



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: Jessica Lesure
Mailing Address: 21 Hunter Lane Bowdoinham, ME
Telephone: 203 798 2457
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: John + Patricia Watchl
Mailing Address: 948 River Rd Bowdoinham, ME 04008
Telephone: _____
Contractor Agent - Certification: _____

Property Information:

Map/Lot Number: B11-007
Property Address: 948 River Road Bowdoinham ME
Lot Size: 18 Acres Lot Frontage: _____
Lot Coverage - Existing _____ Proposed _____
Number of Bedrooms - Existing 4 Proposed 4
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:

Farm Stand location selling baked goods + crafts
made in my commercial kitchen. I also plan to
offer goods from other local vendors.
* Please see attached

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.

[Signature] _____ 1/12/21 _____
Applicant Signature Date

Jessica E. Leure _____
Print Name

FOR OFFICE USE ONLY

Received On: 1-13-2021 Fee Paid: \$25 + \$5 = \$30
Pos = \$25

Signed Date

We are hoping to be moving towards opening a small farm stand and locating it at Merrymeeting Farm at 948 River Road. It is an 8 by 6 unmanned structure. I plan to bake and operate in my home kitchen and display the baked goods I prepare as well as Maine themed home décor I create. I would also like to offer space for other artisans from town to display and sell their goods if possible. I will have a fridge as well as power for lighting. The building is equipped with heat.

The farm stand will be open 7 days a week from 8 AM – 8 PM. It will be locked and secure all other times. It will have a cash box and for the most part be unmanned. When nicer weather comes, I will display works for sale on the exterior and be there soaking in the view myself and taking special orders; which I hope to be a major driving point in my business very soon. I will work towards a permanent location for Spring in the meantime but I am still looking at options.

The farm stand has a soft solar LED near the door and will have simple lighting to accentuate the softness of the experience. It sits far off the road and accessed by a current driveway.

I plan to install a Covid sanitation station and all proper signage and precautions in place to keep people safe. This farm stand is greatly inspired by our current pandemic. With an at home business in startup in a town I am fairly new to growing has been difficult. With this farm stand I can offer my goods in a safe way as we ride out the pandemic and move towards a permanent location either at Merrymeeting Farm or in the center of town. It offers very little upfront investment as well which makes it very amicable as a perfect temporary fix.

The location offers a beautiful view of the bay with a picture window being installed shortly to bring in the outside. A neighbor with a sawmill has offered all the materials needed to complete our renovations and new flooring was actually given to us by Merrymeeting farm to install. It almost already is a community project. I look forward to offering the residents of Bowdoinham a spot to stop and take a moment of peace in this time of chaos. A time to stop and soak in the beauty of nature; and maybe a bagel.

Thank you for your consideration. Should you have any further questions please feel free to contact me directly at (207) 798-2457.

Have a great day!

