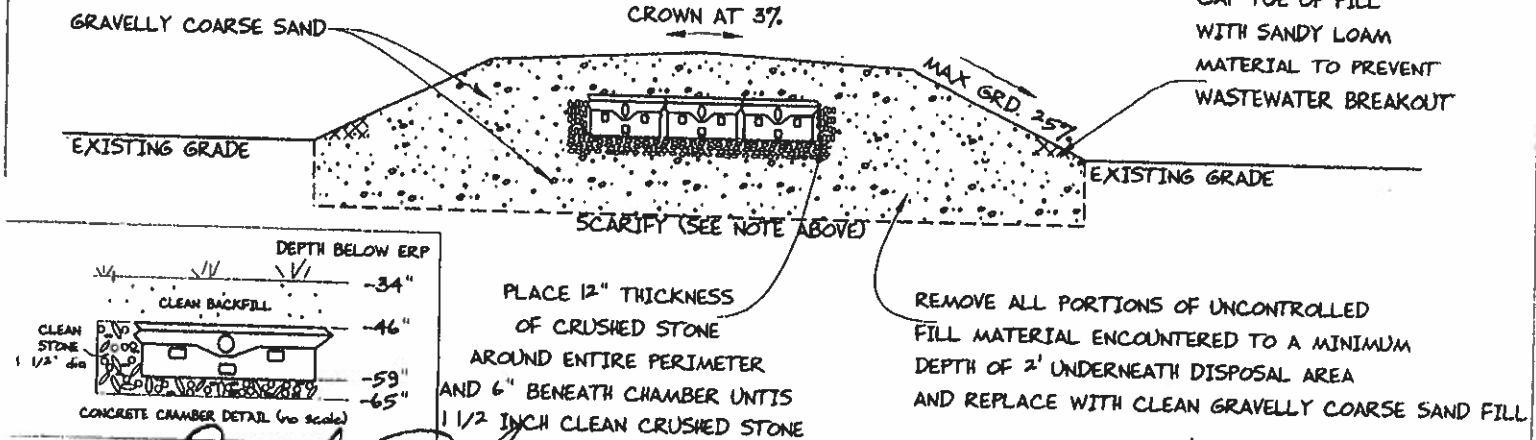
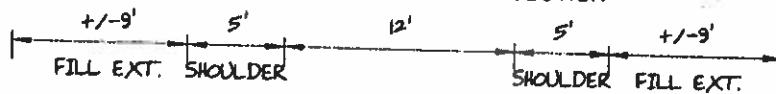
SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT

Location & Description TOP OF ELECTRIC BOX, 59" ABOVE GRADE
Reference Elevation is: 0.0" or ----

SCALE
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 10 FT

DISPOSAL AREA CROSS SECTION



Site Evaluator Signature

352
SE

Date

10/4/19



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008
Phone 666-5531 • Fax 666-5532
www.bowdoinham.com

Permit File #
For Office Use Only

APPLICATION FOR CODE ENFORCEMENT OFFICER PERMIT

Type of Application: Shoreland Zoning Site Plan Review – Tier I
 Building Permit Land Use Floodplain Management

Applicant Information:

Name: ATDT LLC c/o Dover Tourtelote
Mailing Address: 369 Millay Road Bowdoinham, ME 04008
Telephone: (207) 729-2445
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: PATRICK F. HARTY, PLS
Mailing Address: 540 Boy Road, Bowdoinham, ME 04008
Telephone: (207) 729-4571
Contractor Agent – Certification: PROFESSIONAL LAND SURVEYOR

Property Information:

Map/Lot Number: U3 / 26
Property Address: RIVER ROAD
Lot Size: ± 23,000 SQ FT Lot Frontage: ROAD 199' CREEK ± 210'
Lot Coverage – Existing ± 14,600 SQ FT Proposed ± 9,000 SQ FT.
Number of Bedrooms – Existing 0 Proposed 0
Building Height – Existing 0 Proposed ± 20'
Water Service: Public Private Road Ownership: State Town Private
Property Entrance/Driveway: Existing New
Floodplain: No Yes Shoreland Zoning: No Yes: District- LIMITED COMMERCIAL
Land Use District: Residential/Agricultural Village I Village II
Enrolled in Tax Program: No Agriculture Open Space Tree Growth

Project Description:

CURRENT SITE USE IS A GRAVEL PARKING LOT. PROPOSED IS A 2100 SQ. FT. GENERAL STORE WITH A PAVED PARKING LOT. THE FACILITY WILL BE SERVED BY PUBLIC WATER DISTRICT AND AN ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM. PROPOSED FINISHED FLOOR IS 3' ABOVE FEMA'S BASE FLOOD ELEVATION.

