



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

PLANNING BOARD APPLICATION

Type of Application: Shoreland Zoning Site Plan Review – Tier II Tier II
 Land Use Subdivision – Minor Major

Applicant Information:

Name: Sara Reed
Mailing Address: 20 JANE St. Apt. 1 Auburn, ME 04210
Telephone: (207)-312-9402
Right, Title, Interest in Property: Owner Other _____

(appropriate documentation must be provided)

Owner Information: Same as Above

Name: _____
Mailing Address: _____
Telephone: _____

Agent Information:

Name: Dustin Mallar
Mailing Address: 368 Minot Ave Auburn, ME 04210
Telephone: _____
 Surveyor Engineer Other: Realtor

Property Information:

Map/Lot Number: #7
Property Address: Cranberry Way Bowdoinham, ME 04008
Lot Size: 1.5 acres Lot Frontage: _____
Existing Lot Coverage: _____ Proposed Lot Coverage: _____
Water Service: Public Private Road Ownership: State Town Private
Floodplain: No Yes Shoreland Zoning: No Yes: _____
Tax Program: No Agriculture Open Space Tree Growth

Project Description:

wanting sell property to possible buyer(s) for home.

Attachments (the following items are required):

- Site Plan
- Photographs of Site
- Application Fee
- 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 it's 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.

Sara Reed
Applicant Signature

12/7/2023
Date

Sara Reed
Print Name

FOR OFFICE USE ONLY

Received On: _____ Fee Paid: _____

Signed

Date

PROPERTY MAPS BOWDOINHAM MAINE




James H. Thomas
GIS Solutions of Maine
Cumberland, Maine
jht@maine.rr.com

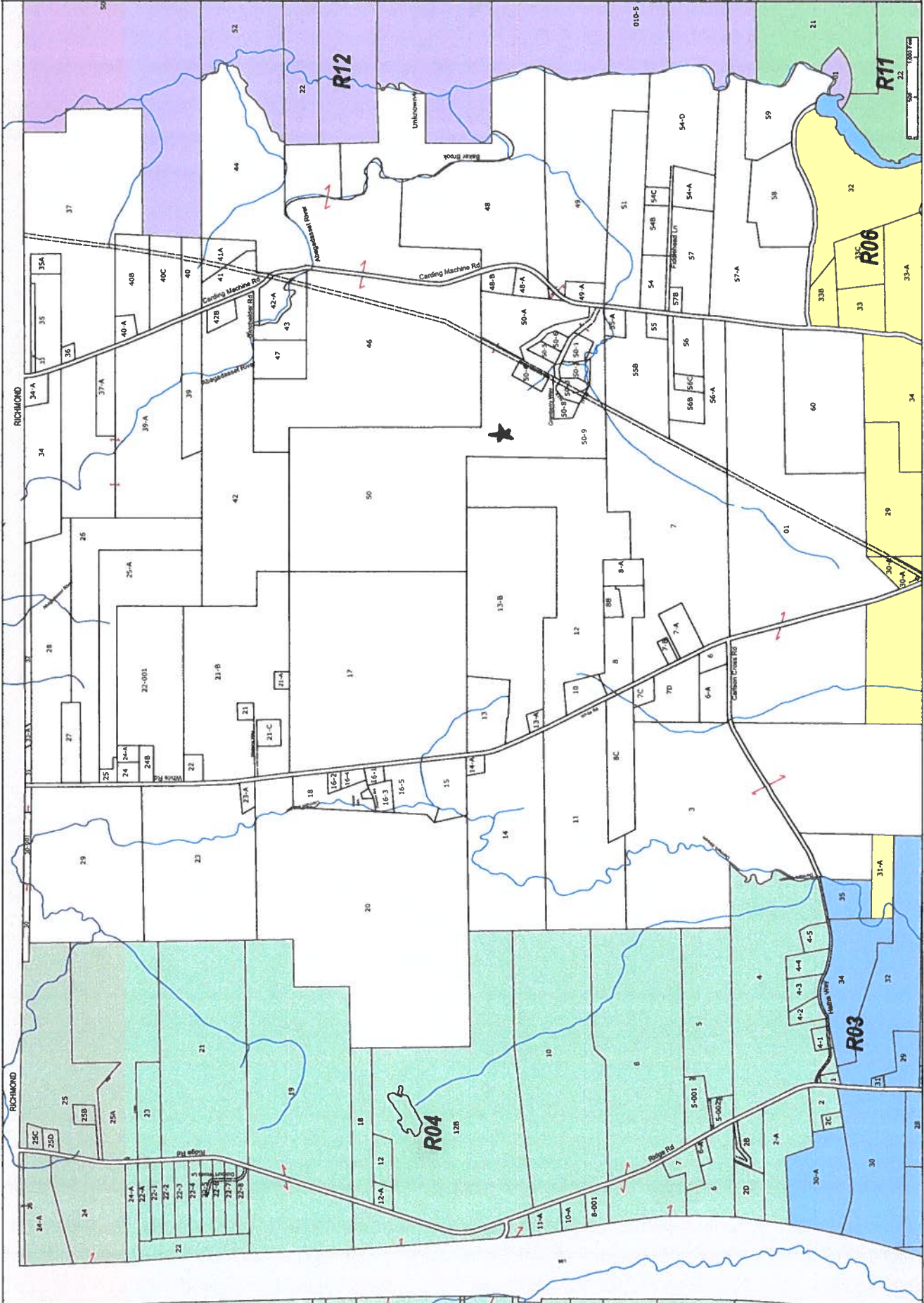
These maps are intended to be used for the purposes of Property Tax Assessments and should not be used for conveyances.
Revised to April 1st

