



# 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:

- Building Permit   
  Shoreland Zoning   
  Site Plan Review – Tier I  
 Demolition Permit   
  Land Use   
  Floodplain Management

### Applicant Information:

Name: Bradley Sturgeon  
 Mailing Address: 1193 Ridge Rd.  
 Telephone: 504-1614  
 Right, Title, Interest in Property:  Owner     Other \_\_\_\_\_  
*(appropriate documentation must be provided)*

### Contractor/Agent Information:

Name: Bradley Sturgeon  
 Mailing Address: same  
 Telephone: \_\_\_\_\_  
 Contractor Agent – Certification: \_\_\_\_\_

### Property Information:

Map/Lot Number: R04-025-A  
 Property Address: 1193 Ridge Rd.  
 Lot Size: 55 acres    Lot Frontage: S.E. CORNER 400'  
 Lot Coverage – Existing \_\_\_\_\_ Proposed 7,200 x 392 = 7592 sq/ft  
 Number of Bedrooms – Existing \_\_\_\_\_ Proposed 0  
 Building Height – Existing \_\_\_\_\_ Proposed 8'-10'  
 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:

14x28' storage garage, pre fab/dog kennel

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.

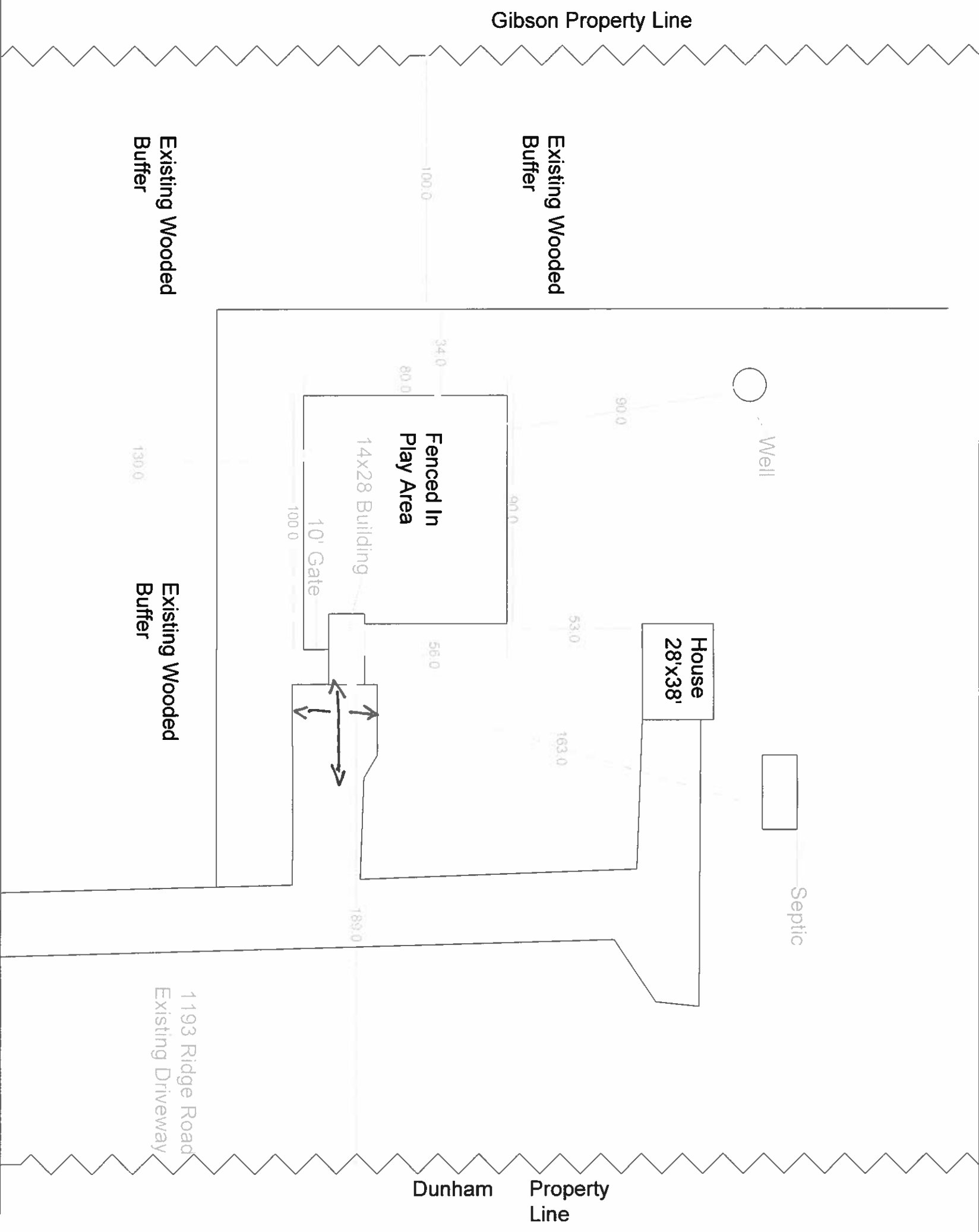
 2/23/21  
Applicant Signature Date

Bradley Sturgeon  
Print Name

FOR OFFICE USE ONLY

Received On: 3-4-2021 Fee Paid: 39-2021 \$25

\_\_\_\_\_  
Signed Date



General Notes

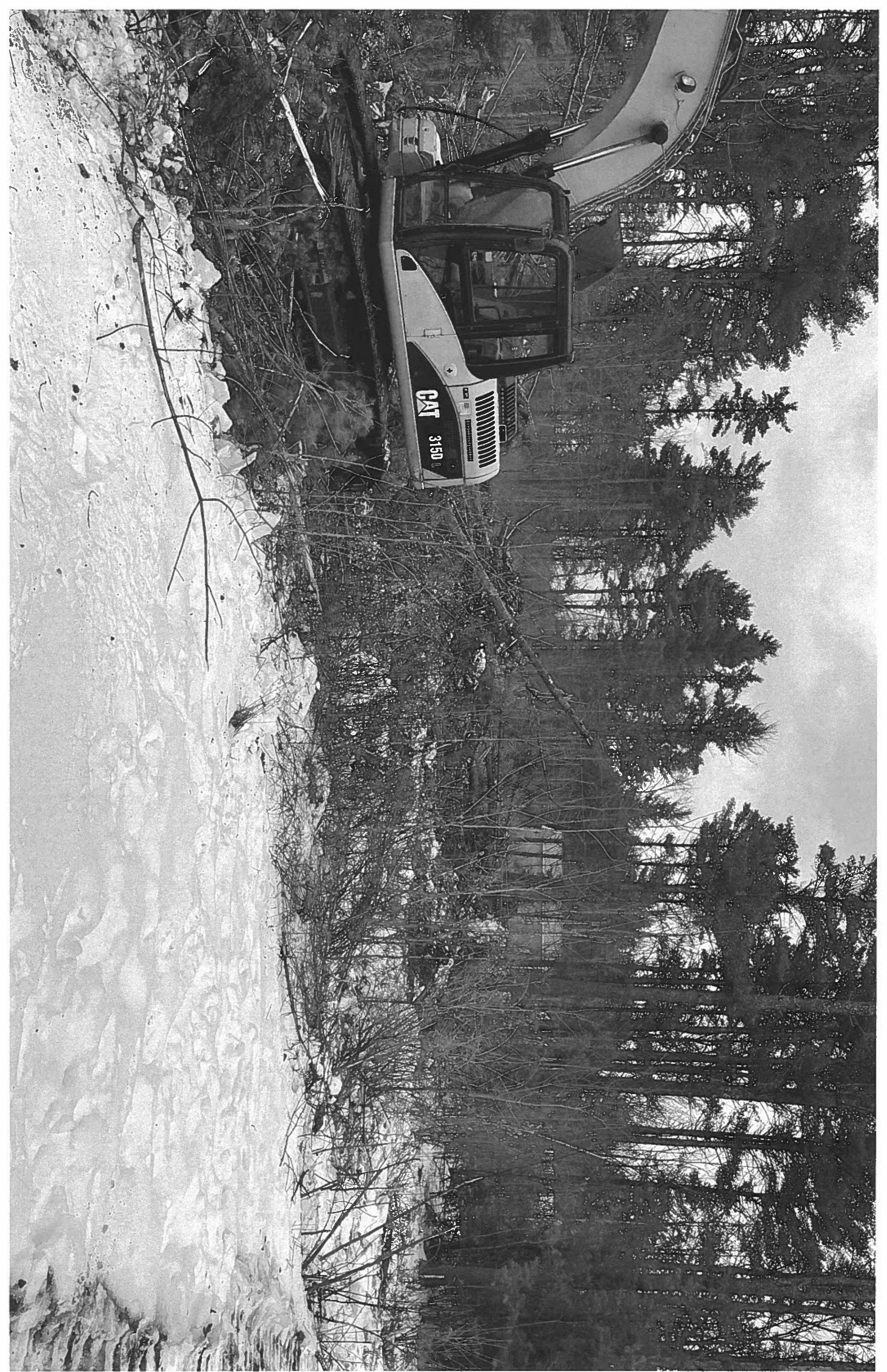
No.	Revision/Issue	Date

From: [Blank] and Address: [Blank]

Project Name and Address: Merrymeeting Ridge Kennels

Project: Merrymeeting Ridge Kennels  
 Date: 3/4/2021  
 Scale: 1"=20'  
 Sheet: 00

1=45



PROPERTY MAP  
**BOWDOINHAM**  
 MAINE

2020  
 (As of April 1st)



