



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: David Dyer
Mailing Address: 1360 River Rd. Bowdoinham ME 04008
Telephone: (207) 656-2537
Right, Title, Interest in Property: Owner Other Spouse of owner
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: _____
Mailing Address: _____
Telephone: _____
Contractor Agent – Certification: _____

Property Information:

Map/Lot Number: R12-015-B
Property Address: River Road
Lot Size: 67.9 acres Lot Frontage: 698 ft
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
APPLICATION FOR CODE ENFORCEMENT OFFICER PERMIT
Page 2 of 2

Project Description:

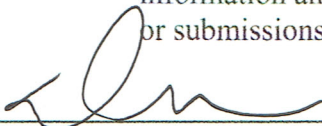
A wilderness campground consisting of (3) three primitive campsites.

Attachments (the following items are required):

- 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.


Applicant Signature

9-29-2022
Date

David Dyer
Print Name

FOR OFFICE USE ONLY

Received On: _____ Fee Paid: _____

Signed Date

2020R-10363

TRANSFER TAX PAID

BOOK - PAGE

SAGADAHOC COUNTY MAINE

LYNN C MOORE, REGISTRAR

E-RECORDED ON

12/31/2020 08:50 AM

PAGES: 3

DLN: 1002040127282

WARRANTY DEED
{Maine Statutory Short Form}

KNOW ALL PERSONS BY THESE PRESENTS, THAT JON N. MOODY, with a mailing address of 426 Augusta Rockland Road, Windsor, ME 04363, for consideration paid, GRANTS to SARAH HILDRETH as Trustee of THE EAGLE HILL FARM TRUST, dated May 30, 2017, and any amendments thereto, with a mailing address of 1360 River Road, Bowdoinham, ME 04008, with WARRANTY COVENANTS, the land in the Town of Bowdoinham, County of Sagadahoc and State of Maine, described as follows:

See Attached Exhibit A.

WITNESS, my hand and seal this 23 day of December, 2020.

SIGNED, SEALED AND DELIVERED in the presence of

[Signature of Jon N. Moody]
JON N. MOODY

State of Florida
County of Indian River

December 23, 2020

Then personally appeared the above named JON N. MOODY, and acknowledged the foregoing instrument to be his free act and deed.

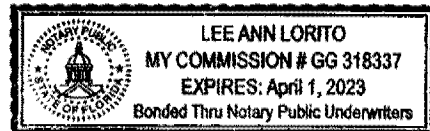
Before me,

[Signature of Lee Ann Lorito]

Notary Public

Printed Name: Lee Ann Lorito

My commission expires: 4-1-23



0 River Road, Bowdoinham

Exhibit A

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described as follows:

Beginning at Kennebec River, at North line of land of Donald B. Grant; thence running by the North line of said Grant to the County Road, leading from Richmond Village to Bowdoinham Village; thence Southerly on said Road to land of William Thomas, his North line; thence Westerly, after crossing said Road, West, Northwest, to land formerly of Hartley Hunter, now of George N. Libby; thence Northerly by said Libby's land to the South line of land of said George N. Libby; thence by said Libby's land to Kennebec River; thence down said River, to first mentioned bound, containing one hundred acres of land, more or less, reserving from the operation of said deed a small piece of land, on the Westerly side of said Bowdoinham Road, and being somewhere between a quarter of one acre and one half acre, and being where said Grant's dwelling house now stands.

Excepting and reserving from this conveyance the portion of the above-described parcel which is East of the Westerly Sideline of River Road (which bisects the premises).

Also another lot or parcel of land, situate in said Bowdoinham, in the County of Sagadahoc, State of Maine, bounded and described as follows:

Commencing on the West side of the Maine Central Railroad, so-called, at a point where the Carding Machine Road, so-called, crosses said Railroad; thence West, Northwest, by South line of said Carding Machine Road, to land formerly owned by Ara Brooks, now owned by George N. Libby; thence South, Southwest, by said land formerly owned by said Brooks, twenty rods, to land owned by the widow and heirs of John B. Stuart; thence East, Southeast to said Railroad, formerly the Kennebec and Portland Railroad; thence Northerly and Easterly by said Railroad to the first mentioned bound.

For source of title, reference is made to a Deed of Distribution by Jon N. Moody, Personal Representative of the Estate of Helen M. Moody to Jon M. Moody, dated May 20, 2013 and recorded at Book 3511, Page 266 in the Sagadahoc County Registry of Deeds.

