
Subdivision Preliminary Plan Application

Subdivision Name: *Orchard ST. Extension* Subdivision Fees: \$250.00
Date of Submission: *4/2025* Received by: *AMC*
Proposal: *develop a total of 8 house lots, including the one already built, and access road.*

General Information:

Name of Property Owner: *Valerian Bolduc*
Address: *101 Belmont Ave Randolph, ME 04346*
Phone/Fax No: *207 215 6689*

Applicant Name: *same*
Address: *same*
Phone/Fax No--*same*

Design Consultant(s): ☒ Surveyor Engineer Architect Planner
Name: *Shawn Tyler- Dirigo Surveying*
Address: *Winthrop Maine*
Phone/Fax No – *207-215-6689*

Property Information:

City Tax Map: *26A* Lot(s): *015A* Zoning District(s): *HDR*

Deed Reference(s): *Book 13659 Page 255*

Flood Zone: Yes ☒ No Shoreland Zone: Yes ☒ No

Frontage: Road _____ Shore _____ Property Size: *11.69 (Acres)*

Development Information:

Does the parcel include any water bodies? If yes, describe and shown on plan-- *No*

Has the land been part of a prior approved subdivision? Yes ☒ No If Yes, state the following:

Subdivision Name & Approval Date _____

Acres to be Developed: *7.11* Number of Lots or Units: *eight total*

Anticipated Date of Construction: *5/1/2025* Completion: *1/1/2030*

Will the subdivision be developed in a phase plan, if so, Identify stages: *No*

Will the subdivision have any common land or buildings: *No*

Identify the Water supply system: *individual onsite wells.*

Identify the sewage Disposal System: *private septic systems*

If Public, does it require an extension of the public sewer lines? Yes ☒ No

Identify the number of fire hydrants and location(s): _____

Will the subdivision have sidewalks: yes ☒ no If yes, describe: _____

Will the streets have curbs: yes ☒ no If yes, describe: _____

Describe the storm drainage system: *Drain Ditches and Culverts*

Will the subdivision require a Zoning Variance? yes ☒ no If yes, describe: _____

Will the subdivision require a special Exception Permit? yes ☒ no If yes, describe: _____

SUBMISSION REQUIREMENTS:

In addition, the Application and preliminary plan, the following submissions are required:

- a. Location map showing:
 - 1) Existing subdivisions in the proximity of the proposed subdivision.
N/A
 - 2) Locations and names of existing and proposed streets.
See attached tax map
 - 3) Boundaries and designations of all Shoreland zoning and other land use districts.
see wetland map
 - 4) An outline of the proposed subdivision and any remaining portion of the owner's property if not included in the subdivision proposal.
See attached survey- land boundaries
- b. Proof of right, title or interest in the property.
See attached deed.
- c. A copy of all existing and proposed deed restrictions, rights-of-way, or other encumbrances affecting the property.
See survey and road association agreement.
- d. The book, page, and tax map and lot information of the property.
Book 13659 Page255
- e. The names of all property owners abutting the property.
attached abutters list.
- f. Acreage of the proposed subdivision, acreage of roads, and acreage of any land not included in the subdivision.
Road= 1.06 acres 1-8 lots Leaving 5.58 undeveloped
- g. A copy of that portion of the county soil survey covering the subdivision.
see attached soil map.
- h. When connection to the public sewer is proposed, a letter from the City Manager indicating that there is adequate capacity.
N/A
- i. The location of all existing and proposed wells and appropriate documentation. If public water is proposed, a letter from the water district indicating that there is adequate supply and pressure.
N/A
- j. A written statement from the Police Chief approving all street traffic patterns, parking, curb cuts and traffic impacts.
attached
- k. A written statement from the Fire Chief approving all hydrant locations and any other fire suppression measures proposed.
attached
- l. Phosphorus control measures, if subdivision is located w/in the direct watershed of a great pond.
N/A
- m. Road plans, specifications, and appropriate documentation.