Sincerely –

Jessica E. Lesure
(207)798-2457

Building Style	4 Cape Cod	SF Built Living	0	Fin Bmnt Grade	0	0	1 Typical	4	7
0.Unroofed	4.Cape	8.Log		OPEN-5-CUSTOMIZE	0	0	2.Inadeq	5.	8.
1.Conv	5.Garrison	9.Other		Heat Type	100%	7 Electric	3.Horrid	6.	9.
2.Barr	6.Spart	11.		0.Unroofed	4.Steam	8.FYWall	Attc	9 None	
3.R.Ranch	7.Cornstep	12.		1.HWBB	5.PWA	9.No Heat	1.1/4 Fin	4.F/Fl Fin	7
Dwelling Units	2			2.HWCI	6.Gen/WA	10.Radiant	2.1/2 Fin	5.FYStair	8.
Other Units	0			3.H Pump	7.Electrc	12.	3.3/4 Fin	6.	9.None
Stories	4 One & 1/2 Story			Cool Type	8%	9 None	Insulation	1 Full	
1.1	4.1.5	7		1.Redtg	4.WC Air	7	1.Full	4.Minimal	7.
2.2	5.1.75	8.		2.Evapor	5.	8.	2.Heavy	5.Partial	8.
3.3	6.2.5	9.		3.H Pump	6.	9.None	3.Capped	6.	9.None
Exterior Walls	3 Weed Siding			Kitchen Style	3 Modern		Unfinished %	5%	
0.Unroofed	4.Abracos	8.Concrete		1.Modern	4.Obsolete	7.	Grade & Factor	4 Good 110%	
1.Wood	5.Shuco	9.Other		2.Typical	5.	8.	1.E Grade	4.B Grade	7.
2.Vinyl	6.Brick	11.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.S.C Grade
3.Compos.	7.Stone	12.		Bath(s) Style	1 Modern Bath(s)		3.C Grade	6.AA Grade	9.Same
Roof Surface	1 Asphalt Shingles			1.Modern	4.Obsolete	7.	SqFt (Footprint)	1405	
1.Asphalt	4.Compost	7.		2.Typical	5.	8.	Condition	4 Average	
2.Slate	5.Wood	8.		3.Old Type	6.	9.None	1.Poor	4.Avg	7 V G
3.Metal	6.Other	9.		# Rooms	7		2.Fair	5.Avg+	8.Bc
SF Masonry Trim	0			# Bedrooms	4		3.Avg	6.Good	9.Same
OPEN-CUSTOM	0			# Full Baths	2		Phys. % Good	0%	
OPEN-CUSTOM	0			# Half Baths	1		Funct. % Good	100%	
Year Built	1894			# Addl Features	0		Functional Code	9 None	
Year Remodeled	0			# Preplaces	0		1.Lincomp	4.Barr	7.
Foundation	1 Concrete						2.D-Built	5.Dobsp	8.Long/Term
1.Concrete	4.Wood	7.					3.Damage	6.	9.None
2.C Block	5.Shb	8.					Econ. % Good	100%	
3.Br/Stone	6.Piers	9.					Economic Code	None	
Basement	4 Full Basement						0.None	1.No Power	8.Environ
1.1/4 Bnt	4.F/Fl Bnt	7					1.Location	4.Generate	9.None
2.1/2 Bnt	5.None	8.					2.Enroach	5.Restrict	9.
3.3/4 Bnt	6.	9.None					1.Interior	4.Vacant	7.
Bmnt Gar # Cars	0						2.Refusal	5.Estimate	8.
Wet Basement	1 Dry Basement						3.Informed	6.	9.
1.Dry	4.	7.					Information Code	1 Oversee	
2.Dump	5.	8.					1.Owner	4.Agent	7.
3.Wet	6.	9.					2.Relative	5.Estimate	8.
							3.Tenant	6.Other	9.



Data Inspected 10/18/1990

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
63 Swimming Pool	1986	595	3 100	4	0	% 50	%
24 Frame Shed	1986	150	2 100	4	0	% 50	%
67 Barn	1990	720	2 100	4	0	% 50	%
61 Canopy	1990	112	1 100	4	0	% 50	%
1 One Story Frame	0	60	0 0	0	0	% 100	%
29 Finished Attic	1993	728	0 0	4	0	% 100	%
68 Wood Deck	1990	312	3 100	4	0	% 100	%
23 Frame Garage	0	728	0 0	0	0	% 100	%
						%	%
						%	%

1.One Story Fram	
2.Two Story Fram	
3.Three Story Fr	
4.1 & 1/2 Story	
5.1 & 3/4 Story	
6.2 & 1/2 Story	
21.Open Frame Por	
22.End Frame Por	
23.Frame Garage	
24.Frame Shed	
25.Frame Bay Wind	
26.ISF Overhang	
27.Urfin Basement	
28.Unfinished Atc	
29.Finished Attc	