Attachments (the following items are required):

- Site Plan
- Photographs of Site \$50
- Application Fee
- Subsurface Wastewater Disposal System Design (proposed and/or existing)
- Internal Plumbing Permit
- Supporting Documents as required per Land Use Ordinance *SEE SITE PLAN APPLICATION DATED 10-28-19

By signing this application, as the foresaid applicant:

- PB REVIEW PER ORDINANCE COMMERCIAL IN LC ZONE P. 78

- 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.

Patrick F. Hartz (AGENT)
 Applicant Signature

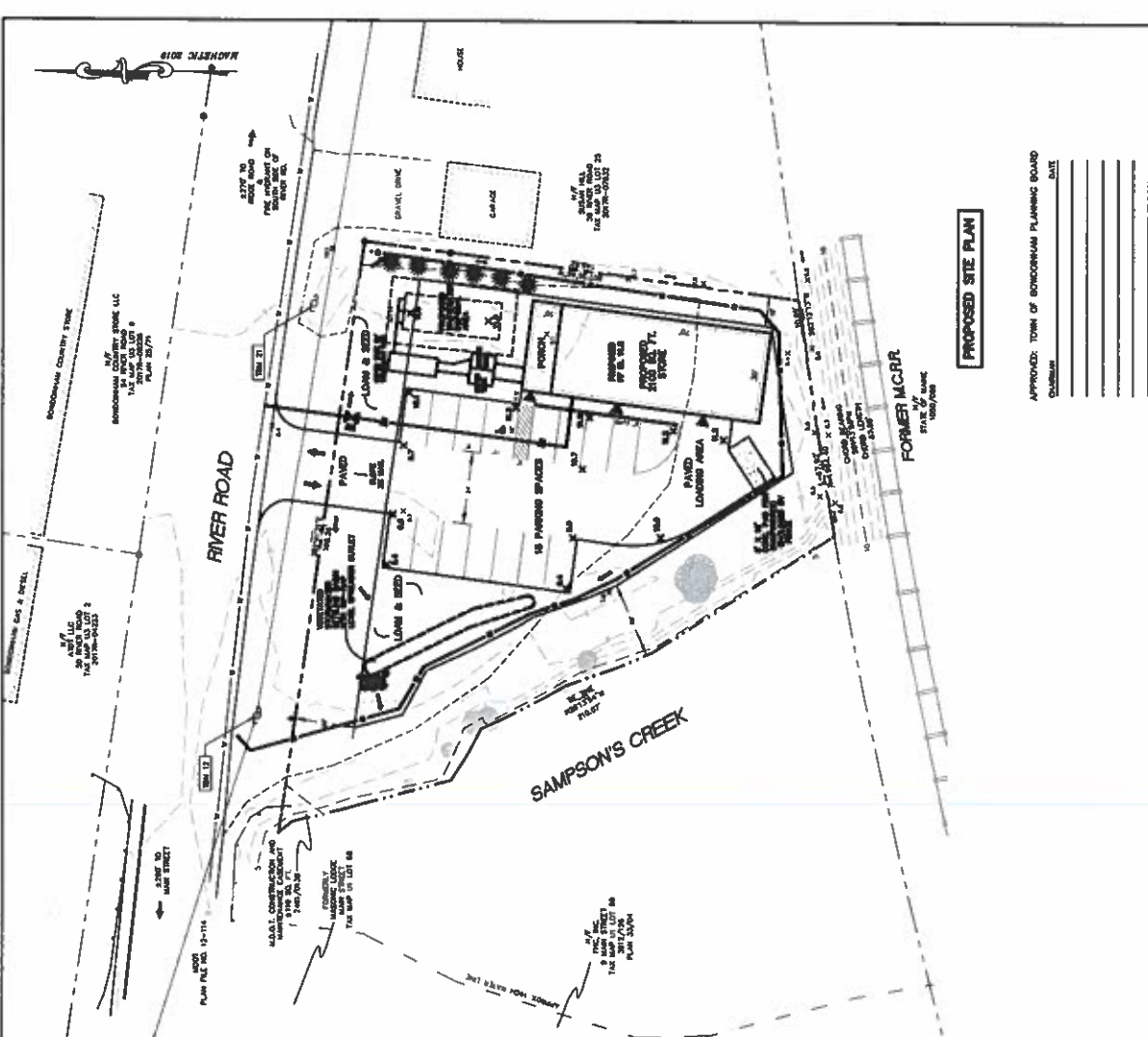
11/25/19
 Date

PATRICK F. HARTZ, PUS
 Print Name

FOR OFFICE USE ONLY

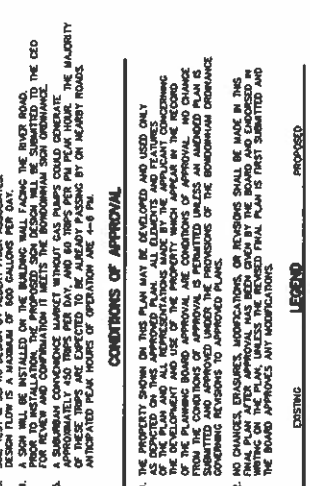
Received On: _____ Fee Paid: _____

 Signed Date



- ### SURVEY NOTES
- ALL BEARINGS REFER TO MAGNETIC NORTH, 2017 AS OBSERVED WITH A HAND COMPASS BETWEEN SURVEY CONTROL POINTS.
 - THE BOUNDARY LINES ARE SHOWN BY THE DASHED LINES. UNLESS OTHERWISE NOTED.
 - THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY HARTY & HARTY IN SEPTEMBER, 2018.
 - CHANGES TO THE MAP DO NOT EXCEED THE 2017 JULY 15th RECORD OF DEEDS (ROD) UNLESS OTHERWISE NOTED.
 - THE RIVER ROAD R/W IS 40 FEET WIDE PER THE MOST PLAN REFERENCE BELOW.
 - THE LOCATION OF THE RIVER ROAD WAS FOUND AND THE EXISTING TRAVELLED WAY WAS LOCATED BY THE SURVEYOR.
 - THE SURVEYOR HAS RECONSTRUCTED THE BOUNDARY LINES OF THE RIVER ROAD & SAMPSON'S CREEK, BORDENHAM, MAINE BY E. SMITH SURVEYING, DATED JULY 10, 2001.
 - STATE AD HIGHWAY NO. 1 (RTE 241), BORDENHAM, SARAGAMOC COUNTY D.O.T. FILE NO. 12-114, DATED JULY 2000.
 - PROPERTY OF THE TOWN OF BORDENHAM, RECORDING IN PLAN BOOK 25/71 BY A. HASSLE, ASSOC., DATED 05/13/98.
 - ADAPT CONSTRUCTION AND MAINTENANCE CORRIDOR IS SHOWN BY THE DASHED LINES.
 - CONTOURS ARE FROM A FIELD SURVEY ON SEPTEMBER 20, 2018. THE CONTOUR INTERVAL IS ONE FOOT, AND THE VERTICAL DATUM IS NAVD83.
 - THIS SURVEY CONFORMS TO THE MAINE BOARD OF LANDS AND SURVEYS STANDARDS, CHAPTER 610, STANDARDS OF PRACTICE, PART 2.

- ### TEMPORARY BENCHMARKS
- TBM 12 NAIL FOUND 1" ABOVE GRADE IN THE NORTH SIDE OF POLE #8
ELEVATION = 6.9 (NAVD83)
