

**TOWN OF DURHAM
PLANNING BOARD
SITE WALK/PUBLIC HEARING
JUNE 16, 2021
AGENDA**

1. Site Walk – 5:30 p.m., off of Bowie Hill Road (Map 10 Lot 38)
2. Public Hearing – 6:30 p.m. via Zoom (<https://us02web.zoom.us/j/85029399949>)
Subdivision Application:
26-lot subdivision, Bowie Hill Road, Map 10 Lot 38
3. Other Business
4. Adjourn

BOWIE HILL SUBDIVISION

SKETCH PLAN APPLICATION

FOR THE TOWN OF

DURHAM, MAINE

Prepared For:

**Jonathan Lobo
616 High Street
Bath, Maine 04530**

Prepared By:

**Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine 04032
207.869.9050**

March 2021



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- 1- Site Location
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- 3- Soils Map

Attachment A – Plan Set



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

SUBDIVISION SKETCH PLAN REVIEW APPLICATION AND CHECKLIST

A. Owner & Developer

Is applicant owner of the property? _____ YES NO (If no, letter of owner authorization is required)

Property owner: Ruth Dudley Trust Property developer: Jonathan Lobozzo

Address: _____ Address: 616 High Street

_____ Bath, ME 04530

Telephone number: _____ Telephone number: 207-333-2551

Email address: _____ Email address: jglobozzo@gmail.com

B. General Property Information

Property location: 0 Bowie Hill Road

Tax Map/Lot numbers: 10-38

Current zoning: RRA

Is all of the property being considered for development? YES _____ NO

C. Development Information

Name of proposed development: Bowie Hill Subdivision

Number of proposed lots: 26 Acreage of parcel to be developed: 93

When is construction being considered (year & season)? 2021

SUBMISSIONS CHECKLIST ON REVERSE SIDE

Sketch Plan Review Application & Checklist

D. Submissions Checklist

This sketch plan application form;

A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision;

A copy of that portion of the Androscoggin County Soil Survey covering the proposed subdivision, showing the outline of the proposed subdivision;

A copy of the relevant Assessor's Map(s) showing the outline of the proposed subdivision;

A map drawn to scale showing site conditions such as steep slopes, wet areas and vegetative cover in a general manner.

A map drawn to scale showing the proposed layout of streets, lots, buildings, other improvements, and any proposed common areas in relation to existing conditions; and,

A written project narrative report with general information to describe or outline the existing conditions of the site, development constraints and opportunities, and a full description of the proposed development.

Will this be a cluster subdivision under Section 6.33? _____ YES _____ NO

E. Cluster subdivision additional requirements:

The sketch plan submission includes a conceptual site plan meeting the requirements of Section 6.33.B.1.

Each specific home site is shown on the site plan to be an element of an overall plan for site development.

The conceptual site plan illustrates the placement of buildings and their relationship to open spaces, pedestrian paths, and roads.

The conceptual site plan illustrates where open space will serve the multiple purposes of:

Preserving natural features of the land;

Providing recreational opportunities; and,

Maximizing the value and enjoyment of homes in the subdivision.

