



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: Town of Bowdoinham
Mailing Address: 13 School St, Bowdoinham
Telephone: 666-5531
Right, Title, Interest in Property: ☒ Owner ☐ Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: James D. Dool
Mailing Address: _____
Telephone: _____
Contractor Agent – Certification: _____

Property Information:

Map/Lot Number: 405-001-A
Property Address: 57 Post Rd
Lot Size: 305 Lot Frontage: 200 Post Rd / 900 Center
Lot Coverage – Existing 70% Proposed _____
Number of Bedrooms – Existing _____ Proposed 0
Building Height – Existing _____ Proposed 10ft
Water Service: ☒ Public ☐ Private Road Ownership: ☒ State ☒ Town ☐ Private
Property Entrance/Driveway: ☒ Existing ☐ New
Floodplain: ☒ No ☐ Yes Shoreland Zoning: ☒ No ☐ Yes: District-_____
Land Use District: ☐ Residential/Agricultural ☒ Village I ☐ Village II
Enrolled in Tax Program: ☒ No ☐ Agriculture ☐ Open Space ☐ Tree Growth

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Page 2 of 2

Project Description:

Constructing 62' x 35' gravel pad and 16' x 32' lean-to with
lighting and buffering. Existing building along with proposed
additions will be use for a temporary recycling facility.

Attachments (the following items are required):

- ☒ Site Plan
- ☒ Photographs of Site
- ☐ Application Fee - NA
- ☐ Subsurface Wastewater Disposal System Design (proposed and/or existing)
- ☐ Internal Plumbing Permit - NA
- ☒ 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 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.

Nicole Brand
Applicant Signature

10/8/20
Date

Nicole Brand
Print Name

FOR OFFICE USE ONLY

Received On: _____ Fee Paid: _____

Signed

Date

Site Plan Review Approval Criteria

1. *Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.*

There's no proposed change to the existing access drives.

2. *Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.*

The existing site has ample room for parking and safe movement of vehicles. In the case of an emergency call, staff would have public exit the site until emergency personnel have departed the facility, then we'd reopen to the public.

3. *Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.*

Pedestrians will park in the drop off area to unload their items.

4. *Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.*

The proposed temporary recycling facility is needed to continue municipal recycling services.

5. *Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.*

The proposed development will not have an adverse effect on views.

6. *Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.*

New lighting is proposed to allow to operations in the evening (dusk) hours. Proposed lighting as shown on the plan will be shielded.

7. *Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.*

No new signage is proposed at this time.

8. *Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.*

A 16-ft by 32-ft lean-to to proposed along the existing garage.

9. *Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.*

Four new pine trees are proposed along the existing tree line to the end of the proposed gravel pad.

10. *Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.*

In addition, to the proposed pine trees, a 6-ft tall fence is proposed to buffer the dumpsters from Center Street. The gravel pad area will be located behind the exiting fire station to buffer the area from Post Rd, along with the tree line buffer.

11. *Utilities – The proposed development will not impose an unreasonable burden on existing utilities.*

The property has been served by utilities for its previous uses, no new utilities are proposed at this time.

12. *Water Supply – The proposed development will be provided with an adequate supply of water.*

The property is currently served by public water, no additional usage is proposed.

13. *Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.*

The existing subsurface wastewater disposal system is adequate for the three part-time employees.

14. *Fire Protection – The proposed development will have adequate fire protection.*

The proposed project is located at the Fire Station and has the approval of the Fire Chief.

15. Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

The Town of Bowdoinham has the capacity to carry out the proposed project.

Proposed Costs:

- Gravel Pad – \$4,000 – Work to be completed by Public Works
- Fence & Trees – \$1,000 – Work to be complete by Public Works
- Lean-to & Lighting - \$3,000

16. Special Resources –

- a. Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.*

The proposed development is not located within the Shoreland Zone.

- b. Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.*

The proposed development is not located within the Shoreland Zone.

- c. Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.*

The proposed development is not require a Natural Resources Protection Act permit for wetland impacts

- d. Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.*

The proposed development is located on a developed site.

- e. Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.*

The proposed project will not adversely impact groundwater.

- f. Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.*

The proposed development is located on a developed site.

- g. Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.*

The proposed development is located on a developed site.

- 17. Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.*

The proposed development is located on a developed site.

- a. Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.*

The proposed development is for the Town's solid waste facility. The Town will be utilizing recycling dumpsters, a metal dumpster and the existing garage to collect materials. The Town will continue to disposal of the collected items as it currently does.

- b. Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.*

Any hazardous or special wastes will be collected and stored in accordance with all State and Federal standards..

- c. Air Quality – The proposed development will not result in undue air pollution or odors.*

The proposed park will not result in undue air pollution or odors.

- d. Water Quality – The proposed development will not result in water pollution.*

The proposed park will not result in water pollution.

- e. Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.*

No new stormwater provisions are proposed for this phase of development.