TBM 21 NAIL FOUND 6" ABOVE GRADE IN THE WEST SIDE OF POLE #8
ELEVATION = 10.4 (NAVD83)
- ### SITE TABULATION
- | | |
|------------------------------------|---------------------------|
| VALLEY LORRELL | EXISTING - 23,000 SQ. FT. |
| MINIMUM LOT SIZE - 20,000 SQ. FT. | |
| MINIMUM SETBACKS - FRONT 20' | |
| MINIMUM SETBACKS - REAR 10' | |
| MINIMUM SETBACKS - SIDE & REAR 10' | |
| MINIMUM SHORE SETBACK - 25' | |
| TOTAL LOT AREA - 23,000 SQ. FT. | |
| IMPROVED AREA - 214,000 SQ. FT. | |
| IMPROVEMENTS % - 63% | |
- ### PROPOSED SITE PLAN NOTES
- DOMESTIC WATER TO BE PROVIDED BY THE BORDENHAM WATER DISTRICT. A PRIVATE SURFACE WASTE-WATER DISPOSAL SYSTEM IS PROPOSED.
 - A PORTION OF THE PROPERTY IS IN A FLOOD HAZARD AREA PER FEMA FIRM 17023C. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO BE FLOOD RESISTANT. A PROPOSED FLOOD WALL, LOCATING THE 100 YEAR FLOOD ELEVATION FOR BORDENHAM, MAINE SHALL BE CONSTRUCTED TO PROTECT THE PROPOSED DEVELOPMENT. STRUCTURE FINISHED FLOOR TO BE 2' ABOVE THE BASE FLOOD ELEVATION.
 - DESIGN FLOW IS A MAXIMUM OF 100 GALLONS PER DAY.
 - SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE BOARD OF LANDS AND SURVEYS STANDARDS, CHAPTER 610, STANDARDS OF PRACTICE, PART 2.
 - A SUBURBAN COMPLIANCE MARKET WITHOUT GAS PUMPS COULD OPERATE. THE MAJORITY OF THESE TRIPS ARE EXPECTED TO BE ALREADY PASSING BY ON NEARBY ROADS. ANTICIPATED PEAK HOURS OF OPERATION ARE 4-6 PM.
- ### CONDITIONS OF APPROVAL
1. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS SHOWN ON THIS APPROVED PLAN. ALL DETAILS AND FEATURES OF THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF DEEDS AND RECORDS OF THE PLANNING BOARD ARE CONDITIONS OF APPROVAL. NO CHANGE OR MODIFICATION OF ANY KIND SHALL BE MADE TO ANY OF THE ABOVE WITHOUT THE WRITTEN CONSENT OF THE BORDENHAM PLANNING BOARD. ANY CHANGES, DEVIATIONS, MODIFICATIONS OR VARIATIONS SHALL BE MADE IN THIS PLAN ON THE PLAN UNLESS THEY HAVE BEEN APPROVED BY THE BOARD AND SUBMITTED TO THE BOARD APPROXIMATELY 30 DAYS PRIOR TO THE DATE THAT THE PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS.