PROJECT DESCRIPTION

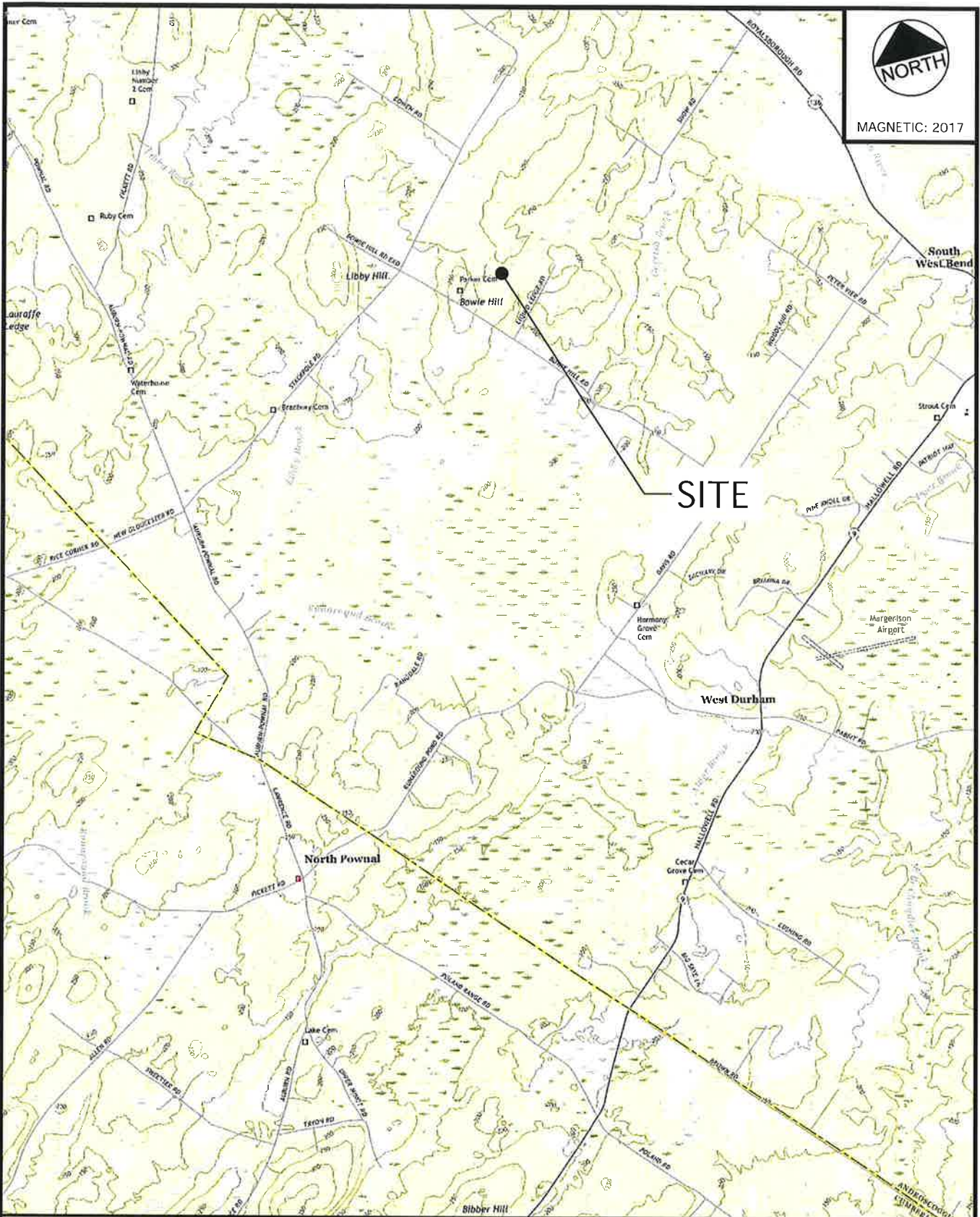
The following package is an application for a Sketch Plan meeting with the Town of Durham Planning Board. The application is for a 26-lot subdivision on a 95-acre parcel off Bowie Hill Road. The proposed lots will serve single-family dwellings. The site is gradually sloping from west to east with a stream running along the eastern side. There are areas of wetlands associated with the stream that will be avoided to the maximum extent possible. The road will bisect the parcel to allow for building lots on either side of the road, while also maintaining a substantial open space buffer around the perimeter. The intent is to keep the road and lots out of the wetlands and away from the stream.

The site has been walked several times with a soil scientist to identify potential obstacles and areas that should be avoided. As we enter the spring season a more intensive and definitive wetland survey will be performed, and adjustments made accordingly.

Overall, the site is well shaped and sized to accommodate the proposed development and maintain the rural aesthetic of the area.