Map Lot R11-007

Account 907

Location 948 RIVER RD

Card 1 Of 1 1/12/2021

WALCHILL, JOHN C
 WALCHILL, PATRICIA G
 948 RIVER ROAD
 BOWDOINHAM ME 04008
 81989P18

Property Data		Assessment Record				
Neighborhood	17 RIVER ROAD	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2008	60,300	212,700	17,622	255,378
FARM/OPEN (YEAS)	1985	2009	60,300	212,600	17,138	255,762
BUSINESS CODE	0	2010	60,400	209,900	14,608	255,692
Zone/Land Use	11 Residential	2011	60,300	209,900	14,608	255,592
Secondary Zone		2012	60,400	209,600	14,880	255,120
Topography	1 Level	2013	60,400	207,000	16,000	251,400
	2 Rolling	2014	60,400	206,900	16,000	251,300
	3 Level	2015	60,400	206,900	16,000	251,300
	4 Bldg St	2016	60,500	206,900	21,000	246,400
	5 Slow	2017	60,500	206,900	26,000	241,400
	6 Steep	2019	60,500	206,900	26,000	241,400
	7	2020	60,500	248,300	26,000	282,800
	8	2021	60,500	248,300	31,000	277,800
	9					
1 Lot	4 Dr Well					
2 Well	5 Dig Well					
3 Sewer	6 Septic					
4 Drilled Well	7 Gas System					
5 Well	8					
6	9 None					
7						
8						
9						

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

TC PLAN YEAR	0	FARM APPEAL	2009
1 Permitted	4 Proposed	7	
2 Special Imp	5 Decret	8	
3 Gravel	6 R/W	9 None	
Sales Data			
Price			
Sale Type			
1 Land	4 Mobile	7	
2 L & B	5 Other	8	
3 Building	6	9	
Financing			
1 Grant	4 Split	7	
2 P/R/V/A	5 Private	8	
3 Assured	6 Cash	9 Unknown	
Validity			
1 Valid	4 Split	7 Changes	
2 Related	5 Percol	8 Other	
3 Other	6 Except	9	
Verdict			
1 Buyer	4 Agent	7 Family	
2 Seller	5 Pub Rec	8 Other	
3 Lender	6 H/L	9	

