



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: Amanda Blancato
Mailing Address: 116 Hunter Lane Bowdoinham, Maine, 04008
Telephone: (207) 740-0072
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: John M Cote
Mailing Address: 40 Cote Wks Lane Bowdoin ME 04287
Telephone: office # 207-666-3716
Contractor Agent – Certification: None owner of Pld. JE

Property Information:

Map/Lot Number: on Town Records U01-80
Property Address: 20 Main Street Bowdoinham
Lot Size: 0.15 Lot Frontage: _____
Lot Coverage – Existing _____ Proposed _____
Number of Bedrooms – Existing _____ Proposed _____
Building Height – Existing _____ Proposed _____
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

TOWN OF BOWDOINHAM
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Page 2 of 2

Project Description:

Building half walls to divide rooms and adding a kitchen area. Painting the walls.

CEO NOTE: OUTDOOR PARKING, PLAY AREA

Attachments (the following items are required):

DAY CARE CENTER

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

A. Blamato 3-28-23
Applicant Signature Date

Amanda Blamato
Print Name

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Received On: 4/20/2023 Fee Paid: _____
[Signature] 4/20/2023
Signed Date

woods

Play Area
fenced in

Property line

Gate

2 feet to

to the play area

10 feet

9 feet

9 feet

9 feet

Parking

18 feet

Parking

18 feet

Parking

18 feet

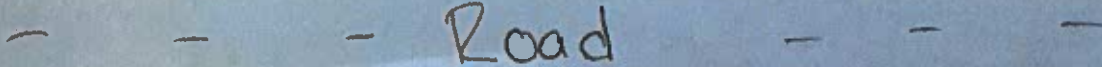
30 feet from the road

Daycare building

Property line

Sidewalk

Road



Storage Shed

Porch

25 Feet

to Side Door ramp

Rest Room

Stairs and

Kitchen Area

Back Shelf

Chimney

Cubbies / Coat Rack

Exit ramp

Back Door

Employee Area

Play Area / 5 Years +

Activity Room

10 Feet

Office/Desk

Gate

2 Years - 5 Years

Gate

6 Weeks - 2 Years