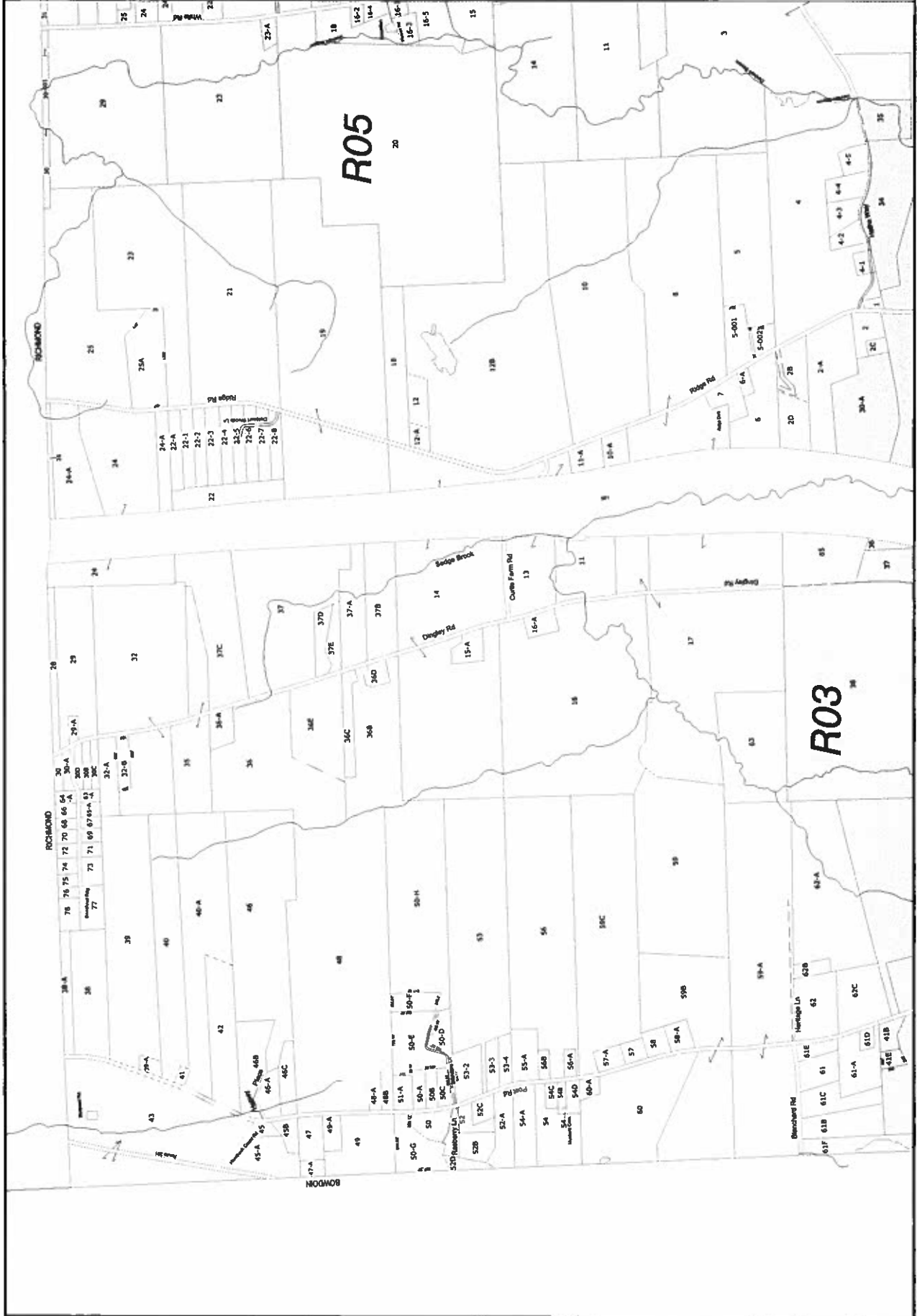
LEGEND

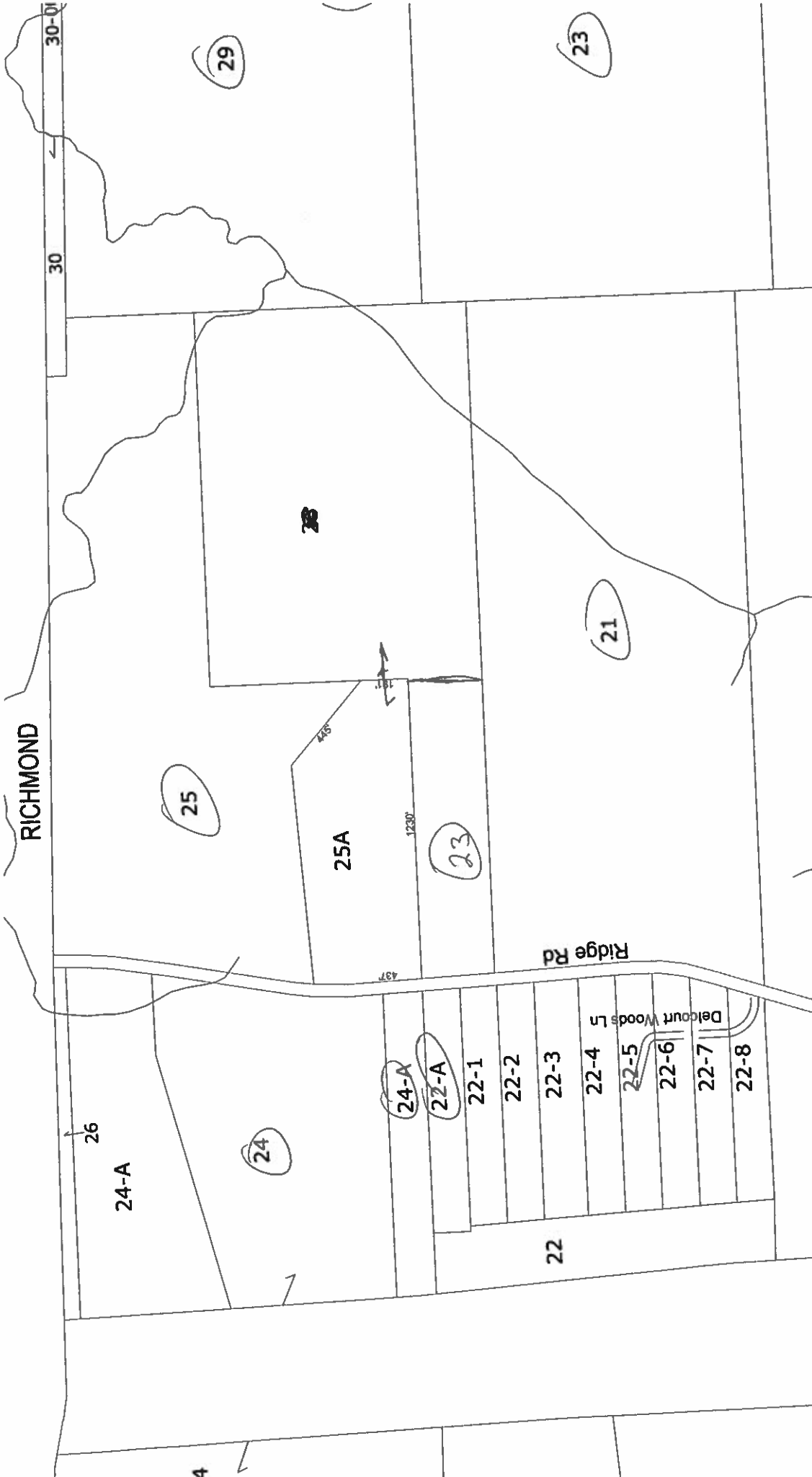
ADULTERATED MAP NO.	U01	LOT DIMENSIONS	156'
PARCEL NUMBER	22	TOWN & CITY DISTRICT	
REVISION DATE	02/20	SECTION OF MAP	
		SCALE	