- f. Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.*

Sedimentation and Erosion Control measures will be used during construction phases of the project.

- 18. Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.*

The proposed recycling facility will be open daytime hours (8am-4pm) with limited evening hours (4-7pm).

- 19. Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.*

The proposed facility will conform with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

- 20. Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.*

The proposed development is consistent.

PROPERTY MAP
BOWDOINHAM
MAINE

2016
(As of April 1st)

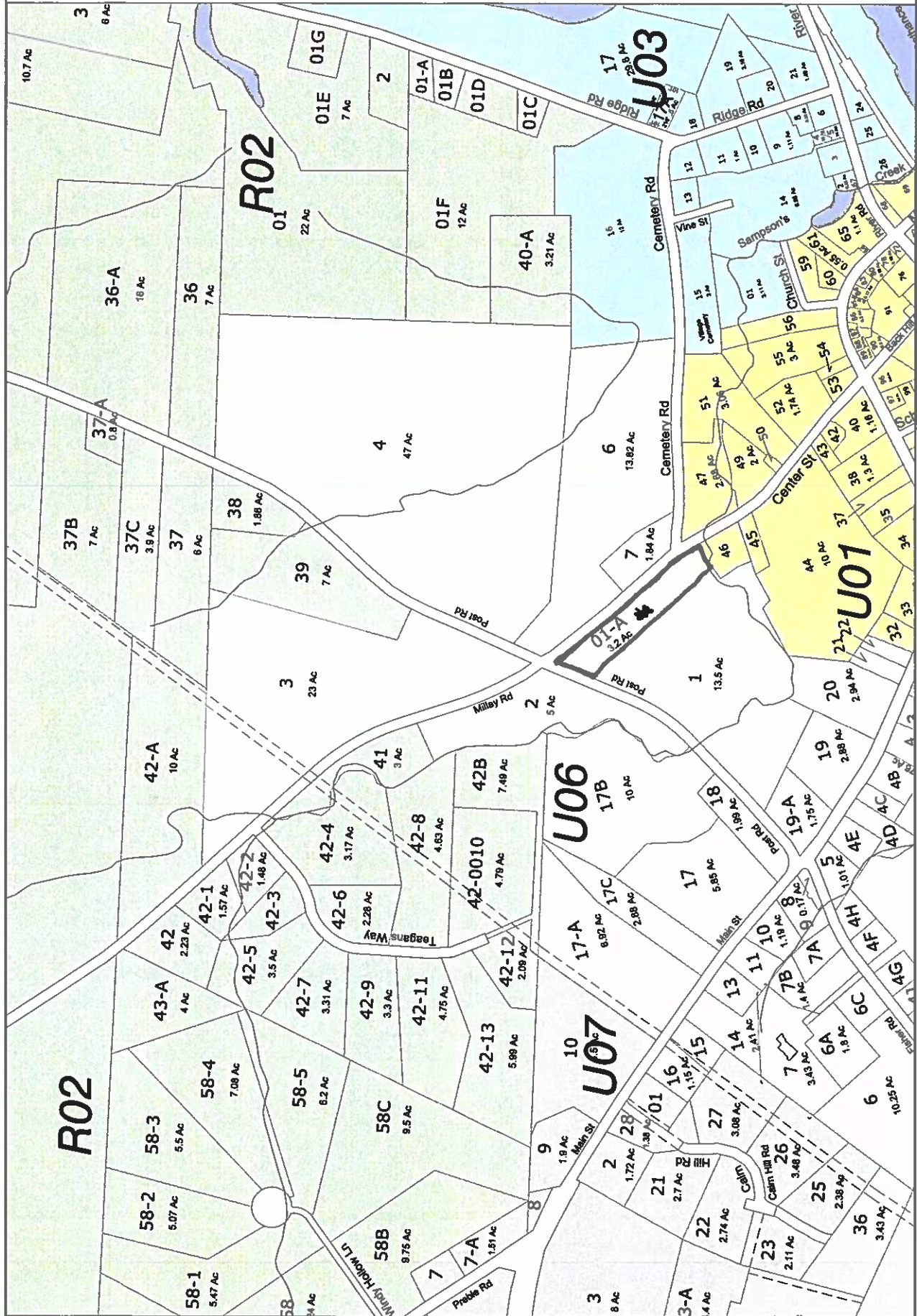


LEGEND
PROPERTY MAP NO. U01
22
SUBDIVISION LOT NO.
LOT DIMENSION 156'
PROPERTY RECORD
EASE OF WAY
SUBSIDENT



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

U05








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 **Maine 24** Bowdoinham, ME

 **Bowdoinham** ME

 **Home**
34 Heron Pond Ln, Freeport, ME 04032

 **Work**
13 School St, Bowdoinham, ME 04008

 **Light traffic in this area**
Typical conditions 

Search this area 65° 

- 
Groceries
- 
Restaurants
- 
Takeout
- 
Hotels
- 
More