Excepting from the above described parcels are the following out-conveyances:

1. Quitclaim Deed from Jon Moody to Chad Curtis, dated November 3, 2016 and recorded at Book 2016R, Page 08651 in the Sagadahoc County Registry of Deeds; as

affected by Corrected Quitclaim Deed, dated December 18, 2016 and recorded at Book 2016R, Page 09553 in the Sagadahoc County Registry of Deeds; and

2. Warranty Deed from Jon N. Moody to Carissa A. Miller and Jason J. Jefferson, dated September 12, 2017 and recorded at Book 2017R, Page 06602 in the Sagadahoc County Registry of Deeds.

Harold W. Carr, who reserved a life estate in the deed dated March 20, 1975 and recorded at Book 434, Page 284, in the Sagadahoc County Registry of Deeds, died on February 25, 1977.

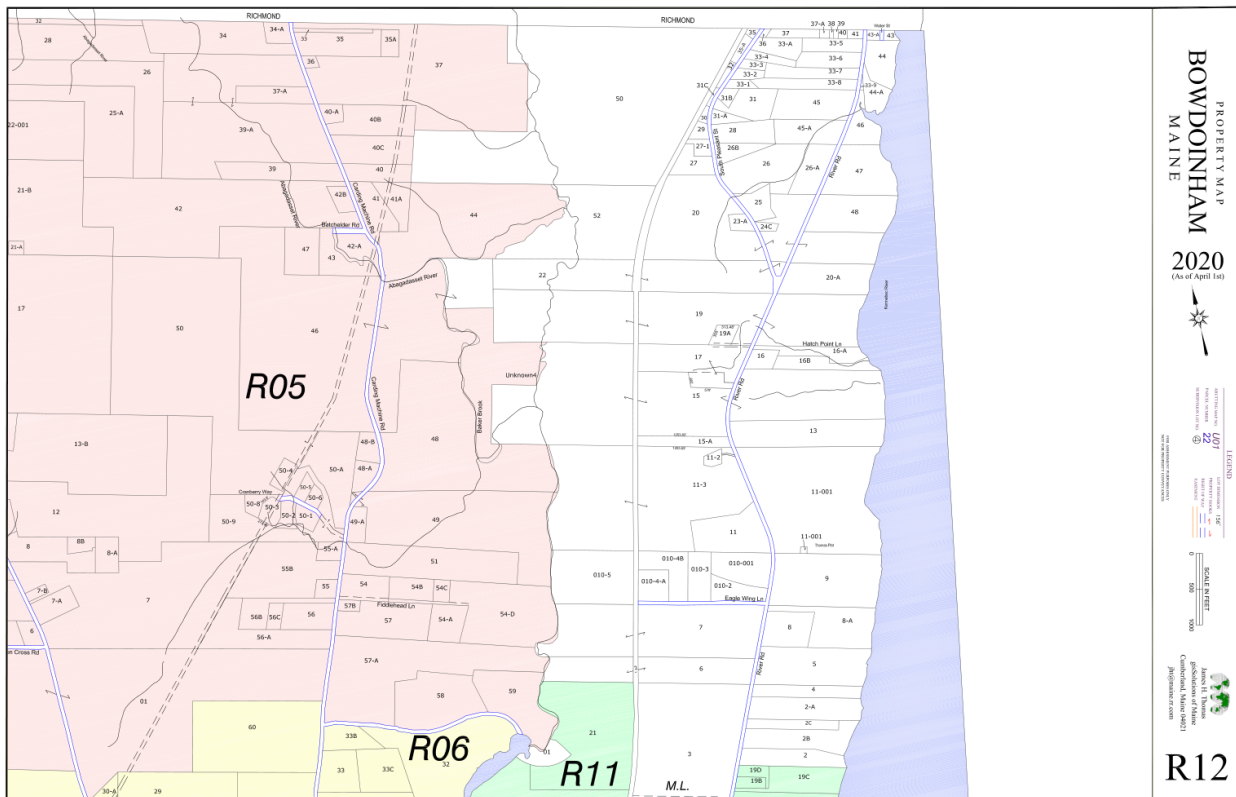
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Eagle Hill Site plan