See attached survey

- n. Traffic access data for the site including an estimate of the amount of vehicular traffic to be generated on a daily basis.
N/A
- o. A statement indicating how the solid waste from the subdivision will be handled.
2 lots already have private septic installed.
- p. Documentation indicating that the applicant has the financial and technical capacity to meet the requirements of this Ordinance.
See attached letter from GFCU
- q. Any other data necessary in order to meet the requirements of this Ordinance.
N/A
- r. A description of the anticipated types of land use that will be developed within the proposed subdivision.
Single family homes
- s. A description of how all roads and other public improvements will be maintained until the improvements are dedicated to the city or for private roads and improvements, how they will be maintained over their life span.
HOA Road agreement and maybe turn over to Gardiner in the future.

WAIVERS

The Applicant is requesting a waiver of the following submission requirements:

(Cite Ordinance reference(s); item(s) to be waived and reason)

The applicant did not request any waivers.

14.4 Review Criteria

14.4.1 The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider: the elevation of the land above sea level and its relation to the floodplain, nature of the soils and subsoils and their ability to adequately support waste disposal, slope of the land and its effect upon effluents, the availability of streams for disposal of effluents, and the applicable state and local health and water resource rules and regulations.

This property is not in a flood plain and will have CEO approved septic and road drainage.

14.4.2 The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.

This subdivision will have wells and 2 have already been drilled at 400'.

14.4.3 The proposed subdivision will not cause an unreasonable burden on an existing municipal or private water supply, if one is to be used.

The lots will have their own wells.

14.4.4 The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

These properties will have their own septic and the road will be drained with ditches.

14.4.5 The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside of an urban compact area of an urban compact municipality as defined by Title 23, Section 754, the Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23, Section 704 and any rules adopted under that section.

There should be an increase of 16 cars and the police chief has agreed that this will not be an issue.

14.4.6 The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.

The lots will all have private septic systems.

14.4.7 The proposed subdivision will not cause an unreasonable burden on the city's ability to dispose of solid waste, if municipal services are used.

The lots will have their own trash removal plans after the properties are sold.

14.4.8 The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the city, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

The Department of Inland Fisheries and Wildlife has sent a letter regarding this. We will also be cutting a few trees as possible

14.4.9 The proposed subdivision conforms to all the applicable standards and requirements of this Ordinance, the Comprehensive Plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.

We believe that this subdivision will conform to all applicable standards and requirements.

14.4.10 The subdivider has adequate financial and technical capacity to meet all the review criteria, standards, and requirements contained in this Ordinance.

We have 40 years of experience and have submitted a document from our lending provider.

14.4.11 Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in 38 M.R.S.A. Chapter 3, Subchapter 1, Article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

This subdivision is not within 250' of a pond, lake, or river.

14.4.11.1. When lots in a subdivision have frontage on an outstanding river segment, the proposed subdivision plan must require principal structures to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet.

This subdivision has no water frontage.

14.4.11.1.1 To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than 250 feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.

This subdivision does not adjoin a shoreland.

14.4.11.1.2 The frontage and set-back provisions of this paragraph do not apply either within areas zoned as general development or its equivalent under shoreland zoning, Title 38, chapter 3, subchapter I, article 2-B, or within areas designated by ordinance as densely developed. The determination of which areas are densely developed must be based on a finding that existing development met the definitional requirements of Section 4401, subsection 1, on September 23, 1983;

The proposed subdivision has no shoreland so this does not apply.

14.4.12 The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.

The proposed subdivision has only private septic systems and normal drainage- (ditches)

14.4.13 Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area, if the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundary within the subdivision. The proposed subdivision plan shall require that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.

The proposed subdivision is not within the 100 year flood zone.

14.4.14 All wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

We have provided a map showing wetland areas and boundaries.

14.4.15 Any river, stream, or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. All rivers, streams, or brooks shall be protected from any adverse development impacts. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, subsection 9.