PROPOSED SITE PLAN

APPROVED: TOWN OF BORDENHAM PLANNING BOARD

DATE: _____

DATE: _____

PROGRESS PLOT
DATE: 10/28/19

DESIGNED BY:	
DRAWN BY:	PH
CHECKED BY:	NLP
APPROVED BY:	PH
DATE:	10/28/19

HARTY & HARTY
Professional Land Surveyors
604 Bay Road, Bordenham, MA 04893
10/28/19 (P1) 28-473

ANN & DOUG TOURTELLOTT
368 MILLY ROAD
BORDENHAM, MAINE 04008

RIVER ROAD & SAMPSON'S CREEK
BORDENHAM, MAINE

PROPOSED SITE PLAN

SCALE: MODEL 1"=30'
PROJECT NO. 19185
DRAWING NO. 04008
SHEET 1 of 1

October 28, 2019

SITE PICTURES - EXISTING CONDITIONS



10/28/19 LOOKING EAST ON RIVER ROAD



10/28/19 ACROSS RIVER ROAD, LOOKING SOUTH

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
 Division of Environmental Health
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation
BOWDOINHAM

Street, Road Subdivision
RIVER ROAD

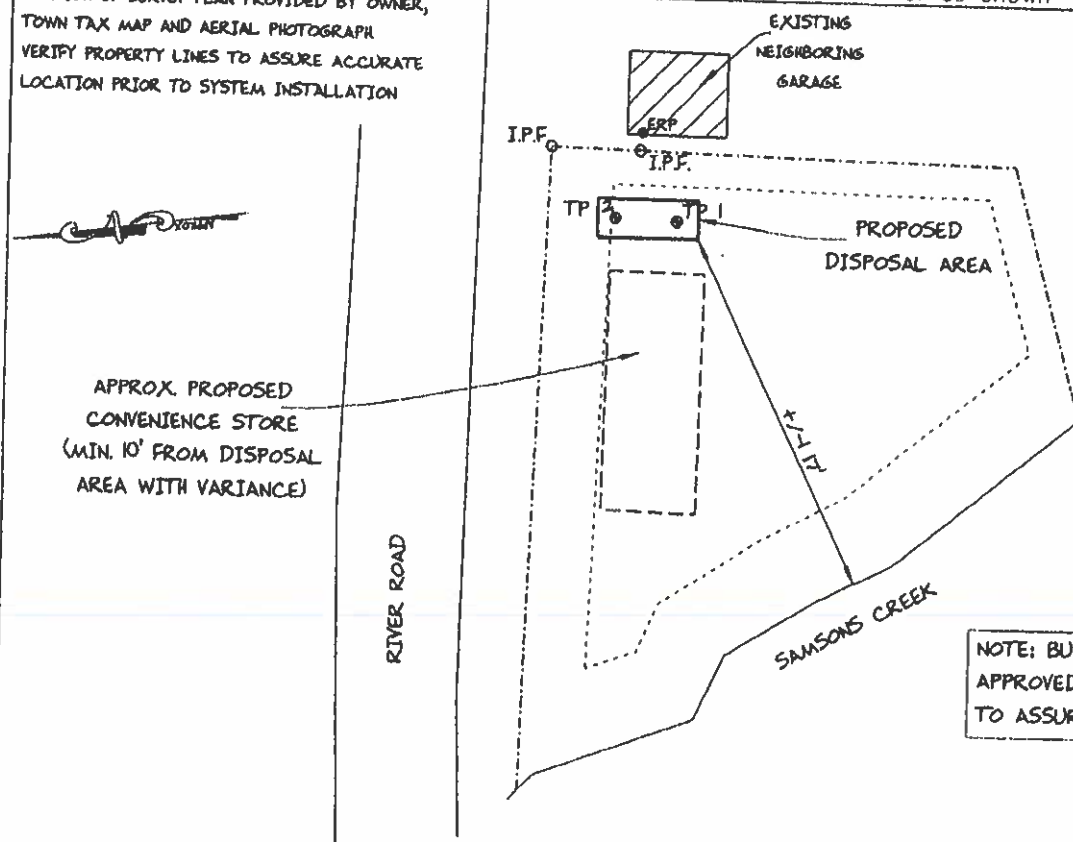
Owner's Name
DOUG TOURTELOTTE

ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS**
 PROPERTY INFORMATION APPROXIMATED PER
 PORTION OF SURVEY PLAN PROVIDED BY OWNER,
 TOWN TAX MAP AND AERIAL PHOTOGRAPH
 VERIFY PROPERTY LINES TO ASSURE ACCURATE
 LOCATION PRIOR TO SYSTEM INSTALLATION