James H. Thomas  
 GIS Solutions of Maine  
 Cumberland, Maine 04021  
 jht@maine.fr.com

**R04**





RICHMOND

30 30-01

4

26

24-A

24

24-A

22-A

22-1

22-2

22-3

22-4

22-5

22-6

22-7

22-8

22

25A

437'

445'

1730'

28

25

29

21

23

23

Ridge Rd

Delcourt Woods Ln



# Google Maps



Imagery ©2021 Maine GeoLibrary, Maxar Technologies, USDA Farm Service Agency, Map data ©2021

50 ft



March 5, 2021

MERRYMEETING RIDGE KENNEL  
Bowdoinham, ME

To Whom It May Concern:

Dogs are special members of our families and deserve quality care and attention. That's where I come in, I am Chelsea Dyer and I am the owner / operator of Merrymeeting Ridge Kennel. I am excited to have the opportunity to slowly grow my business in a safe, healthy, secure and responsible manner.

I offer two options to my clients. One option is that I visit dogs in their homes for walks, water, care and companionship.

The other option is to board dogs. This option requires more from me as a business owner. For the past four years I have successfully earned the kennel license after passing all inspections by the Bowdoinham Animal Control Officer.

I offer boarding services for dog owners in the Mid-Coast region. I have operated this business out of my house and decided that now is the time to move into an upgraded the space ( at 1193 Ridge Rd). This space is being designed to give the dogs more space to be dogs. The space meets all guidelines and ordinances of the town. It is a more secluded and private location. This new location will also allow these deserving dogs more space to run, sniff and play. I do operate the business with drop off times as early as 5:30am ( dogs do not go outside until 6:00 am) with a last pick up time of 8:00pm. This time frame was created in order to accommodate the working schedules of my clients who are in the health care business and the first responders of our community. This is an important niche of people who need help with their dogs and I'm glad to help them.

I appreciate your time and consideration. I take my business plan seriously and will be happy to answer any questions you may have.

Thank You.



## Criteria

**Vehicular Access:** Traffic will flow in from the existing driveway at 1193 Ridge Road, veer left, into the facility. The space provides two 9'x18' parking stalls with a turn around with ample size to back up and drive back out the existing driveway.

**Pedestrians:** There will be a clear path to accommodate the short walk from the vehicle parking area to the facility.

**Municipal Services:** No municipal services required

**Visual Impact:** The facility blends in with surrounding buildings and scenery.

**Lighting:** No lighting will be used towards any of the surrounding property lines.

**Signage:** Proposed one mounted 2'x3' sign at the end of existing driveway per Town Ordinance

**Landscaping:** Any landscaping will be meticulously maintained and/or manicured.

**Buffering:** Existing wooded buffer surrounding all of the "play area"

**Utilities:** Power will be connected from house at 1193 Ridge Road to provide interior lights, fans, and heaters to the building.

**Water Supply:** Water will be provided from well at existing well at 1193 Ridge Road.

**Sewage Disposal:** N/A

**Fire Protection:** 2 ABC fire extinguishers will be mounted inside the facility.

**Special Resources:** No special resources will be harmed as a result of this facility. Existing vegetation will continue to create buffer and soak up existing groundwater.

**Noise:** Per town ordinance, dogs will not be left in the play yard between the hours of 6AM-10PM

**Compliance:** Any and all set backs and size requirements are within the specifications of town ordinances.

R-4 No h/w  
25A

WARRANTY DEED

**DAVID R. LIGHT AND JOELLE H. LACLAIR**

of 73 Chopps Cross Road, Woolwich, ME 04579

for consideration paid, grants to

**BRADLEY T. STURGEON**

of 198 River Road, Bowdoinham, ME 04008, with WARRANTY COVENANTS, the following described real property in Bowdoinham, County of Sagadahoc and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 15<sup>th</sup>, day of July 2011.