Gate

Exit

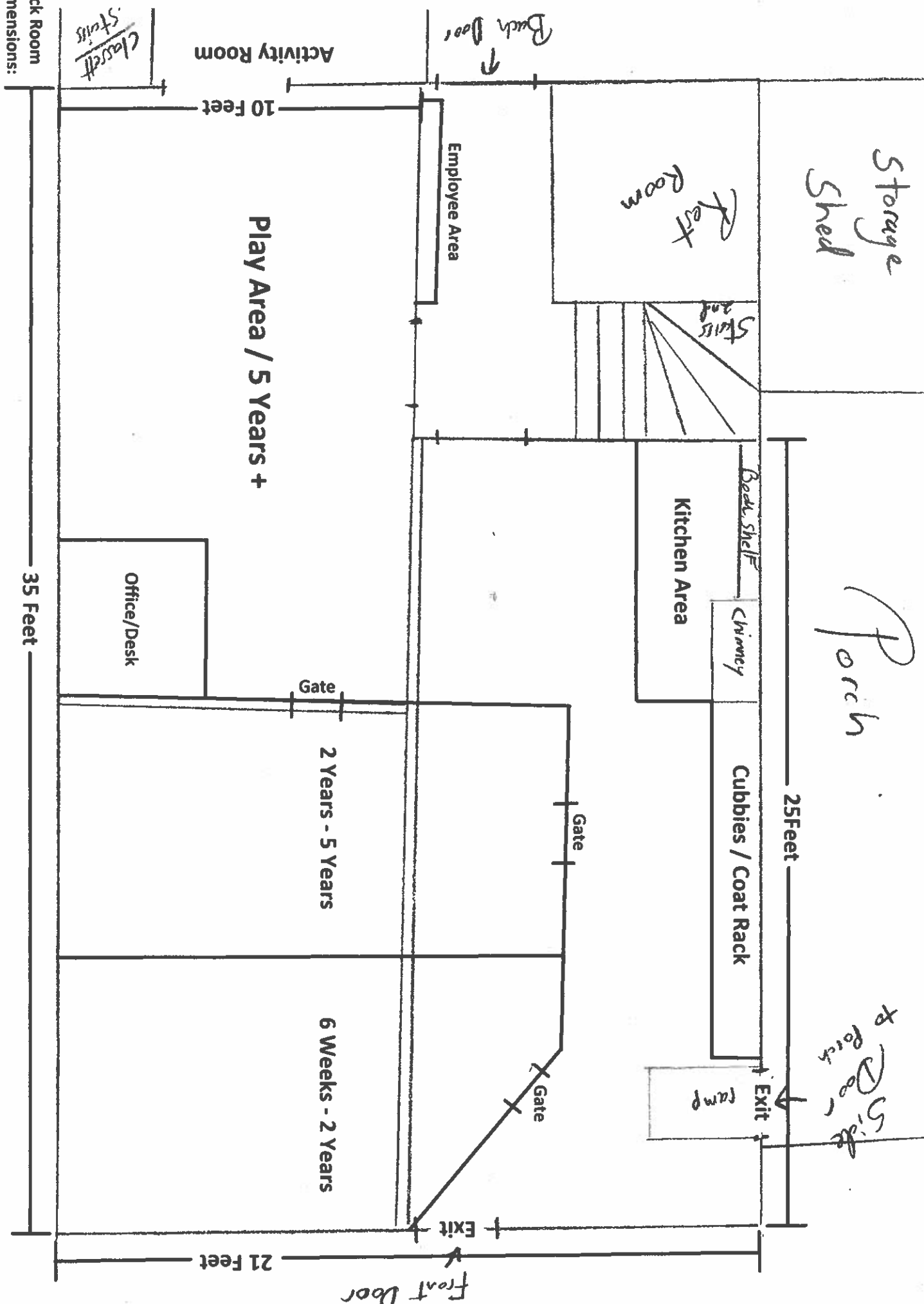
Front Door

21 Feet

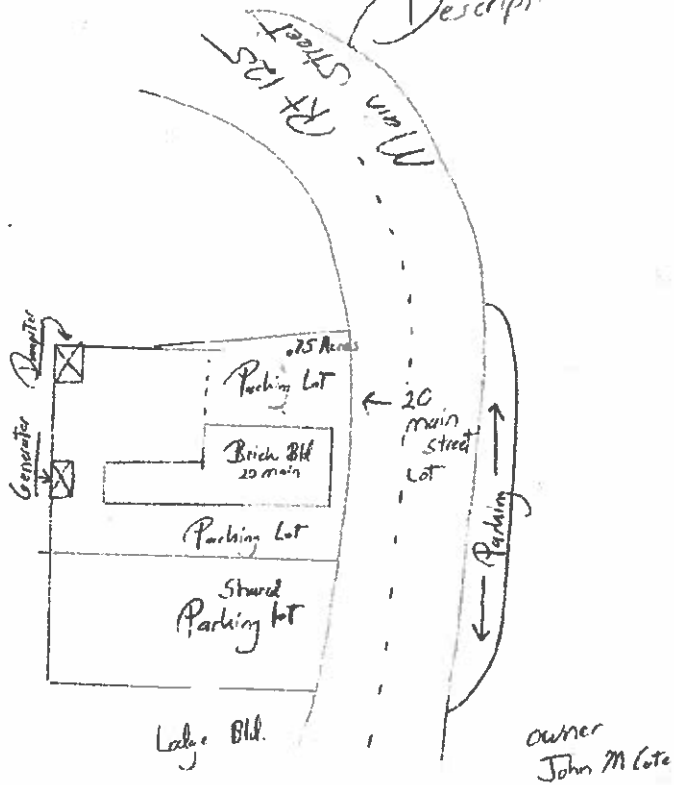
35 Feet

Classroom
Stairs

ack Room
Dimensions:
5' x 11'



20 Main Street Lot Description





Little Rascals Daycare LLC

Owner: Amanda Blancato

Email: blancato1605@gmail.com

Phone: (207) 740-0072

To whom it may concern,

My name is Amanda Blancato and I own Little Rascals Daycare LLC here in Bowdoinham. I have been open and delivering care to families for two years now. I am very passionate about my job and take it very seriously. Over the past few years since COVID hit and the cost of living has gone up, childcare has been in a crisis. In the surrounding towns, there are very few daycares with limited availability. I am the only daycare in Bowdoinham and I too am limited as a provider. The home daycares and centers that are around have a 1-2 year waitlist. This is leaving a lot of families at a loss, impossible to enroll anywhere at the moment. I have had many families coming to me because they are on those waitlists or their daycare is shutting down. Currently I am limited on the number of children I can care for in my home. In an effort to fix this problem and provide our community with this much needed resource, I have found a building owned by John Cote (20 main street) that I've been approved to rent for Little Rascals Daycare, LLC. I have completed all the next steps with the fire marshal's department and the State. I have reached out to Matt, the code enforcement officer here in Bowdoinham. He has brought up his concerns with some of the codes currently in place. I am writing this letter to request these codes are waived for my daycare facility. The following are two of the codes brought to my attention as discussed thoroughly with Matt and Darren.