SITE PLAN

Scale 1" = 60 Ft.
 or as shown

SITE LOCATION PLAN
 (Attach Map from Maine
 Atlos Recommended)



NOTE: BUILDING LOCATION TO BE APPROVED BY TOWN OF BOWDOINHAM TO ASSURE PROPER SETBACKS

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY		MIXED	
10	LOAMY SAND	COMPACTED	YELLOW	
15	AND SAND (FILL)		BROWN	
20			PALE BROWN	FEW, FAINT
25		FIRM		COMMON, DISTINCT
30	SILTY CLAY		OLIVE GRAY	

Soil Classification: Profile 12 Condition C
 Slope: 0-3 %
 Limiting Factor: 17"
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TP 2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY		MIXED	
10	LOAMY SAND		YELLOW	
15	AND SAND (FILL)	COMPACTED	BROWN	
20			PALE BROWN	FEW, FAINT
25		FIRM		COMMON, DISTINCT
30	SILTY CLAY		OLIVE GRAY	

Soil Classification: Profile 12 Condition C
 Slope: 0-3 %
 Limiting Factor: 17"
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Site Evaluator Signature

352
 SE *

Date

10/9/19

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
 Division of Environmental Health
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

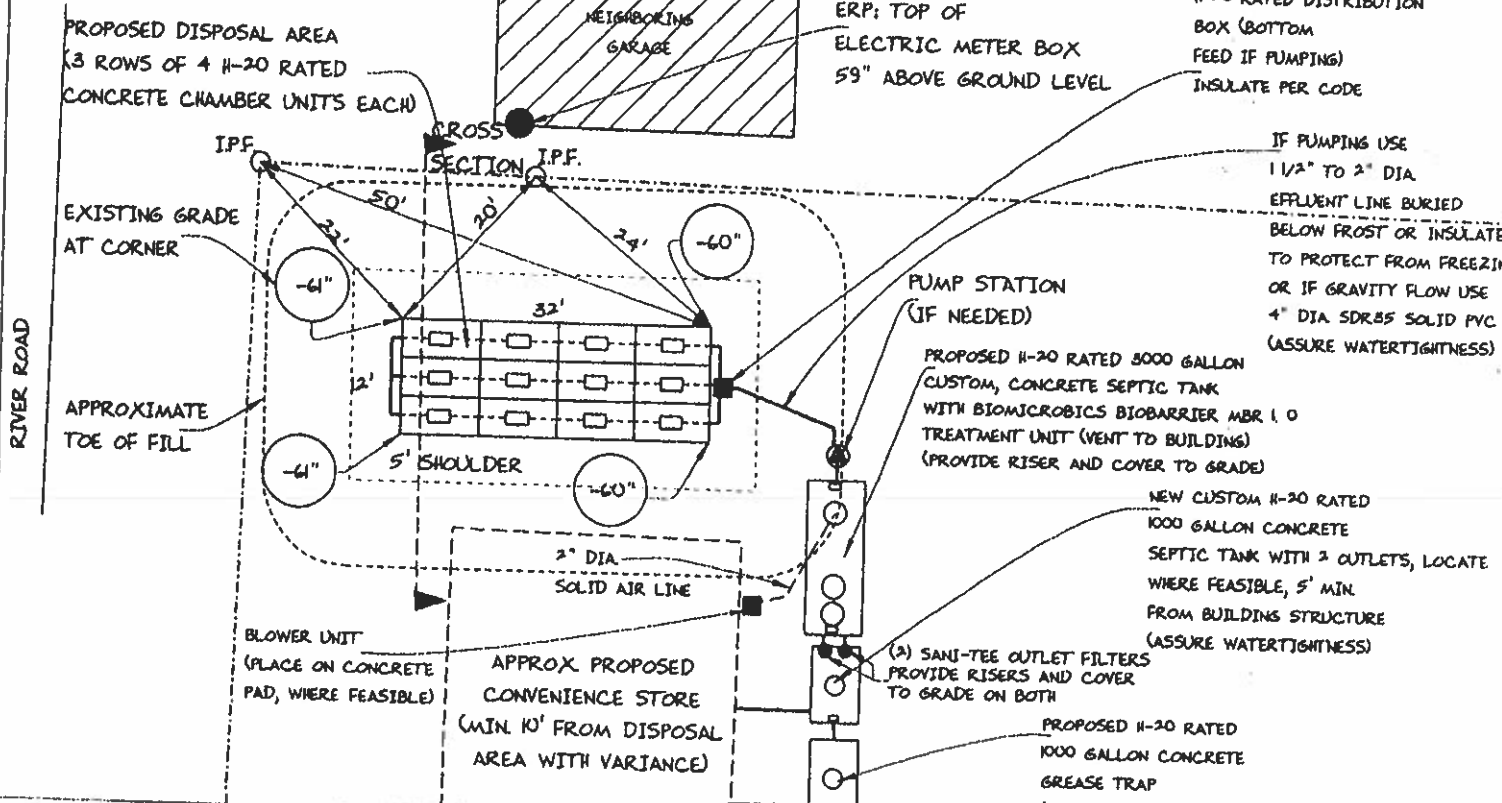
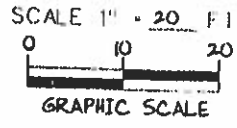
BOWDOINHAM