There are no rivers, streams or brooks abutting the subdivision.

14.4.16 The proposed subdivision provides for adequate storm water management.

The only issue might be the runoff from the road, and the site will be ditched according. Gardiner Director of Public Works will be consulted with in regard to building the road.

14.4.17 The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

There should be no long or short term great ponds phosphorus concentration before of after construction.

14.4.18 For any subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.

The proposed subdivision enters and exits at the end of a dead end street.

14.4.19 If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or wetland, as these features are defined in 38 M.R.S.A. Section 480-B, none of the lots created within the subdivision shall have a lot depth-to-shore frontage ratio greater than 5 to 1.

No lots in the proposed subdivision have shore frontage on any rivers, stream, brook, great pond, or wetland.

14.4.20 Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, Section 8869, subsection 14. If a violation of rules adopted by the Maine Forest Service to substantially eliminate liquidation harvesting has occurred, the municipal reviewing authority must determine prior to granting approval for the subdivision that 5 years have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel. A municipal reviewing authority may request technical assistance from the Department of Agriculture, Conservation and Forestry, Bureau of Forestry to determine whether a rule violation has occurred, or the municipal reviewing authority may accept a determination certified by a forester licensed pursuant to Title 32, chapter 76. If a municipal reviewing authority requests technical assistance from the bureau, the bureau shall respond within 5 working days regarding its ability to provide assistance. If the bureau agrees to provide assistance, it shall make a finding and determination as to whether a rule violation has occurred. The bureau shall provide a written copy of its finding and determination to the municipal reviewing authority within 30 days of receipt of the municipal reviewing authority's request. If the bureau notifies a municipal reviewing authority that the bureau will not provide assistance, the municipal reviewing authority may require a subdivision applicant to provide a determination certified by a licensed forester.

The only tree that will be removed will be necessary to build house and driveway, septic and well most will have 30' around the house for lawns.

The proposed subdivision will provide 2 and 3 bedroom homes in the \$300,000-400,000 range.

The road I'm constructing will be maintained by Bolduc Builders till the end of construction. At that time it will either be handed over to the City to become a city road or the road will be established as a private road and have a road association developed which will be written into all the deeds.



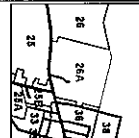
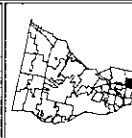
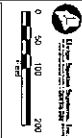
CITY OF
GARDINER
KENNEBEC CO.
MAINE



LEGEND

--- Lot Line	--- Easement
--- Private Right of Way	--- Sublot Line
--- Unimproved Land NOW	--- Road Stream of Water
--- Road	--- Town Line
--- Road	--- Building
--- Road	--- Parcel

For Assessment Purposes, Not
to be used for conveyance.



Map 26A
1/1/2024
Erika D. White

Property Location ORCHARD ST
Vision ID 1025

MAP ID: 26A/ 015/ A/ I
Bldg 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1300
Print Date 9/30/2024 10:34:24

CURRENT OWNER

BOLDUC VALERIE L II

101 BELMONT AVENUE

RANDOLPH ME 04346

UTILITIES

STRT/ROAD

LOCATION

3 Rural

RES LAND

Code

Appraised

Assessed

3510

GARDINER, ME

SUPPLEMENTAL DATA

All Pict ID
TIF CODE
USE PROGRA
TG ENROLL Y
TG PLAN YR
LD #1 TYPE
GIS ID 26A015A
SEND VALUE E
TAX ACQ PIP
LISTING AGE
LIST PRICE
SPEC DISTRIC
Assoc Pict#

