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# PROJECT MEMO

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**DATE:** August 7, 2007  
**TO:** George MacLeod  
**FROM:** Dick Day  
**RE:** Little property; Gully Road; Bucksport  
**CC:**

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I am enclosing two copies of a concept plan for a proposed RV campground area on that portion of the property that we visited on June 6<sup>th</sup>.

The plan shows the property boundaries overlaid on a aerial photo background. The topography of the property shown at a 20-foot contour interval was derived from existing USGS data to evaluate slopes.

The elevation contours show that a large portion of the property has sustained grades in a range of 12%-20%. Significant re-grading would be required to create access roads and campsite areas where the sustained slope of the land is in excess of 12%. While grades of this magnitude are a limiting factor for development of access roads and campsites they do provide an excellent opportunity for development of hiking / ATV trail systems as a site amenity.

The area that we visited in June has site grades in a range of 5%-12% and can be developed (subject to other factors) without significant re-grading. Conceptually I have used the entire area (containing approximately 135 acres) between the existing main access road and the Bangor Hydro-Electric Company transmission line as the "campground parcel".

The plan shows a possible road network providing access to the area containing approximately 63 sites. The site circles shown on the plan are 80 feet in diameter providing individual campsite areas of approximately one-quarter acre. Obviously the site density and location can be rearranged to accommodate site conditions (soils, wetlands, etc.) or the owner's preference. I have also shown an area adjacent to the main access road in the vicinity of the Bangor Hydro-Electric Company corridor that could be developed to take advantage of the southeasterly view-sheds.

Although we discussed only general development concepts, it seemed reasonable to provide for a trail network associated with the campground area that could be used for hiking and/or ATV's. An example of a trail network is shown on the plan. I did not address shore access to Thurston beyond noting its availability.

In keeping with our proposal, I met with the local code enforcement officer to discuss the concept as it relates to this property. The contemplated campground use is a permitted use in the zoning district (Rural) subject to site plan review. There are no development standards that pertain specifically to campground development. The general site plan review criteria are contained in the Bucksport Land Use and Site Plan Ordinance, Section 5(G).

I hope this information will be useful in your discussions with the owner. It would be beneficial to have a better focus for the concept before proceeding with any further planning. As an example, issues regarding use of trail networks will be important because they have the potential of being a primary site amenity. Will the uses permit ATV operation? If so they should be sufficiently separated from the campsite areas and should not conflict with hiking trail uses.

Please let me know if we can provide any further information or input.