TRANSFER TAX PAID

David R. Light

Joelle H. LaClair

State of Maine  
Sagadahoc, ss.

Personally appeared before me the above-named David R. Light and Joelle H. LaClair and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public  
Printed Name:  
My Commission Expire:

H-STURGEON

Meissa A. Lozier  
Notary Public, Maine  
My Commission Expires  
August 11, 2013

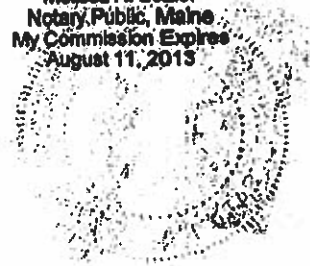


EXHIBIT A

All that certain parcel of land situated on the east side of Ridge Road in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described as follows:

Beginning at a 5/8" rebar set in 2011 on the easterly sideline of Ridge Road at the stone wall marking the northerly corner of land now or formerly of Fitzgerald H. Jenkins;

Thence northerly along the easterly sideline of Ridge Road a distance of 437.95' to a 5/8" rebar set in 2011, said rebar bears N 28° 14' 46" E a distance of 437.68', from previously mentioned 5/8" rebar;

Thence S 64° 10' 37" E along the south side of a woods road, a distance of 340.55' to a 5/8" rebar set on 2001;

Thence S 56° 49' 23" E along the south side of said woods road, a distance of 170.71' to a 5/8" rebar set on 2011;

Thence S 70° 18' 08" E along the south side of said woods road, a distance of 189.15' to a 5/8" rebar set on 2011;

Thence S 61° 20' 21" E along the south side of said woods road, a distance of 196.85' to a 5/8" rebar set on 2011;

Thence S 21° 27' 50" E a distance of 445.28' to a stone wall at land now or formerly of above mentioned Jenkins, said point bears S 29° 23' 39" W a distance of 203.86' from a 5/8" rebar set in 2011;

Thence S 29° 23' 39" W along said stone wall and land now or formerly of above mentioned Jenkins a distance of 191.67' to a corner of the stone wall;

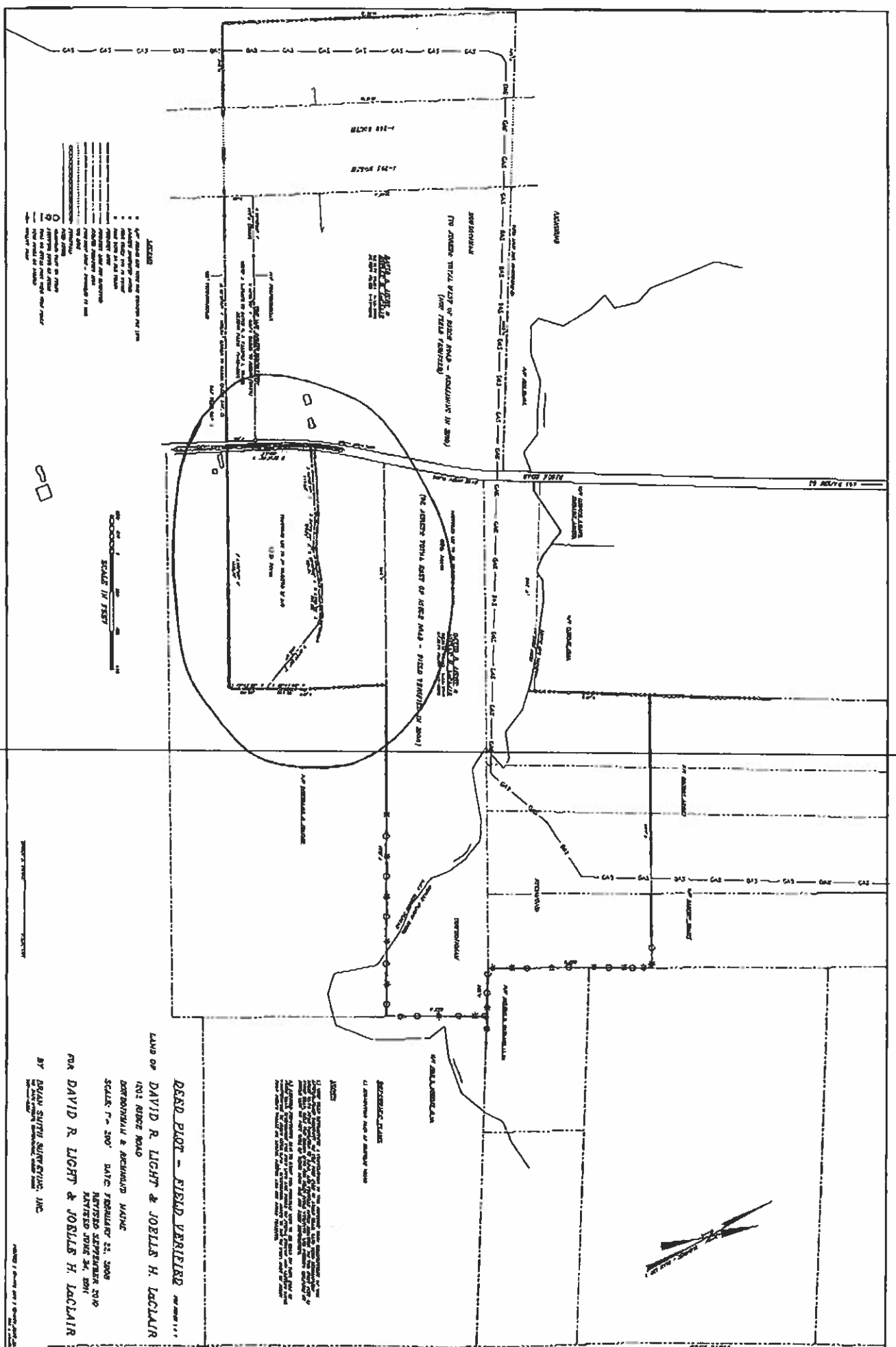
Thence N 61° 01' 59" W along said stone wall and land now or formerly of above mentioned Jenkins a distance of 1230.13' to the point of beginning of the parcel herein described.