RECORD OF OWNERSHIP

BOLDUC VALERIE L II
GARDINER CITY OF

13659 255
2076 0041

06-17-2020
12-28-2001

U U
V V

11,000
0

1 1

Year Code

2024 1300

Assessed

53,800 2023 1300

Assessed V

53,800 2022 1300

Assessed

PREVIOUS ASSESSMENTS HISTORY

Total

53,800

53,800

EXEMPTIONS

Year Code

Description

Amount

Code

Description

Number

Amount

Comm Int

OTHER ASSESSMENTS

Total

53,800

ASSESSING NEIGHBORHOOD

Nbhd 0001

Nbhd Name B

Tracing

Batch

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
Appraised X (B) Value (Bldg) 0
Appraised Ob (B) Value (Bldg) 0
Appraised Land Value (Bldg) 53,800
Special Land Value 0
Total Appraised Parcel Value 53,800

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

Exemption

Date

Id

Type

Is

Cd

Purpos/Result

LAND LINE VALUATION SECTION

B Use Code

Description

Zone

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

1 1300 RES AC LNDV

12

43,560 SF

10,690 AC

0.56

1,10000

2,250,000

1,00000

0

1.00

10

1,100

1,100

1,0000

2,277

29,500

24,300

Total Card Land Units

11.69 AC

Parcel Total Land Area 11.69

AC

Total Land Value

53,800

VISION

TRANSFER TAX PAID



OPR BK 13659 PGS 255 - 255 08/07/2020 08:50:37 AM
INSTR # 2020018872 # OF PAGES 1
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

MUNICIPAL QUITCLAIM DEED

(1)

CITY OF GARDINER, a body corporate and politic located in Kennebec County, Maine, for consideration paid, releases VALERIEN L. BOLDUC, II, with a mailing address of 101 Belmont Avenue, Randolph, ME 04346, all right, title or interest of Grantor in said Gardiner Lot 15A on Tax Map 26A of the City of Gardiner on file with the City of Gardiner as of June 28, 2000, Grantor acquired under and by virtue of an undischarged tax lien assessed against New England Non-Profit Housing, recorded in the Kennebec County Registry of Deeds on June 28, 2000 in Book 6236, Page 205, excepting and reserving all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes.

Meaning and intending to release and hereby releasing any interest Grantor may have in the above-described property pursuant to said lien, except as reserved above, and reference is hereby made to the deed from Southern Kennebec Valley Child Development Corporation to New England Non-Profit Housing Development Corporation, dated December 30, 1977 and recorded in said Registry in Book 2076, Page 41. Also hereby releasing any interest Grantor may have in the above-described property pursuant to the following lien certificates:

1. Recorded in said Registry on June 12, 2001 in Book 6510, Page 141; and
2. Recorded in said Registry on June 18, 2002 in Book 6949, Page 44.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by the undersigned, duly authorized, this 17 day of June, 2020.

City of Gardiner

By Christine M Landes
Christine Landes, City Manager

STATE OF MAINE

Kennebec County

June 17, 2020

Personally appeared the above-named Christine Landes, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said body corporate and politic.

Kathleen L. Cutler
Notary Public

Kathleen L. Cutler
Print or type name as signed



KATHLEEN L. CUTLER
Notary Public - Maine
My Comm. Exp. 6/30/2021



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

January 22, 2025

Mr. Val Bolduc
101 Belmont Ave
Randolph, ME 04346

Project: MHPC# 2315-24 Orchard Street
Proposed Subdivision
Town: Gardiner, ME

Dear Mr. Bolduc:

In response to your recent request, I have reviewed the information received December 31, 2024 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register listed or known eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



April 7, 2025

Valerien Bolduc
101 Belmont Avenue
Randolph, ME 04346

RE: Information Request - Orchard Street, Subdivision, Gardiner Project ID 8901-10293

Dear Valerien:

Per your request received on January 30, 2025, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the *Orchard Street, Subdivision, Gardiner* project, pursuant to MDIFW's authority. Please note that as project details are lacking, our comments should be considered preliminary. For the purposes of this review, we assume that tree clearing is proposed.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under Maines Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Therefore, their absence from resource maps is not necessarily indicative of an absence on the ground. We recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine

April 7, 2025

Letter to Valerien Bolduc

Comments RE: Orchard Street, Subdivision, Gardiner

whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).