MAGNETIC: 2017



**BOWIE HILL SUBDIVISION
DURHAM, MAINE 04222**

**SITE LOCATION MAP
TAX MAP: 10 LOT: 38**

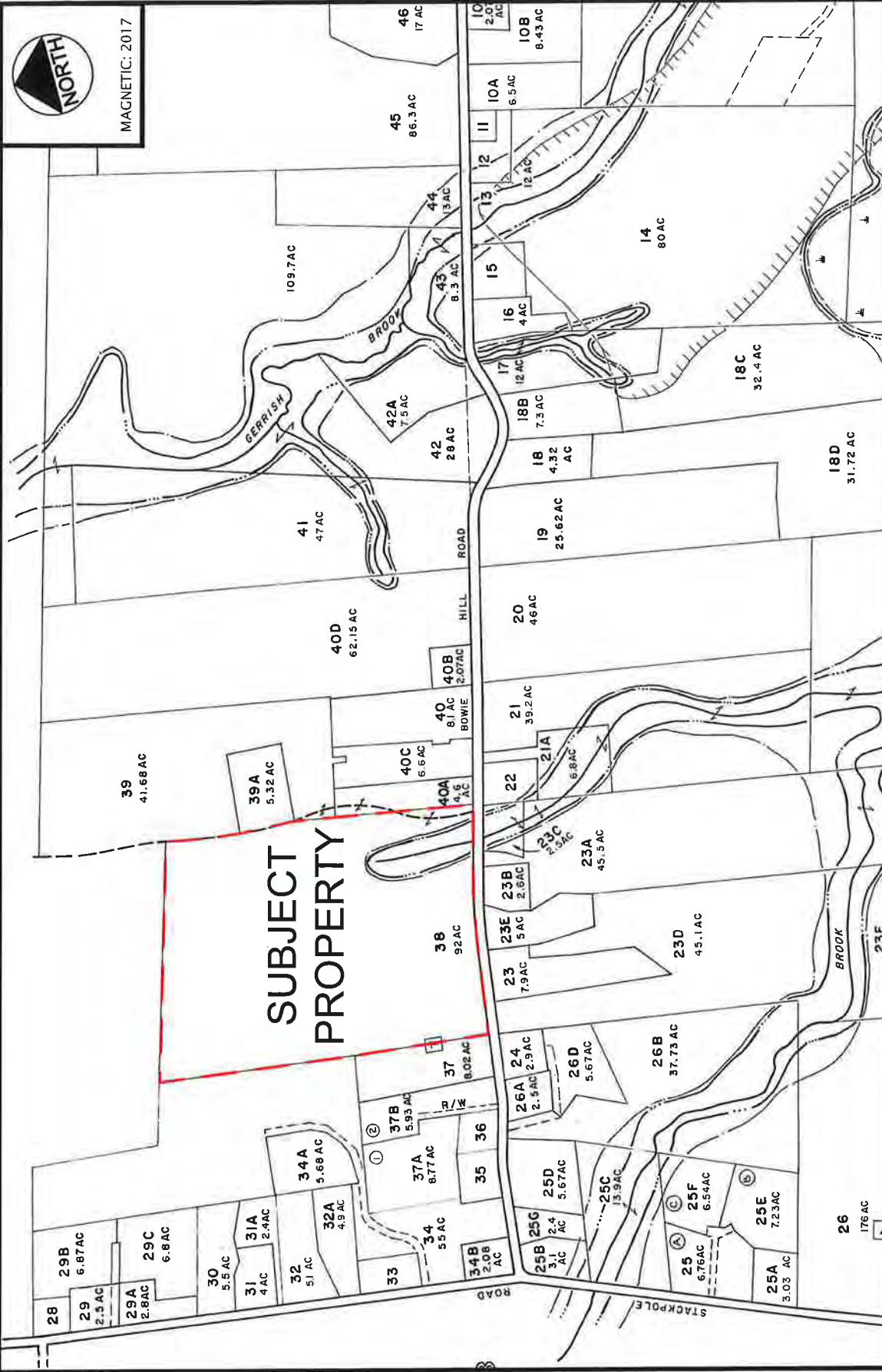


DRAWN: CB	DATE: MARCH 2021
DESIGNED: CB	SCALE: N/A
CHECKED:	JOB NO. 21-018
FILE NAME: 21-018 USGS	

FIGURE
1



MAGNETIC: 2017



SITE LOCATION MAP
TAX MAP: 10 LOT: 38

BOWIE HILL SUBDIVISION
DURHAM, MAINE 04222

DRAWN: CB	DATE: MARCH 2021	FIGURE
DESIGNED: CB	SCALE: N/A	2
CHECKED:	JOB NO. 21-018	