Bowdoinham

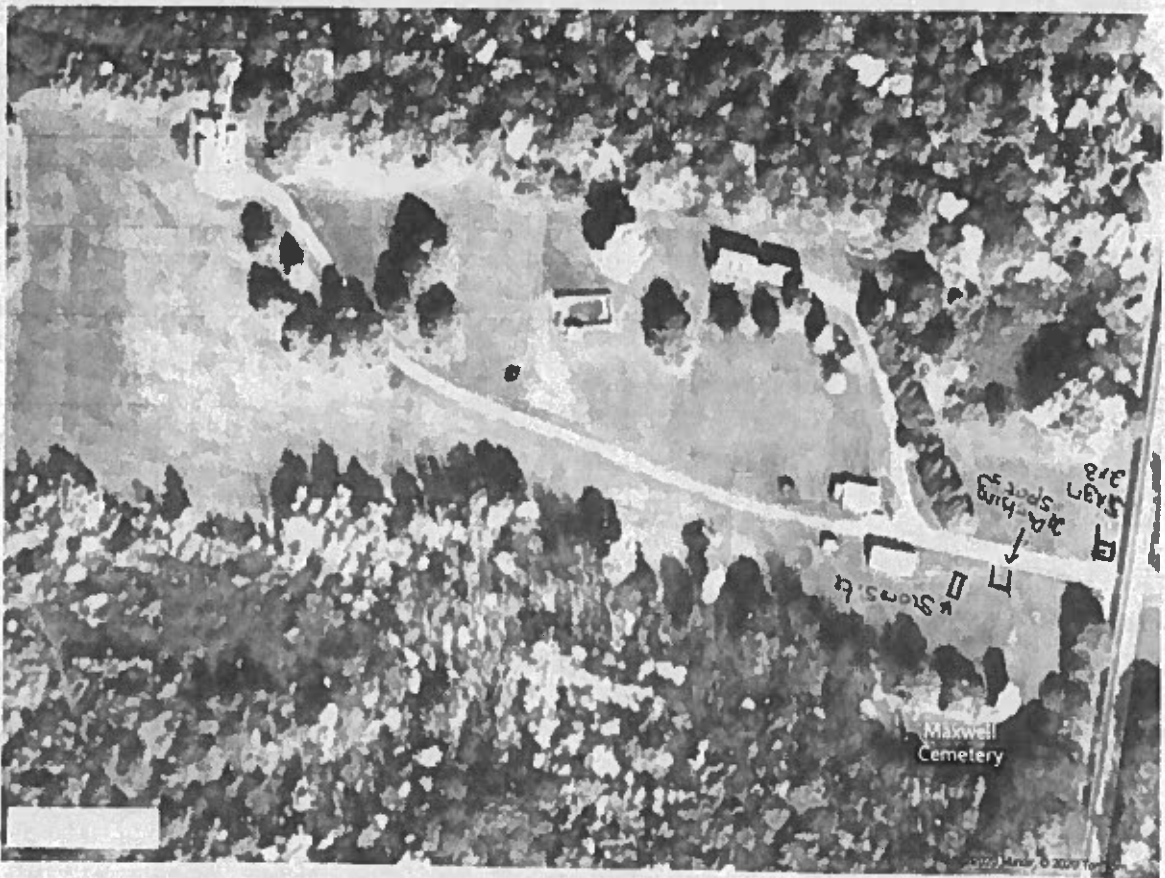
Front Foot		Land Data		Influence	
Type	Effective	Area	Depth	Factor	Code
11 Regular Lot	60,500				1 Unimproved
12 Decks Triangle					2 Excess Frtg
13 Mch Trangle					3 Topography
14 R/W Land					4 Size/Shape
15 Irregular					5 Access
16 Regular Lot	60,500				6 Restricted
17 Gas Pipeline					7 Open Space
18 Excess Land					8 Environment
19 Condominium					9 Fract Share
20 Sound Value					
Fract Acres		Acres/Sites			
21 Homelet (Fric	1.00	100	%	0	36 Bewick (F&O)
22 Bldg (Fric	1.00	100	%	0	37 Sherwood (T&G)
23 Bldg (Vickn	1.00	100	%	0	38 Mixed Wood (T
24 Water Influence	14.00	100	%	0	39 Hardwood (T&G)
25 Bldg	3.00	100	%	0	40 Wetland
26 Secondary					41 Gravel Pit
27 Frontage					42 Mobile/Dwellin
28 River Land 1					43 Water B Sprink
29 River Land 2					44 Septic System
					45 Water
					46 Water Frontage
Total Acreage	18.00				