RIVER ROAD

DOUG TOURTELOTTE

NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT, THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

SUBSURFACE WASTEWATER DISPOSAL PLAN



FILL REQUIREMENTS

Depth of Fill (Upslope) : 26" - 27"
 Depth of Fill (Downslope) : 26" - 27"
 DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
 Top of Distribution Pipe or Proprietary Device
 Bottom of Disposal Area

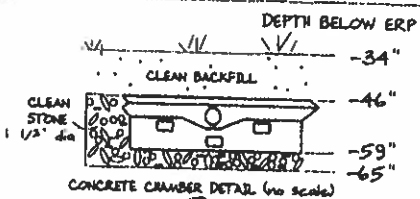
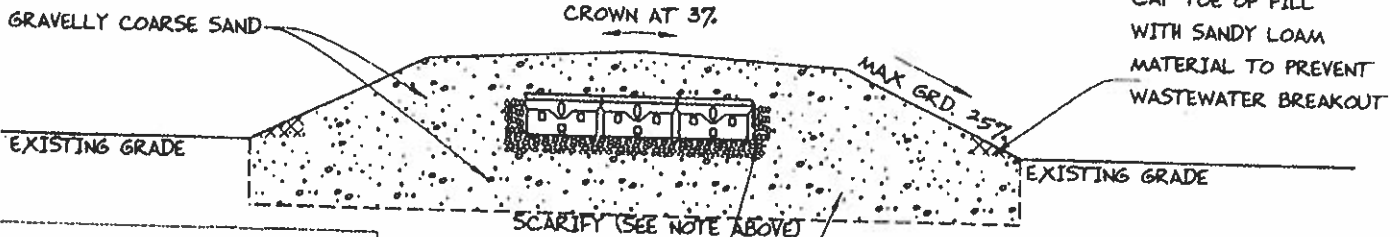
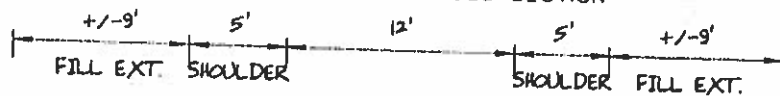
SEE
 DETAIL
 BELOW

ELEVATION REFERENCE POINT

Location & Description TOP OF ELECTRIC BOX, 59" ABOVE GRAD
 Reference Elevation is: 0.0' or -----

SCALE:
 VERTICAL: 1" = 5 FT
 HORIZONTAL: 1" = 10 FT

DISPOSAL AREA CROSS SECTION



PLACE 12" THICKNESS OF CRUSHED STONE AROUND ENTIRE PERIMETER AND 6" BENEATH CHAMBER UNITS 1 1/2 INCH CLEAN CRUSHED STONE

REMOVE ALL PORTIONS OF UNCONTROLLED FILL MATERIAL ENCOUNTERED TO A MINIMUM DEPTH OF 2' UNDERNEATH DISPOSAL AREA AND REPLACE WITH CLEAN GRAVELLY COARSE SAND FILL

Site Evaluator Signature

352
 SE

Date

10/4/19

Page 3 of 3
 HHE-200 Rev 02/11

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That George Gliba of 204 Main Street, Bowdoinham, ME 04008, for consideration paid grant(s) to ATDT LLC, a Maine Limited Liability Company, of 369 Millay Road, Bowdoinham, ME 04008, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain lots or parcels of land, together with any buildings thereon, being situated in Bowdoinham in the County of Sagadahoc and State of Maine and being bounded and described as follows:

PARCEL I:

A certain lot or parcel of land, together with any buildings thereon, being situated in Bowdoinham Village in the County of Sagadahoc and State of Maine and being bounded and described as follows:

On the north and east by a Creek tributary to the Cathance River, near the said village; on the south by Bridge Street, so-called; on the west by property formerly owned by Frank Varney and now owned by parties unknown.