Scale: 1 inch = 500'

	Water
	Wetland
	Forest
	Agricultural
	Residential
	Commercial
	Industrial
	Unimproved

2023

MAP: R05



Public Detail Report

MLS #: 1556777

County: Sagadahoc

Association Fee: \$0/ Annually

List Price: \$35,000

Status: Pending

Property Type: Land

Seasonal: No

Original List Price: \$35,000

Directions: GPS Friendly to cranberry way - from there follow cranberry way to the last lot. A Maine Source realty sign is in front of lot. Lot 7 is to your left.



Lot # 7 cranberry Way
Bowdoinham, ME 04008

List Price: \$35,000
MLS#: 1556777



Land Information

Surveyed:	Yes	Waterfront:	No	Zoning:	residential
Lot Size Acres +/-:	1.5	Water Views:	No	Zoning Overlay:	Unknown
Source of Acreage:	Survey				
Mobile Homes Allowed:	Yes				

Property Features

Driveway:	No Driveway	Electric:	No Electric	Roads:	Association; Gravel/Dirt; Right of Way
Parking:	No Parking	Gas:	No Gas	Site:	Level; Wooded
Location:	Near Turnpike/Interstate	Water:	None		
		Sewer:	None; Septic Needed		

Tax/Deed Information

Book/Page/Deed:	2020R/05457/All	Full Tax Amt/Yr:	\$689/ 22-23	Map/Block/Lot:	R05//50-8
Deed/Conveyance Type Offered:	Warranty			Tax ID:	689
Deed Restrictions:	Unknown				

Remarks

Remarks: Hidden at the end of a well maintained private road you will find the build site of your future home. Completely secluded and just minutes from 295. This lot will not last long.

LO: Maine Source Realty

Listing provided courtesy of:



Dustin Mallar
 Maine Source Realty
 368 Minot Avenue
 Auburn, ME 04210
 207-513-0373
 207-333-6001
dustin@mainesource.com

Prepared by Dustin Mallar on Wednesday, December 06, 2023 11:06 AM.

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WARRANTY DEED

WILLIAM F. REED and **PATRICIA L. REED**, being husband and wife, of Bowdoinham, Sagadahoc County, State of Maine,

for consideration paid grant to

SARA REED, of Bowdoinham, Sagadahoc County, State of Maine, with **WARRANTY COVENANTS**, the land situated on Cranberry Way in Bowdoinham, Sagadahoc County, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the southwesterly side of a 60' right-of-way known as Cranberry Way Extension and beginning at a 5/8" diameter iron rod set and capped #2277 on the southerly side of said Cranberry Way Extension as shown on an unrecorded plan entitled "Boundary Survey of the Reed Family Parcels," dated October 24, 2018, and as later revised, by Wheeler Surveying, Reuben J. Wheeler, P.O.S. #2277, at the northeasterly corner of the second parcel of land conveyed by William F. and Patricia L. Reed to Sara Reed dated November 27, 2018 and recorded in the Sagadahoc Registry of Deeds, #2018R-08877, shown as Lot 9 on said plan;

thence southerly and southeasterly along the cul-de-sac in Cranberry Way an arc length of 106.1' to a 5/8" iron rod found and capped #1225 at the northwest corner of land now or formerly of William F. Reed et al being Lot 3 on said unrecorded plan;

thence S 81° 03' 20" W along said Reed et al land 143.6' to a 5/8" iron rod found and capped #1225;

thence S 46° 44' 40" W 110.1' along said Reed et al to a 5/8" iron rod found and capped #1225;

thence continuing on the same course along said Reed et al 100.6' to the southwest line of the within conveyed parcel and land now or formerly of Sara Reed as conveyed to her by the above referenced deed from Reed et al;

thence N 35° 13' 30" W 175.5' along said Lot 9 to a 5/8" diameter iron rod set and capped #2277;

thence N 29° 10' 55" E 247.7' along said Lot 9 to the point of beginning.