FILE NAME: 21-018 TAX MAP		



Atlantic Resource Consultants
ENGINEERING STRATEGIES AND SOLUTIONS



MAGNETIC: 2017

4871000
4870800
4870600
4870400
4870200
4870000
4869800



BOWIE HILL SUBDIVISION
DURHAM, MAINE 04222

SOILS MAP



Atlantic Resource Consultants
ENGINEERING STRATEGIES AND SOLUTIONS

DRAWN: CB

DATE: MARCH 2021

DESIGNED: CB

SCALE: N/A

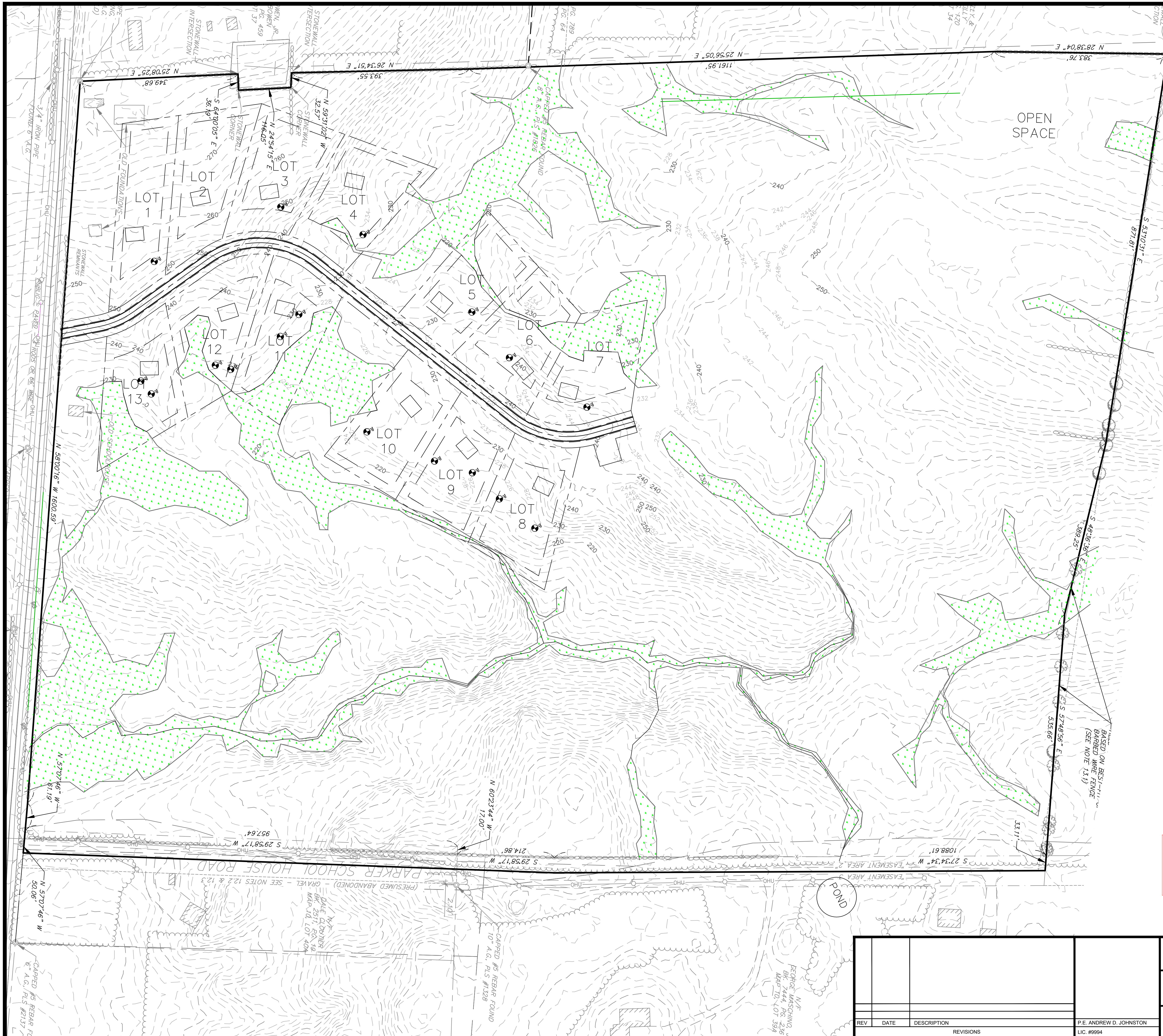
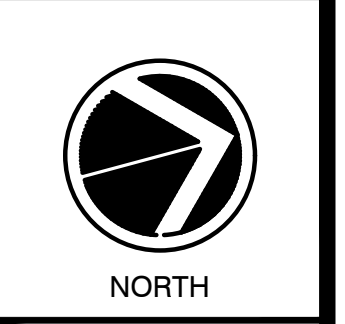
CHECKED:

JOB NO. 21-018

FILE NAME: 21-018 USGS

FIGURE

3



NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	4,150,291 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	622,544 S.F.
-- WETLANDS/WATERCOURSES & FLOODPLAIN	0 S.F.
-- STEEP SLOPES OVER 30%	
AREAS REMOVED FOR:	117,963 S.F.
-- ACCESS ROAD/R.O.W.*	0 S.F.
-- EASEMENTS*	3,409,784 S.F.
REMAINING LAND	
MINIMUM DWELLING UNIT AREA IN RURAL, RESIDENTIAL, AND AGRICULTURAL ZONE = 90,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 3,409,784 / 90,000 = 37 UNITS	
PROPOSED LOTS = 29 UNITS	

ZONING SUMMARY:

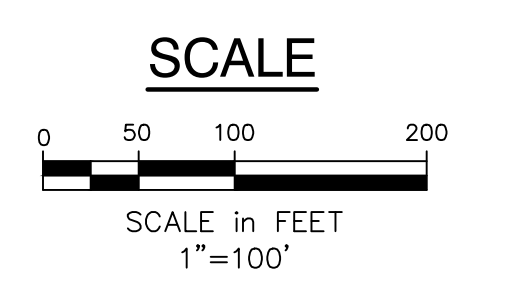
CURRENT USE: UNDEVELOPED
 PROPOSED USE: 29 LOT-CLUSTERED SUBDIVISION
 ZONE - RURAL, RESIDENTIAL, AND AGRICULTURAL

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	45,000 S.F.	> 45,000 S.F.
STREET FRONTAGE	150'	> 150'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	N/A	N/A
PRINCIPAL STRUCTURE:		
FRONT SETBACK	50 FT.	50 FT.
SIDE SETBACK	20 FT.	20 FT.
REAR SETBACK	20 FT.	20 FT.
OPEN SPACE	2,075,146 SF	2,088,616 SF

GENERAL NOTES:

1. WETLAND DELINEATION IS PRELIMINARY.
2. PARCEL LINES AND CONTOURS ARE FROM GIS.

SUBMITTED FOR PRELIMINARY PLAN REVIEW



BOWIE HILL SUBDIVISION DURHAM, MAINE OVERALL SITE LAYOUT PLAN		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050		
BURNHAM AND LOBOZZO BUILDERS 8 GRANGE HALL ROAD NEW GLOUCESTER, MAINE 04260				
REV	DATE	DESCRIPTION	REVISIONS	P.E. ANDREW D. JOHNSTON LIC. #9994