PARCEL II:

A certain lot or parcel of land, situated in the Town of Bowdoinham, in the County of Sagadahoc and State of Maine and being bounded and described as follows:

On the north by Bridge Street; on the east by land of Robert F Lamoreau, et al; on the south by land of the Maine Central Railroad Company; and on the west by the creek so called; being a part of the lot conveyed to John O. Given, late of said Bowdoinham, by one Bailey.

PARCEL III:

A certain lot or parcel of land with the buildings thereon, situated in said Bowdoinham, and being the same premises conveyed to Delmar E. Curtis by the Inhabitants of the Town of said Bowdoinham by deed dated March 26, 1951 and recorded in Sagadahoc County Registry of Deeds in Book 259, Page 359 and in said deed bounded and described as follows: The old Engine House land and buildings: bounded on the South by Bridge Street, so called, on the East by the Blacksmith Shop Lot, so called, now or formerly owned by Robert E. Black, on the North and West by a certain Creek tributary to the Cathance River, so called. The easterly boundary of this parcel was established by deed from Marian B. Bagley to Allen (sic) C. Frizzle, Jr. dated November 24, 1986 and recorded in the aforesaid Registry at Book 792, Page 085 and deed from Allen (sic) C. Frizzle, Jr. to Marian B. Bagley dated November 13, 1986 and recorded in the aforesaid Registry at Book 792, Page 88.

Reference is hereby made to a deed to George Gilba by virtue of a warranty deed from Allan C. Frizzle Jr., et al. dated 02/02/2000 and recorded at the Sagadahoc County Registry of Deeds in Book 1829, Page 268 and a warranty deed from Irene Gliba dated 10/26/2013 and recorded at the Sagadahoc County Registry of Deeds in Book 3552, Page 307.

Executed this 20th day of June, 2017.

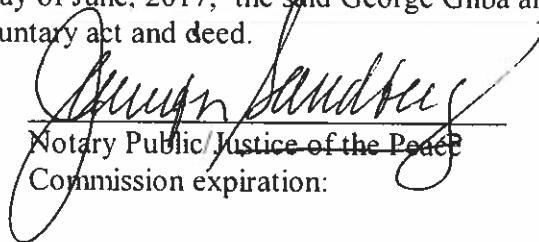


George Gliba

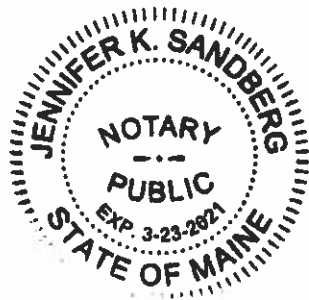
State of Maine
County of Cumberland

June 20, 2017

Then personally appeared before me on this 20th day of June, 2017, the said George Gliba and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:





December 17, 2019

Town of Bowdoinham

Re: Douglas and Ann Tourtelotte
ATDT LLC

Whom It May Concern

We are pleased to confirm that Douglas Tourtelotte, Ann Tourtelotte and ATDT LLC have the financial capacity to complete the proposed development located in Bowdoinham, Maine.

Androscoggin Bank recently reviewed the financial relationship in November of 2019. Douglas and Ann Tourtelotte, along with their corporations have completed several projects with the bank and are experienced and fully capable of completing the subject project.

Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Melissa Knutson', is written over a light blue horizontal line.

Melissa Knutson
VP, Commercial Loan Officer
100 Middle Street
West Tower, Suite 303
Portland, Maine 04101
Office: 207.518.6315
Cell: 207.740.8824

cc: Doug Tourtelotte

December 03, 2019

Bowdoinham Planning Board
Town of Bowdoinham
13 School Street
Bowdoinham, ME 04008

**Re: APPROVAL CRITERIA NARRATIVE
SITE PLAN REVIEW – PROPOSED CONVENIENCE MARKET,
RIVER ROAD, BOWDOINHAM, ME**

Dear Bowdoinham Planning Board Members,

The following narrative serves to address specific standards of the Town of Bowdoinham Land Use Ordinance Article 10: Site Plan Review C) Approval Criteria. We trust that you will find each standard has been addressed and met, allowing this exciting project to move forward.