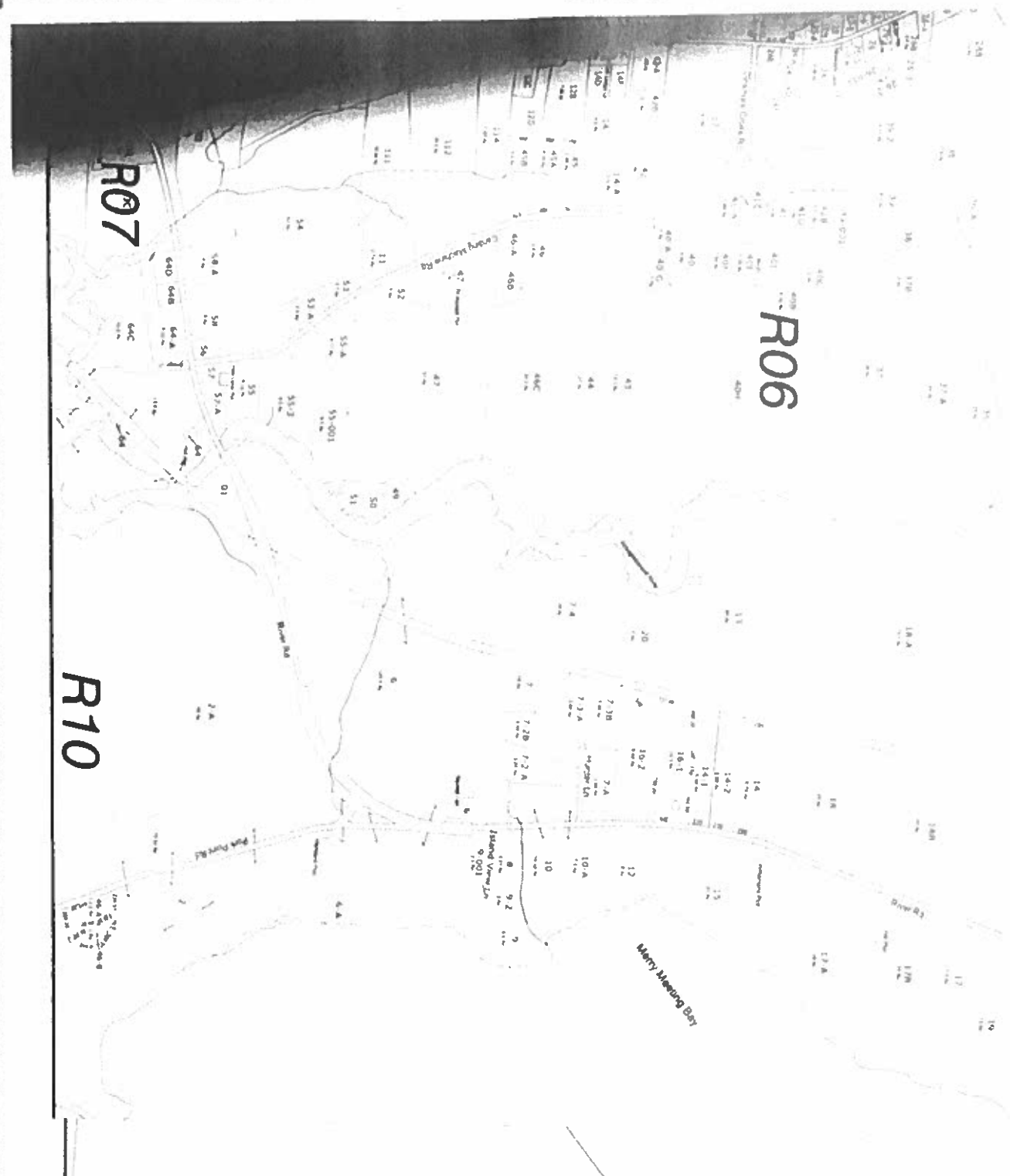
1/12/2021

948 river road bowdoinham maine - Bing

bing maps

Notes





R07

R06

R10

R11

MAP
HAM

2016
(As of April 1st)



U01
22



James H. Thomas
Estimoteions of Marine
(underland Marine 04021
the Marine P 000)

January 12, 2021

To Whom It May Concern –

We, Patricia and John Walchli, grant permission to Jessica E. Lesure to place a farm stand on our property located at 948 River road Bowdoinham Maine, 04008.