- 1) Vehicular Access – Utilizing the auxiliary driveway for 1360 River RD already in place from River road to the parking area.
- 2) Internal Vehicular Circulation – The parking area exceeds the required space for the safe movement of passenger, service, and emergency vehicles through the site.
- 3) Pedestrian Circulation – The site provides safe pedestrian circulation both on-site and off-site.
- 4) Municipal Services – The campground will have no unreasonable adverse impact.
- 5) Visual Impact – The campground will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.
- 6) Lighting – All lighting will be campfire or battery operated.
- 7) Signage – A small sign at the entrance on River road to mark the camps location.
- 8) Buildings – There will be only temporary structures, ie tents.
- 9) Landscaping – The grounds will be mowed for tent set up and the firepit area will be earthen.
- 10) Buffering – no adjacent areas.
- 11) Utilities – none, primitive campsite.
- 12) Water Supply – none, primitive campsite.
- 13) Sewage Disposal – requiring campers to use portable camping toilets, collecting and disposing of waste themselves. No on-site dumping.
- 14) Fire Protection – All fire pits will be cleared by the fire chief. Currently none exist, communicating with Chief to ensure compliance.
- 15) Capacity of Applicant – The space is already there and more than adequate.
- 16) Shoreland – location is compliant.
- 17) Floodplain – location is compliant.
- 18) Wetlands & Waterbodies – No contact with either.
- 19) Historic & Archaeological – n/a
- 20) Groundwater – No waste left behind.
- 21) Wildlife Habitat – partial reason for attraction as campsite.
- 22) Natural Areas – other reason for attraction as campsite.
- 23) Environmental Impact – The only area maintained would be the tent and firepit area.

- 24) Solid Waste Management – Campers will be required to leave with any waste they produce.
- 25) Hazardous, Special & Radioactive Materials – n/a
- 26) Air Quality – campfires would be the only adverse condition.
- 27) Water Quality – n/a
- 28) Stormwater – n/a
- 29) Sedimentation & Erosion Control – n/a
- 30) Noise – Campers will be required to adhere to “Quiet hours” 11pm to 7 am.
- 31) Compliance with Ordinances – every effort has been made to make sure this site plan review conforms to the ordinances.
- 32) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town’s Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

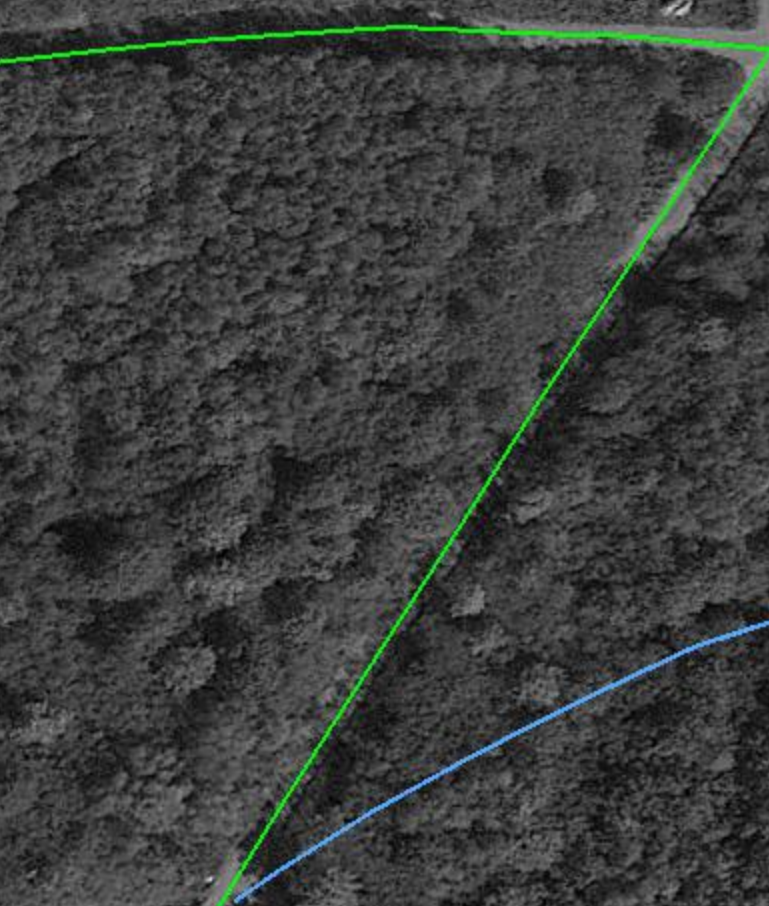
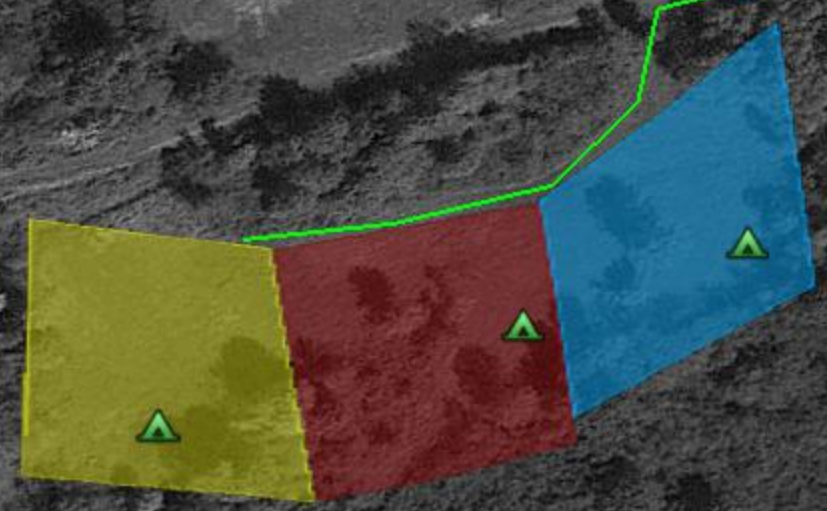
The boundaries of the parcel are seen below as R12-015, recent tax records show it as R12-015-B