April 7, 2025

Letter to Valerien Bolduc

Comments RE: Orchard Street, Subdivision, Gardiner

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in cursive script, appearing to read 'Ciara Wentworth', written in black ink.

Ciara Wentworth
Natural Resource Biologist



Soil map

Gardiner, ME

1 inch = 271 Feet



CAI Technologies

Precision Mapping Geospatial Solutions

www.cai-tech.com

October 15, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

National Flood Hazard Layer FIRMette

69°47'43"W 44°14'16"N



TOWN OF FARMINGDALE
230164

CITY OF GARDINER
230068



AREA OF MINIMAL FLOOD HAZARD
Zone X
23011C00656D
eff. 6/16/2011



69°47'5"W 44°13'50"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT









	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee (Zone D)

	NO SCREEN Area of Minimal Flood Hazard (Zone X)
	Effective LOMFRs Area of Undetermined Flood Hazard (Zone X)

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	202 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

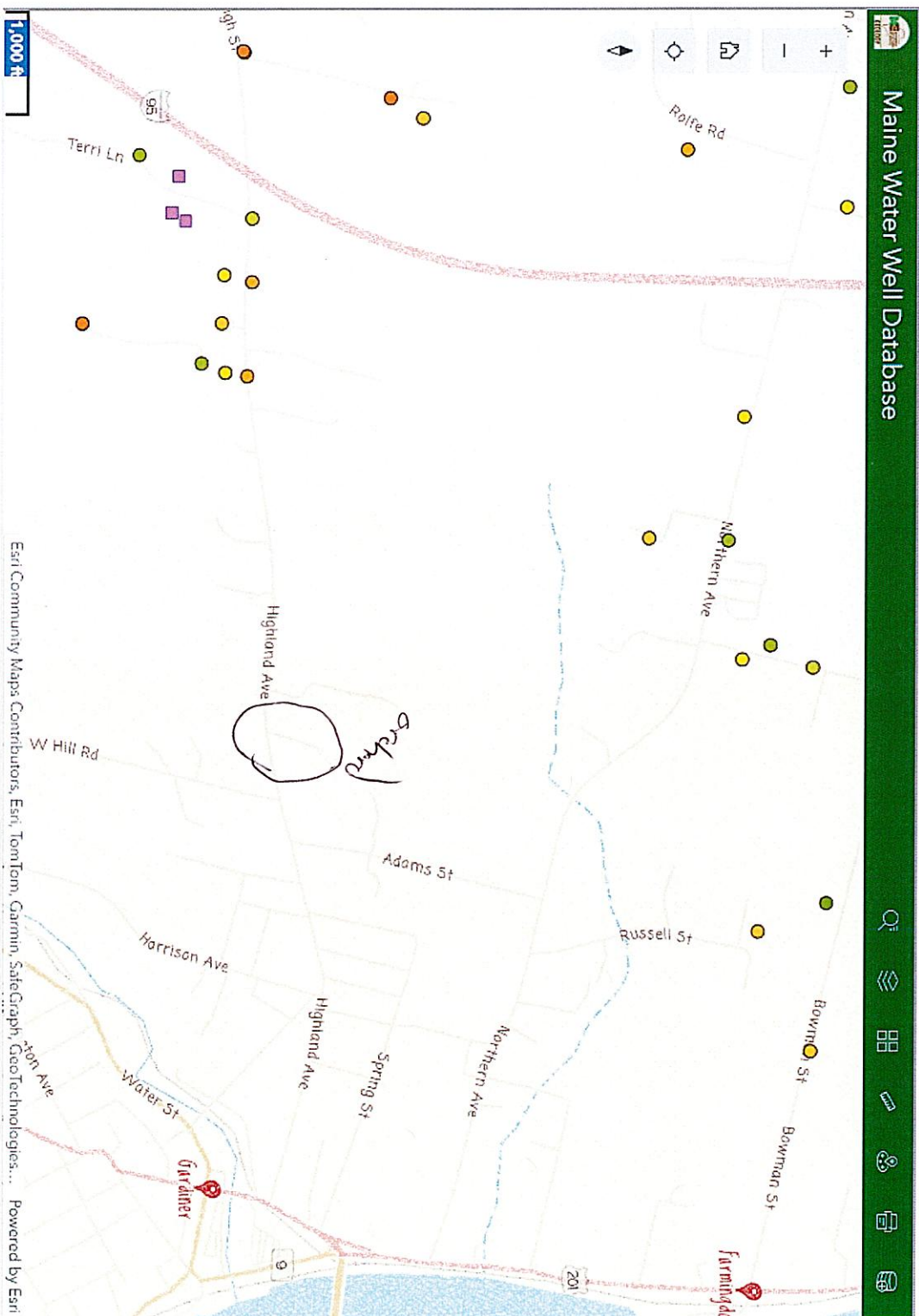


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

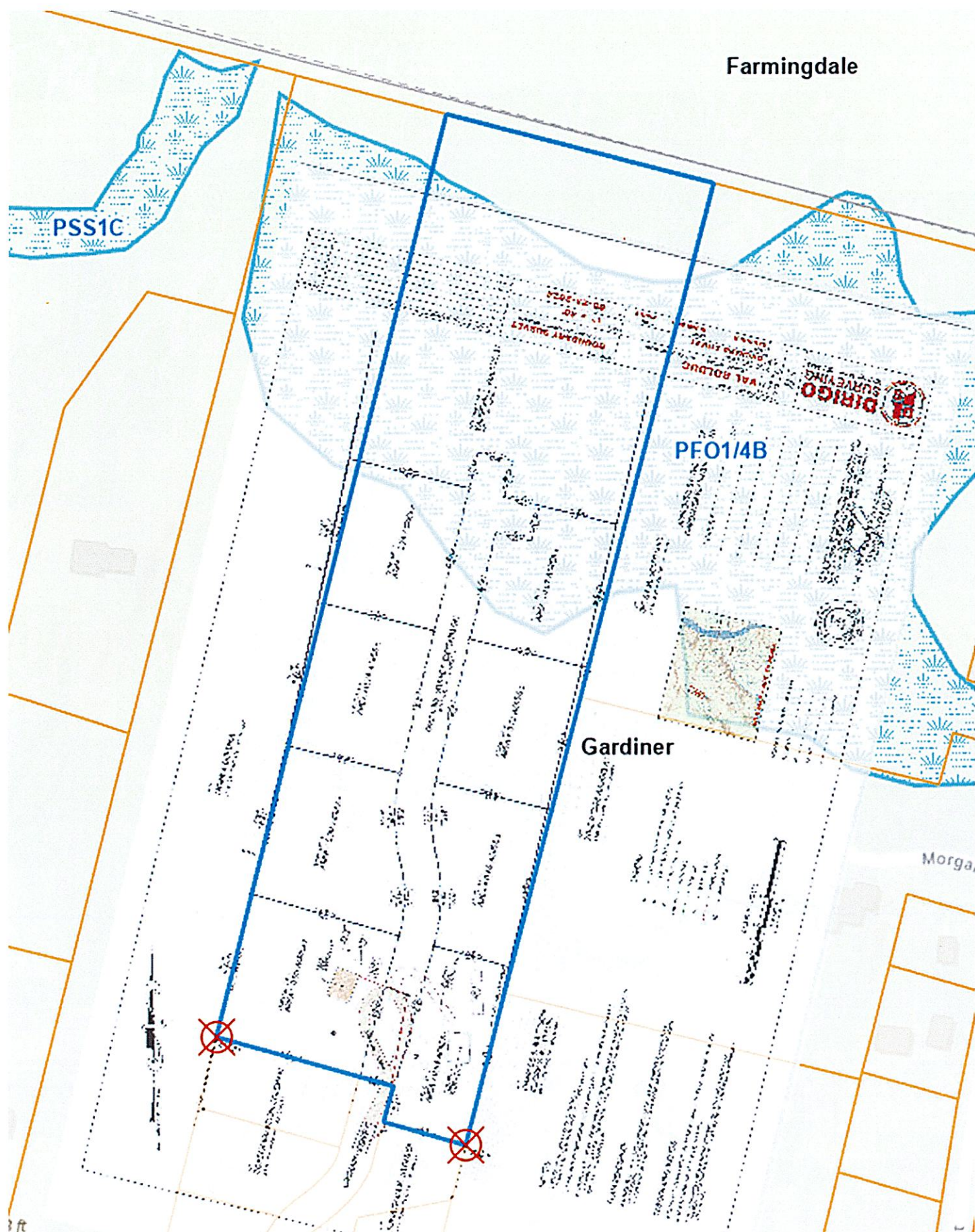
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/30/2025 at 9:04 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