A.) Day Care Centers and Nursery Schools shall have at least 1,000 square feet of lot area per child.

They have informed me that the square foot lot space is 6,534ft, and states you require 1,000 square lot footage per kid according to (Article 10.E.11.a.). Per the state it is 35 square feet per kid for inside space and no requirements for outside space for them. I am hoping that considering the state doesn't require this in any towns in Maine, that you will consider the waiver.

B.) There shall be a twenty-foot setback for outdoor play areas in side and rear yards, which setback shall be enforced by fencing and/or plantings. Outdoor play areas shall not be permitted in front yards or yards adjacent to a street.

Outside space is required to be 20 feet from the property line. I am hoping you waive for me to be 10 feet from the property line. Again, the State has no requirements for any outdoor play space for daycare children. However, I do anticipate making a safe outdoor play area. I intend to fence in the area as far back as required by town with the lot space at 20 Main Street. There will always be an employee and or myself present while outdoors. Safety measures will be taken each time children transition from inside to outdoor play. I will have ropes handles that children will hold to stay close and walk safely to the gated area while being monitored.

This next step in my business is very important and close to my heart. I want to stay in my home town and give Bowdoinham a great daycare for families in our community as well as surrounding areas. My state worker has expressed to me the dire need in daycare centers right now, and I anticipate this need will continue to grow. To the best of my knowledge, I believe there has not been a daycare center in Bowdoinham in over 10 years. I am determined to give this town the childcare they deserve and allow families to return to work. I would be giving this town before and after care for school aged children, as well as job opportunities within my facility. I've experienced several struggles in providing care to as many children as possible in my home environment. I am limited on the number of school aged kids I can currently have in my home. I have also been held back by the transportation department for not having enough space on my bus route to accommodate more children. I want to make a difference. I want to be here for years and grow with our community. I want to assure parents in this town that they can go to work and have a safe place for their kids to go to after school until they get out of work. Bowdoinham needs this, parents need this, and the children deserve this. I am planning to make my center an educational, safe, fun, structured, responsible, and comforting daycare. I am asking you all to consider what I'm offering and what a difference this can make in our town. I have learned a lot in the past two years and I have found that I love my job the more I do it. It's the most rewarding job. I am determined to make a difference to provide a successful and long-term daycare center.

BACK HILL STREET

RECORDING INFORMATION
 STATE OF MAINE, SACADAHOC
 COUNTY REGISTER OF DEEDS
 RECEIVED December 17, 2013 @ 10:59 A.
 RECORDED IN Book 49, Page 66
 BY *[Signature]*
 DATE: 12-17-2013

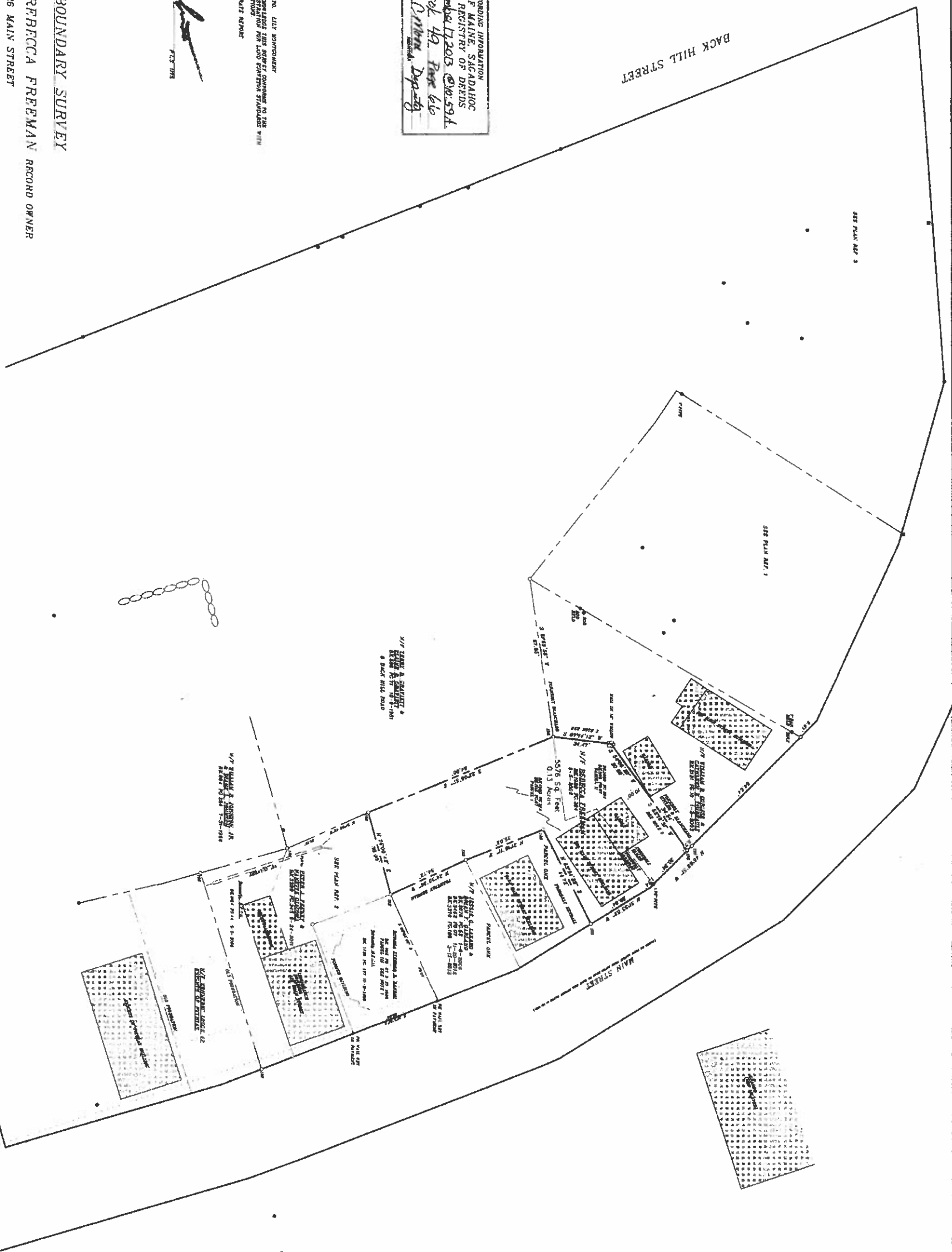
CERTIFICATION TO LIT DOCUMENT
 IN THE MATTER OF AN APPLICATION FOR LIT DOCUMENT TO THE
 THE PUBLIC RECORDS
 L. J. MOSENFELDER, CLERK