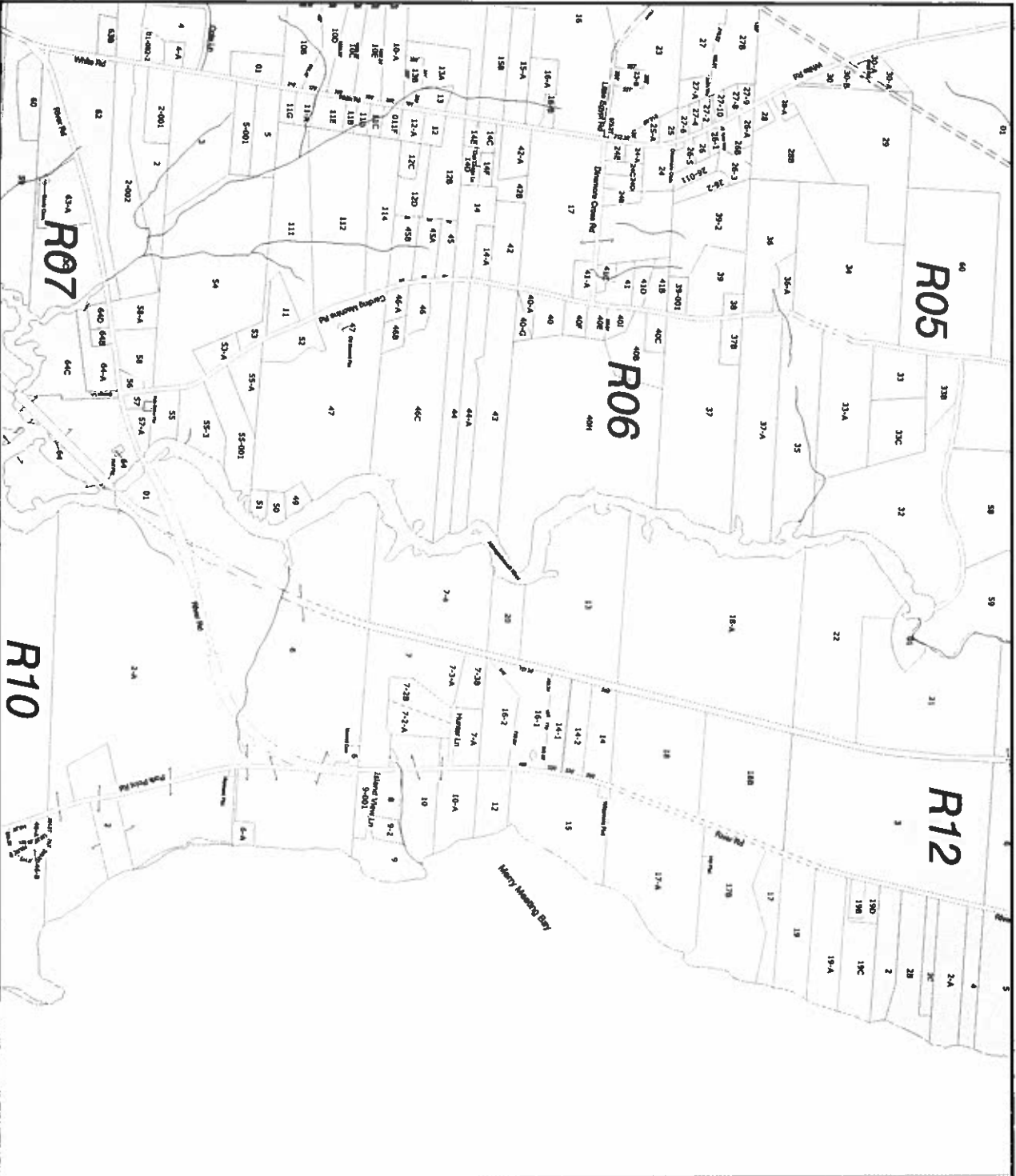
Should you have any further questions regarding this please feels free to reach out to Pat directly at (207) 798-9793.