Meaning and intending to convey and hereby conveying 12.0 acres of land, be it the same, more or less, being a portion of the premises conveyed to David R. Light and Joelle H. Laclair by deed dated January 12, 2006, and recorded in the Sagadahoc County Registry of Deeds in Book 2674, Page 136 and by deed dated January 17, 2006 and recorded in the Sagadahoc County Registry of Deeds in Book 2674, Page 138.

All rebars set are 5/8 inch (or 1/2 inch if set in ledge or stone) and are capped and marked B. Smith-Smith #1175. Bearings used in this description are based on observed magnetic 2004.

H-STURGEON

Received  
SAGADAHOC COUNTY MAINE  
JUDITH E STEVENS  
REGISTRAR



- LEGEND**
- 1. 4" x 4" PLATE FOR THE SURVEY POINT
  - 2. 4" x 4" PLATE FOR THE SURVEY POINT
  - 3. 4" x 4" PLATE FOR THE SURVEY POINT
  - 4. 4" x 4" PLATE FOR THE SURVEY POINT
  - 5. 4" x 4" PLATE FOR THE SURVEY POINT
  - 6. 4" x 4" PLATE FOR THE SURVEY POINT
  - 7. 4" x 4" PLATE FOR THE SURVEY POINT
  - 8. 4" x 4" PLATE FOR THE SURVEY POINT
  - 9. 4" x 4" PLATE FOR THE SURVEY POINT
  - 10. 4" x 4" PLATE FOR THE SURVEY POINT
  - 11. 4" x 4" PLATE FOR THE SURVEY POINT
  - 12. 4" x 4" PLATE FOR THE SURVEY POINT
  - 13. 4" x 4" PLATE FOR THE SURVEY POINT
  - 14. 4" x 4" PLATE FOR THE SURVEY POINT
  - 15. 4" x 4" PLATE FOR THE SURVEY POINT
  - 16. 4" x 4" PLATE FOR THE SURVEY POINT
  - 17. 4" x 4" PLATE FOR THE SURVEY POINT
  - 18. 4" x 4" PLATE FOR THE SURVEY POINT
  - 19. 4" x 4" PLATE FOR THE SURVEY POINT
  - 20. 4" x 4" PLATE FOR THE SURVEY POINT

SCALE 1" = 100'