(EGAD) are also included. This provides another data source for use when trying to find domestic well locations and attributes. Be advised that not all of the same well characteristics are stored in the EGAD database that are collected in the MGS well database. If you have questions about the DEP EGAD data, please contact the DEP EGAD data managers directly, not MGS.



Farmingdale



MEMORANDUM

Maine Natural Areas Program

Department of Agriculture, Conservation and Forestry
State House Station #177, Augusta, Maine 04333

Date: April 9, 2025
To: Valerien Bolduc, Landowner
CC: Kris McNeil, Gardiner Code Enforcement Officer
From: Lisa St. Hilaire, Information Manager
Re: Rare and exemplary botanical features, Orchard Street Extension, 8 House Lots and Road, Gardiner, Maine.

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received April 9, 2025 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site. This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

The Maine Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We welcome the contribution of any information collected if a site survey is performed.

Thank you for using the Maine Natural Areas Program in the environmental review process. Please do not hesitate to contact our office if you have further questions about the Natural Areas Program or about rare or unique botanical features at this site.

Angelia Christopher

From: Val Bolduc <valerienbolduc@yahoo.com>
Sent: Tuesday, February 4, 2025 2:46 PM
To: Angelia Christopher
Subject: Fw: Sub devision

Yahoo Mail - Email Simplified

--- Forwarded Message ---

From: "Rick Sieberg" <rick.sieberg@gardinermaine.com>
To: "Val Bolduc" <valerienbolduc@yahoo.com>, "Todd Pilsbury" <TPilsbury@gardinermaine.com>, "John Cameron" <JCameron@gardinermaine.com>, "zloveygwd@yahoo.com" <zloveygwd@yahoo.com>, "Anthony Soucy" <asoucy@gardinermaine.com>, "Kristopher McNeill" <kmcneill@gardinermaine.com>, "Robert Peabody" <RPeabody@gardinermaine.com>
Sent: Tue, Feb 4, 2025 at 8:53 AM
Subject: RE: Sub devision

Val,

I have reviewed the plans with Code Enforcement and don't see any problems for the Fire Department. If you need anything further, please let me know.

Have a great day.

Rick Sieberg

Fire Chief | City of Gardiner

6 Church Street

Gardiner, ME 04345

C: 207-620-0217

p: 207-582-4535

e: rick.sieberg@gardinermaine.com



November 18, 2024

To Whom It May Concern:

Valerien Bolduc has been a member with Gardiner Federal Credit Union for over 16 years. In that time Mr. Bolduc has always remained in great standing with the Credit Union.

If you have any other questions please contact me at 207-582-2676 ext 122 or wroberts@gardinerfcu.org.

Sincerely,

A handwritten signature in black ink, appearing to read "W Roberts", written over a horizontal line.