[Signature]
 F.T.S. 11/14

BOUNDARY SURVEY
 LAND OF: REBECCA FREEMAN RECORD OWNER
 26 MAIN STREET
 BOWDOINHAM, MAINE

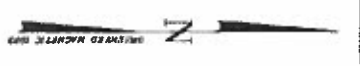
SCALE: 1" = 20' DATE: 12-10-2013

FOR LILY MONTGOMERY BUYER
 BY BRIAN SMITH C/O SITELINES, PA
 1000 W. 10TH STREET, SUITE 100
 WILKES BARRE, PA 18250
 717-853-1111
 www.site-lines.com



ROUTE 24

RIVER ROAD



REFERENCE PLANS

- 1.) STANDARD BOUNDARY SURVEY LAND OF LILY AND MONTGOMERY AND SEASIDE JEROME 22 MAIN STREET BOWDOINHAM MAINE, AND THE MAIN STREET FRONTAGE, RECORDED IN SAC. CO. REGISTER OF DEEDS BOOK 49, PAGE 66.
- 2.) BOUNDARY SURVEY OF THE BOWDOINHAM TOWNSHIP GENERAL CREDIT UNION REFINED TRACTS, RECORDED IN SAC. CO. REGISTER OF DEEDS BOOK 49, PAGE 66.
- 3.) BOUNDARY SURVEY OF SEASIDE JEROME 22 MAIN STREET BOWDOINHAM MAINE, RECORDED IN SAC. CO. REGISTER OF DEEDS BOOK 49, PAGE 66.

NOTES

- 1.) THIS PLAN SHOWS THE BOUNDARY SURVEY AND THE EASEMENTS AND RIGHTS OF THE PROPERTY OWNERS AS SHOWN ON THE PREVIOUS PLAN. THE PROPERTY OWNERS HAVE REVIEWED THIS PLAN AND HAVE APPROVED IT. THE PROPERTY OWNERS HAVE REVIEWED THIS PLAN AND HAVE APPROVED IT.
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LEGEND

- 5/8" BEAR STRIP WITH 3/4" STAPLES WITH
- QUARTZ MONUMENT MARKS
- IRON RANGE PIN IN STONE
- IRON PIN ON THE FENCE
- PROPERTY LINE NOT SURVEYED
- ROBBER PROPERTY LINE
- RIGHT OF WAY
- TIE LINE
- STONE WALL
- FLAGPOLE TRAIL OR STUMP
- SURVEYED TRAIL OR STUMP
- WIRE FENCE OR CHAIN
- UTILITY POLE
- B.F.C.U. BOWDOINHAM FEDERAL CREDIT UNION

41-101-84