Eagle Hill Wilderness Recreational area 9/28/2022

Location for our three primitive campsites, each approx 10,000 sqft

200 ft



Legend

-  Campsite 1
-  Campsite 2
-  Campsite 3
-  New driveway
-  Parking lot
-  Path from parking to sites

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

**** Notice ****

Please be aware that a driveway entrance permit must be issued prior to constructing a new or modifying an existing driveway on any State of Maine highway.

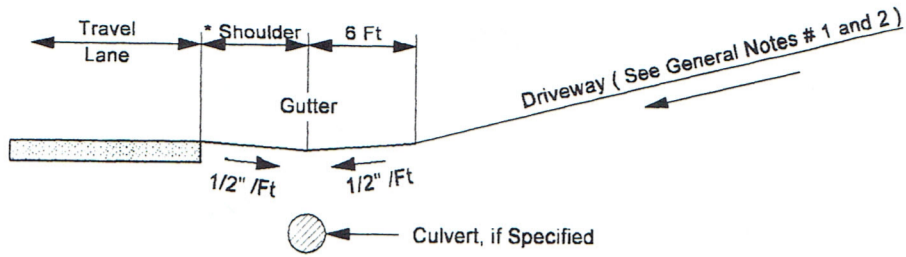
Underground Electrical Service

Any construction including underground service such as electrical, water, sewer, a cellar drain or any digging (other than a permitted driveway) within MaineDOTs Right of Way does require a HIGHWAY OPENING PERMIT.

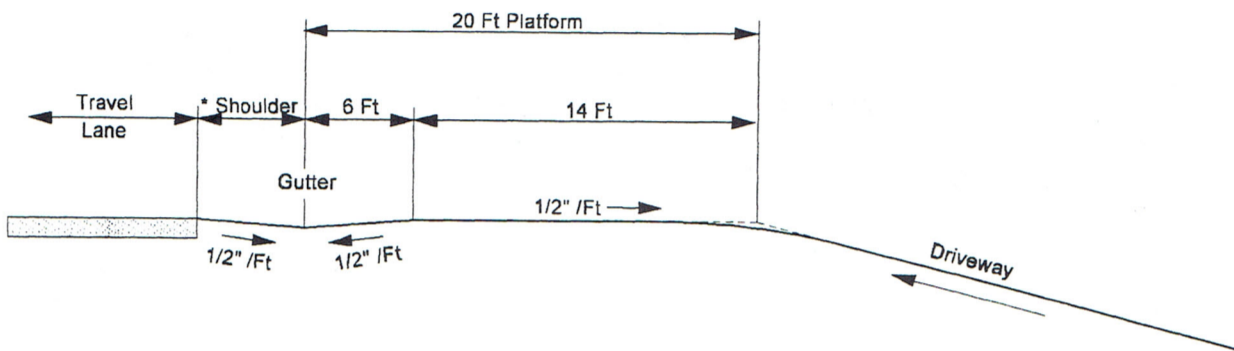
Highway opening applications and additional driveway permit applications are available online at www.maine.gov/mdot

MaineDOT Entrance/Driveway Details, Continued

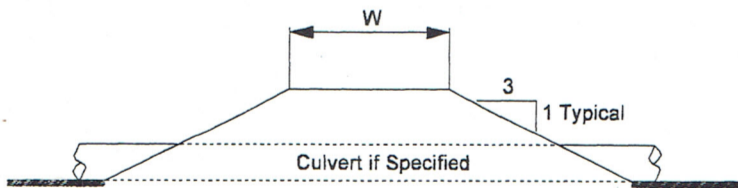
PROFILE Details



NOTE :
Grade of Existing Shoulder Should Be Maintained To Create A Gutter
With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be
The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section



State of Maine
Department of Transportation
Mid Coast Region
98 State House Station, Augusta, Maine 04333
Telephone (207) 624-8200 Fax (207) 287-4753

NOTICE OF AUTHORIZATION TO PROCEED

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION AT THE
DEVELOPMENT SITE

A Maine Department of Transportation, Mid Coast Region permit has been issued for this location. Descriptions of the approved development, including conditions of approval, are as specified in Department of Transportation, Mid Coast Region Permit identified below. Copies of the actual permit have been provided to the Permittee and are available for inspection at the Mid Coast Region, Augusta office.