Wendy Roberts

Branch Supervisor

📧 orchard

Re: Orchard Street



John Cameron
To me · Tue, Feb 18 at 12:57 PM ▾

As the Public Works Director for the City Of Gardiner, I do not see any negative impact that this would cause for the City Of Gardiner and its Public Works department
Sent from my iPhone

On Feb 14, 2025, at 2:16 PM, Val Bolduc <valerienbolduc@yahoo.com> wrote:

my name is Val Bolduc of Bolduc Builders in Randolph Maine
207 2156689, I'm writing To inform you of plans of building eight houses on the end of orchard street in Gardiner, The plans can be viewed at the code enforcement office in Gardiner Maine, They will all have their on wells and septic's, I plan on following Gardiner Public works department standards for building the road. The reason I'm reaching out is to ask you to let me know if there is any negative impact of my plans. That would affect your department. Thank you

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Val Bolduc

To: You

← Reply ← Reply all → Forward ...

Mon 3/17/2025 10:50 PM

[Yahoo Mail - Email Simplified](#)

----- Forwarded Message -----

From: "Zach Lovely" <zlovelygwd@yahoo.com>
To: "Val Bolduc" <valerienbolduc@yahoo.com>, "Angelia Christopher" <achristopher@gardinermaine.com>
Sent: Wed, Mar 5, 2025 at 2:05 PM
Subject: Re: Orchard Street
Val,

Gardiner Water District has no issues with these plans to install 8 houses at end of orchard with well and Septic's, Fire Dept. May want to look at Distance of furthest Hydrant to last house.

Zach Lovely
Gardiner Water District
Superintendent
O-207-582-5500
C-207-242-0174

On Friday, February 14, 2025 at 02:17:49 PM EST, Val Bolduc <valerienbolduc@yahoo.com> wrote:

my name is Val Bolduc of Bolduc Builders in Randolph Maine
207 2156689, I'm writing To inform you of plans of building eight houses on the end of orchard street in Gardiner, The plans can be viewed at the code enforcement office in Gardiner Maine, They will all have their on wells and septic's, I plan on following Gardiner Public works department standards for building the road. The reason I'm reaching out is to ask you to let me know if there is any negative impact of my plans. That would affect your department. Thank you

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Angelia Christopher

From: Todd Pilsbury
Sent: Friday, March 28, 2025 10:44 AM
To: Angelia Christopher
Subject: FW: Sub devision

I just sent him an email reply.

Chief Todd H. Pilsbury

City of Gardiner Police Department
(207)582-3211 (office)
(207)215-5430 (cell)

From: Todd Pilsbury
Sent: Monday, February 10, 2025 11:07 AM
To: Val Bolduc <valerienbolduc@yahoo.com>
Subject: RE: Sub devision

Good Morning Val,

I see no reason to believe that your project would have any negative impact for the Gardiner Police Department.

Take care,

Chief Todd H. Pilsbury

City of Gardiner Police Department
(207)582-3211 (office)
(207)215-5430 (cell)

From: Val Bolduc <valerienbolduc@yahoo.com>
Sent: Monday, February 3, 2025 3:27 PM
To: Todd Pilsbury <TPilsbury@gardinermaine.com>; Rick Sieberg <rick.sieberg@gardinermaine.com>; John Cameron <JCameron@gardinermaine.com>; zloveygwd@yahoo.com; Anthony Soucy <asoucy@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>; Robert Peabody <RPeabody@gardinermaine.com>
Subject: Sub devision

Draft my name is Val Bolduc of Bolduc Builders in Randolph Maine
207 2156689, I'm writing To inform you of plans of building eight houses on the end of orchard street in Gardiner, The plans can be viewed at the code enforcement office in Gardiner Maine, They will all have their on wells and septic, I plan on following Gardiner Public works department standards for building the road. The reason I'm reaching out is to ask you to let me know if there is any negative impact of my plans. That would affect your department. Thank you

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