**DEED PLOT - FIELD VERIFIED**

LAND OF **DAVID R. LIGHT & JOSEPH H. LACLAIR**  
 1501 RICE ROAD  
 DORCHESTER & BERNARD WADSWORTH

SCALE: 1" = 100' DATE: FEBRUARY 22, 2008  
 SURVEYED SEPTEMBER 2010  
 BY **DAVID R. LIGHT & JOSEPH H. LACLAIR**  
 FOR **DAVID R. LIGHT & JOSEPH H. LACLAIR**

2016R-08345

TRANSFER TAX PAID  
BOOK - PAGE

SAGADAHOC COUNTY MAINE  
LYNN C MOORE, REGISTRAR  
RECORDED ON  
10/31/2016 2:04 PM

PAGES: 2

171 43  
Acct

## Warranty Deed

**K**now All Men By These Presents that I, *FITZGERALD H. JENKINS*, of Boston, in the Commonwealth of Massachusetts, for consideration paid, GRANT TO *BRADLEY T. STURGEON*, of Bowdoinham, in the County of Sagadahoc and State of Maine, and whose mailing address is 1193 Ridge Road, Bowdoinham, Maine 04008, with WARRANTY COVENANTS, the following described land in Bowdoinham, in the County of Sagadahoc and State of Maine:

A certain lot or parcel of land, located southeasterly of, but not adjacent to the Ridge Road, in the Town of Bowdoinham, County of Sagadahoc, State of Maine, said parcel being more particularly bounded and described as follows:

**BEGINNING** at the intersection of two stonewalls, marking the southeasterly most corner of land now or formerly of Bradley T. Sturgeon as described in a deed recorded at the Sagadahoc County Registry of Deeds in Book 3305, Page 1;

THENCE S 29° 23' 39" W through land of the grantors herein, a distance of 295± feet, more or less, to a point on the northerly line of land now or formerly of Andrea C. Najarian as described in a deeds recorded at said Registry in Book 2955, Page 238 and Book 1052, Page 105;

THENCE S 61° E along the southwesterly line of land Najarian, marked partially by a stonewall, a distance of 1700± feet, more or less, to a point on the northwesterly line of land now or formerly of Peter & Nikki Sullivan as described in a deed recorded at said Registry of deeds in Book 648, Page 326;

THENCE N 29° E along the northwesterly line of said Sullivan and the northwesterly line of land now or formerly of Stephen M. Bartlett as described in a deed recorded at said Registry in Book 3525, Page 190, a distance of 1,120± feet, more or less to a point on the southwesterly line of land now or formerly of Robert & Christine Gibson as described in a deed recorded at said Registry in Book 3478, Page 23;

THENCE N 61° W along the northeasterly line of land of said Gibson, being partially marked by fence line and stonewall, a distance of 1700± feet, more or less, to a stonewall corner;

THENCE S 29° 23' 39" W along the southeasterly line of land said Gibson, being marked by a stonewall, a distance of 430± feet, more or less, to a survey pin found;

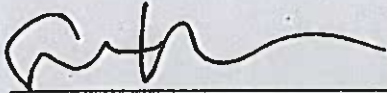
THENCE continuing S 29° 23' 39" W along the southeasterly line of land said Gibson, a distance of 203.86 feet to the northeasterly corner of land of said Sturgeon;

THENCE S 29° 23' 39" W along the southeasterly line of land said Sturgeon, a distance of 191.67 feet to the **POINT OF BEGINNING.**

**Containing 43± Acres, more or less.**

For Source of Title, reference may be had to a Deed from Julian A. Emond and Diane J. Emond to Fitzgerald H. Jenkins, dated November 10, 1987 and recorded in the Sagadahoc County Registry of Deeds in Book 852, Page 235.

In Witness Whereof, I have hereunto set my hand and seal this 16<sup>th</sup> day of September, 2016.



Witness Somer Welch

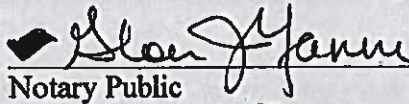
maine  
Commonwealth of ~~Massachusetts~~  
Cumberland, ss.



Fitzgerald H. Jenkins

September 16, 2016

Personally appeared before me the above-named **FITZGERALD H. JENKINS** and acknowledged the foregoing instrument to be his free act and deed.



Notary Public

GLORIA J. YANNI  
Notary Public, State of Maine  
My Commission Expires Oct. 21, 2020