Permit No: 30256

Issued To: Sarah Hildreth / Eagle Hill Farm

Effective Date: October 6, 2021

Expiration for Start Up: October 2023

Authorized Activity: Driveway Home Business

Location: Bowdoinham County: Sagadahoc

Route No. and Road Name: 0024X, River Road

Route Log Mile(s): 31.0 LT


Culvert Required: 15"X30' Metal or Plastic

Signed:



Brian Reeves, Region Engineer
Maine Department of Transportation, Region 2

(THIS CERTIFICATE IS NOT A PERMIT)
(This notice is printed on weather proof paper)

| | | | |
|--|---|--|--|
| Date Received: | APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT MAINE DEPARTMENT OF TRANSPORTATION | |  |
| Application No. _____ | 98 Statehouse Station Augusta, ME 04330 (207)-624-8200 FAX: (207)-287-4753 E-mail: Region2Permits@maine.gov | | |
| Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705. | | | |
| Section A Property Owner Information | 1. Land Owner's Name: <u>Sarah Hildreth/Eagle Hill Farm</u> Phone# <u>207-671-5456</u> 2. Land Owner's Mailing Address: <u>1360 River Rd, Bowdoinham, ME 04008</u> <small>Address Town/City State Zip Code</small> 3. Applicant or Agent's Name: <u>same as above</u> Phone # _____ 4. Applicant/Agent Mailing Address: _____ <small>Address Town/City State Zip Code</small> 5. E-mail Address : <u>sally_hildreth@hotmail.com</u> Work _____ Cell <u>207-671-5456</u> | | |
| Section B Property Location Information | 6. Directions to property: <u>aprox 1.5 miles on Rt 24 (River Rd) from Richmond 197 (main st) and Rt 24 (front St). Lot is north of 1368 River Rd - there"s a field entrance now blocked with large rocks.</u> <hr/> 7. Route No. <u>24</u> Road Name: <u>River Rd</u> 8. <input type="radio"/> North <input type="radio"/> South <input checked="" type="radio"/> East <input type="radio"/> West – side of highway 9. City/Town: <u>Bowdoinham</u> County: <u>Sagadahoc</u> 10. Distance from nearest intersection: <u>1.5</u> Name of Intersection: <u>Rt 24/197</u> 11. Nearest Utility Pole #: <u>74 S / 42 S</u> Attach Survey Data (if available) _____ 12. Map and Lot number <u>r12-15</u> Lot prior to May 25,2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> A copy of tax map provided <input checked="" type="checkbox"/> Proposed Location of Driveway/Entrance staked and flagged by applicant. | | |
| Section C Driveway/Entrance Information | 13. Desired width of Driveway/Entrance: _____ Type of Surface: <u>gravel</u> <small>(feet) (gravel, pavement, etc.)</small> 14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. 15. Does your property have an existing access? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no (If no go to line 18) 16. If this is an existing access and you are changing its use, please describe <u>this land was purchased Dec 2020 and desire alternate access to property. on 1360 River Rd. See attached plan.</u> Go to Section D. 17. If this is an existing access and you are physically modifying, please describe: _____ Go to Section D. 18. Proposed Driveway/Entrance Purpose: <input type="radio"/> Single Family <input checked="" type="radio"/> Home Business <input type="radio"/> Commercial/Industrial <input type="radio"/> Subdivision or Development <input type="radio"/> Multi-family with 5 or less units <input type="radio"/> Multifamily with more than 5 units <input type="radio"/> Retail <input type="radio"/> Office <input type="radio"/> School <input type="radio"/> Business Park <input type="radio"/> Mall <input type="radio"/> Other (explain) # employees/day _____ #customer/day _____ Busiest time of day _____ # of Lots _____ | | |
| Section D Construction Information | 19. Construction expected to begin on <u>fall 2021</u> and be completed on <u>spring 2022</u> <small>(date) (date)</small> 20. Person/Company constructing entrance <u>Watson Construction</u> 21. Construction contacts name <u>Josh Watson</u> Phone <u>207-632-5463</u> | | |