Containing 1.5 acres and being Lot 7 on an unrecorded plan entitled "Boundary Survey of the Reed Family Parcels," dated October 24, 2018, and as later revised, by Wheeler Surveying, Reuben J. Wheeler, P.L.S. #2277.

Together with a 60' wide right-of-way known as Cranberry Way, which leads northwesterly



from Carding Machine Road, and the extension thereof known as Cranberry Way Extension, together with the right for this grantee, her heirs and assigns, in common with these grantors, their heirs and assigns, and others, their heirs and assigns, to use said rights-of-way, including the right to set utilities on, over and under said Cranberry Way and Cranberry Way Extension.

Subject to a Private Road Maintenance Agreement dated June 16, 2004 and recorded in said Registry of Deeds in Book 2425, Page 112.

Bearings noted herein are based on magnetic North. All 5/8" diameter iron rods set are set with a yellow plastic cap marked "R.J. Wheeler PLS 2277."

Subject to all conditions, restrictions and reservations of record.

Being a portion of the premises described in a deed from Stephen M. LaFreniere to William F. and Patricia L. Reed dated April 8, 1996 and recorded in the Sagadahoc County Registry of Deeds in Book 1407, Page 345.

This deed is given without additional consideration and is a gift from these grantors to their granddaughter, an abutter to the within conveyed premises.

For reference only, the above premises are shown on the 2016 Town of Bowdoinham tax map R-5, as part of Lot 50.

Dated this _____ day of December, 2020.

3080/42020

William F. Reed
William F. Reed

7/30/2020

Patricia L. Reed
Patricia L. Reed

STATE OF MAINE
Sagadahoc, ss: D
Cumberland

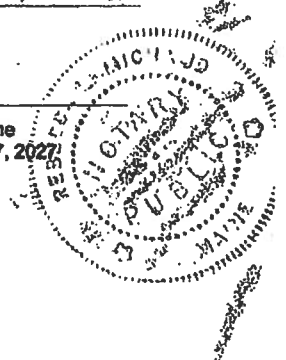
December _____, 2020
July 30

William F. Reed personally appeared before me and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Rebecca L. Michaud
Notary Public/Attorney at Law

Printed name: _____
Rebecca L. Michaud
Notary Public, State of Maine
My Commission Expires June 17, 2027

LCW/JWC/mc/NTS/39226



To the board and who else this may concern,

I am writing a letter due to needing subdivision on Lot 7 map R05 in Bowdoinham, Maine. Lot 7 is on Cranberry Way Extension directly off of Cranberry Way, and is next to lot 9 that is about 13 acres and across from lot 8 that is 1.5 acres. These three pieces sit on Cranberry Way Extension as stated in both deeds from 2018 and 2020.

The extension is an already started driveway/road access that both homeowners of 7 and 8 lots will pay Bill Reed for road maintenance, also stated in each deed. There is a telephone pole at the beginning of the extension sitting 150 ft. or a little more depending where next lines or poles are needed/wanted.

Lot 7 was soil tested from a previous potential buyer and was approved, just as lot 8 was. So current buyer of lot 7 is ready to put septic in as soon as there is an approval. To the best of our knowledge this property does not have any endangered plants or animals, and does not have any historical significance. It also does not sit near any major bodies of water or any swamp lands. It does have a high amount of deer due to a field beyond lot 9 that is not part of these properties.

Lot 7 is for a residential build only, no business(s) whatsoever. It's a cleared lot ready for building which is what the buyer wants. Only surrounded by a few family homes, and lots of tree cover it is a very private location.

If there are any further questions please let me know. Hoping for approval so my buyer can move forward as soon as possible.

Thank you,
Sara Reed

Property Plan: Lot 7

My personal plan for lot 7 is to have a buyer either build a single family home or have a slab with a mobile home placed, no businesses.

At this moment we have had a very eager / excited buyer waiting to purchase lot 7 to build her family home. She has already walked the lot a few times and is more than satisfied with what she has seen.

If you are needing more details from her, you can contact her realtor, Meghan Murphy at meghan@homes4maine.com or call her Re/Max (207)-798-2267