Sincerely –


John Walchli


Patricia Walchli





BOWDOINHAM
 MAINE
 PROPERTY MAP

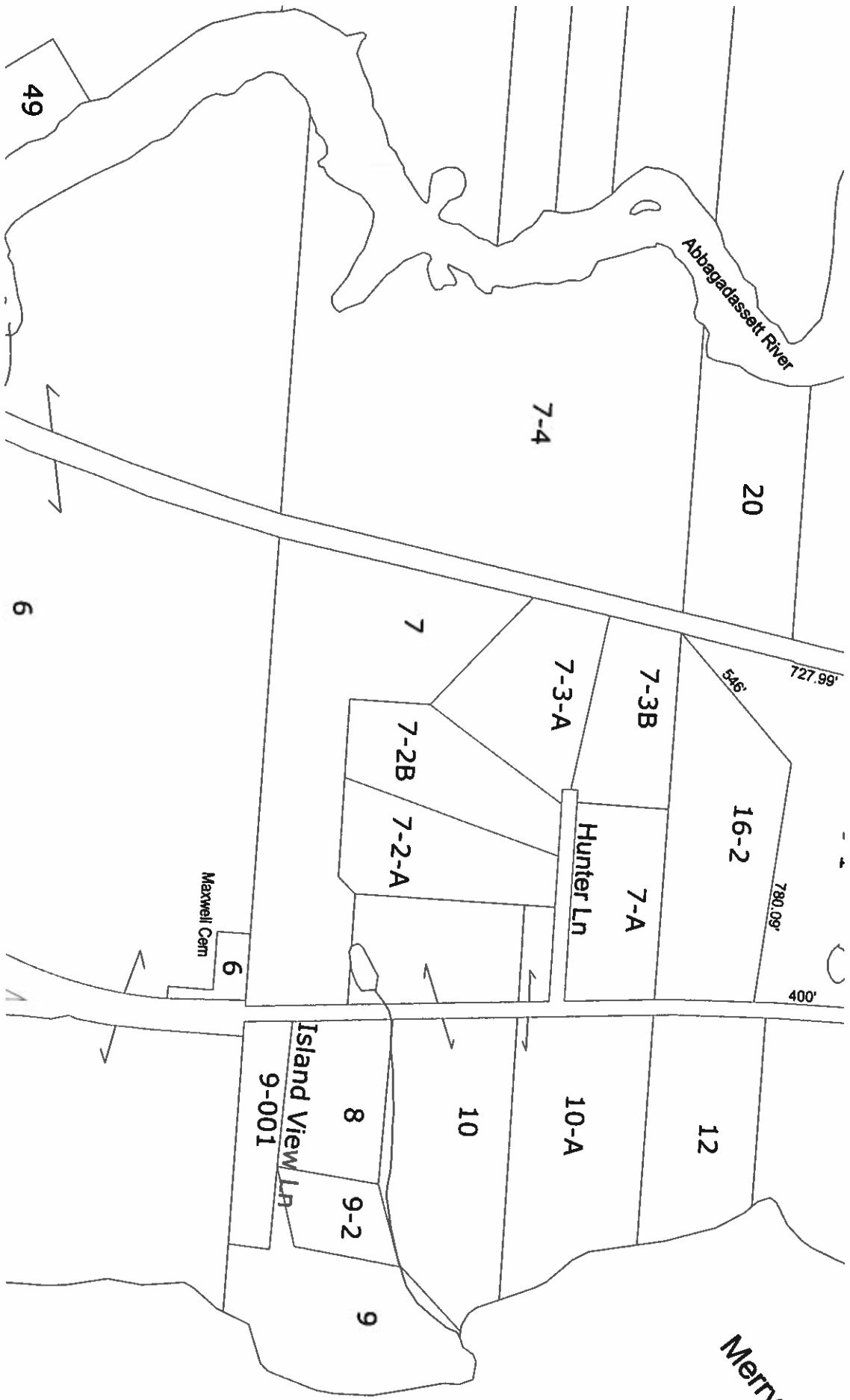
2020
 (as of April 1st)



FOR A COMPLETE LIST OF MAPS VISIT WWW.BOWDOINHAMMAINE.COM
 22
 U01
 156
 100
 200
 300
 400
 500
 600
 700
 800
 900
 1000
 FEET
 SCALE IN FEET

James H. Thomas
 Registrations of Maine
 Cumberland, Maine 04021
 jht@maine27.com

R11



Abbagadassett River

20

7-4

16-2

7-3B

7-A

7-3-A

Hunter Ln

7

7-2B

7-2-A

Maxwell Cam

6

12

10-A

10

8

9-2

9

Island View Ln
9-001

Merry Meetins

727.99'

546'

780.09'

400'

49

6



North

Merrymeeting Farm

1/22/2021

Scale 1 Inch Equals 200 ft

Distance From Shop to Next Northern Property 327 Feet
Distance From Shop to Cemetary 115 Feet
Distance From Shop to Road 251 Feet

One Light Faces Driveway Next to the Entrance with complimentary white lights outlining the building.

Electrical Source

2 Parking Spots

Only Greenhouse Platform Remains

6 x 9 Non Permanent Structure 10 Feet off The Existing Driveway

24

Island W

River Rd