- 1) Vehicular Access – The proposed access is a 24' wide paved drive. This will significantly improve safety of vehicle ingress/egress over the current condition being continuous gravel access for approximately 150'.
- 2) Internal Vehicle Circulation – Internal traffic will be safe and efficient through utilizing a 24' wide two way traffic travel corridor.
- 3) Pedestrian Circulation – Pedestrian traffic is proposed to be a four foot curbed walk along the length of the store. The sidewalk is extended to the River Road to facilitate foot traffic coming from the existing sidewalk on the North side of the River Road.
- 4) Municipal Services – The facility will not have an adverse impact on the public road system as the majority of patrons will already be travelling by the site. The Fire Chief is anticipated to have no concerns over the proposed improvements. Solid waste will be removed from site by a private hauler who includes recycling in their services. With the development being commercial, no impact is expected on schools, recreational programs and facilities, or other municipal facilities and services.
- 5) Visual Impact – The proposed development will only improve the beauty of the site, with increased lawn area and improved vegetated buffer along Sampson's Creek.
- 6) Lighting – Three Cut-off luminaire style lights are proposed to be mounted on the new building to facilitate safe vehicle and pedestrian traffic in the parking area.
- 7) Signage – A sign will be mounted on the face of the structure facing the River Road. The sign will meet Bowdoinham's sign standards (Ordinance page 205) and be reviewed by the Code Enforcement Officer prior to installation.
- 8) Buildings – The structure is situated to shield all traffic, noise and activity from the abutting structure to the east. The building footprint is smaller than several commercial structures in the neighborhood.
- 9) Landscaping – The site's existing impervious area will be significantly decreased by this development. The front setback area will be reclaimed with loam and seed. The 25' buffer along Sampson's Creek will also be transformed into a vegetated buffer and surface water filter.
- 10) Buffering - A row of shrubs are proposed near the northeast corner of the site to shield the daily store activity from the adjacent structure. Solid waste and recycling dumpsters are to be screened with fencing.
- 11) Utilities – The property will be served by existing utilities on site. Overhead service will be run from the existing pole near the northeast corner of the site approximately 70 feet to the proposed store.
- 12) Water supply – Water will be provided by the Bowdoinham Water District.
- 13) Sewage Disposal – You have been provided with copies of the proposed subsurface wastewater sewage disposal system. By design, it has a maximum flow rate of 600 gallons per day.

- 14) Fire Protection - An existing hydrant is located approximately 270 east of the site, at the River Rd. & Ridge Rd. intersection.
- 15) Capacity of Applicant – The Applicant, current title holder of the subject property, is a local, trusted site contractor. He has successfully provided quality service to countless satisfied clients for decades.
- 16) Special Resources
 - a) Shoreland – The proposed improvements meet current zoning dimensional standards and will be in compliance with Bowdoinham’s Shoreland Zoning Ordinance.
 - b) Floodplain – The Structure finished floor will be a minimum of three feet above the special flood hazard elevation as determined by FEMA, and will be in compliance with the Town’s Floodplain Management Ordinance.
 - c) Wetlands and Waterbodies – The proposed vegetated buffer and stormwater settling basin will insure the proposed improvements will protect Sampson Creek and minimize any adverse impact on the resources.
 - d) Historic and Archeological – The site has already experienced manmade development over the past 100 years. There are no known historic/archeological conditions on the site.
 - e) Groundwater – The proposed septic system is designed for 600 gallons per day, well below the 2000 gpd threshold triggering additional analysis.
 - f) Wildlife Habitat – With improvements to the vegetated buffer along Sampson’s Creek and new surface water treatment by the vegetated settling basin, local wildlife habitat will only improve with this development. There are no known significant wildlife habitat areas on site per the DIFW habitat maps.
 - g) Natural Areas – The proposed project will not adversely affect any natural areas, since there are no known natural areas on site.
- 17) Environmental Impact – Existing trees will be preserved and much of the existing impervious gravel surface will be reclaimed with loam and seed.
 - a) Solid Waste Management – Temporary storage of solid waste on site will be accomplished with fence screened dumpsters.
 - b) Hazardous, Special, and Radioactive Materials – The proposed use will have no hazardous or radioactive materials associated with its daily activities.
 - c) Air Quality – Nothing in the proposed use is anticipated to emit odors or have an adverse affect on air quality.
 - d) Water Quality – The septic system, vegetated settling basin, and soil and erosion control measures taken during construction all work together harmoniously to insure the improvements will not result in water pollution.
 - e) Stormwater – Existing drainage patterns will continue to be followed. Increased vegetation square footage and establishing settling basins will improve the quality of the storm water leaving the site.
 - f) Sedimentation & Erosion control – Silt fence is proposed on three sides of the construction site, in order to capture and suppress soil erosion and sedimentation.
- 18) Noise – The proposed use will not generate noise louder than that already experienced in this commercial neighborhood. The building and planted trees will comfortably shield the abutting property from daily business activity. Noise levels are to be minimized between 9 pm and 6 am.
- 19) Compliance with Ordinances – To the best of my knowledge and belief, the proposed development is designed to conform to Bowdoinham’s Land Use Ordinance, other applicable ordinances, and regulations.
- 20) Town Plans and Vision Statement – By conforming to the Town’s ordinances and regulations, it appears the proposed development is consistent with the intent of the Bowdoinham Comprehensive plan, Waterfront plan, and Transportation Vision Statement.

Thank you for your consideration. We look forward to meeting with you in the coming weeks.

Regards,



Patrick F. Harty, PLS
TOURTELOTTE SITE 120319.DOC