



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: Pamela Hanson
Mailing Address: 145 Post Rd. Bowdoinham, ME 04008
Telephone: 207-841-3186 (c) 207-666-5871 (h)
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: Brent Zachau
Mailing Address: 39 Browns Point Rd., Bowdoinham, ME
Telephone: 207-751-4080
Contractor Agent – Certification: _____

Property Information:

Map/Lot Number: u 01-104
Property Address: 5 Spring Street, Bowdoinham
Lot Size: .23 acre Lot Frontage: _____
Lot Coverage – Existing _____ Proposed _____
Number of Bedrooms – Existing _____ Proposed 2
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:

Build a 24' x 36' dormered Cape Cod style house to replicate the old building that was torn down. Add a 10' x 12' mudroom toward the driveway on the rear side of the foundation.

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.

Pamela J. Hanson
Applicant Signature

11/24/20
Date

Pamela J. Hanson
Print Name

FOR OFFICE USE ONLY

Received On: 12-1-2020 Fee Paid: 25⁻

Signed

Date



2020R-07703

TRANSFER TAX PAID

BOOK - PAGE

SAGadahoc COUNTY MAINE

LYNN C MOORE, REGISTRAR

RECORDED ON

10/05/2020 01:32 PM

PAGES: 2

WARRANTY DEED

PUAY W. LEE of Bowdoinham, Sagadahoc County, Maine, for consideration paid, grants to PAMELA J. HANSON, whose mailing address is 145 Post Road, Bowdoinham, Maine, 04008, with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a Deed of Distribution by Personal Representative from Puay W. Lee, Personal Representative of the Estate of James Anthony Morreale to the grantor herein, dated November 14, 2018 recorded in the Sagadahoc County Registry of Deeds, Book 2018R, Page 08197.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 29 day of September, 2020.

WITNESS:

Pam Hopkins

Puay W. Lee

STATE OF MAINE

Androscoggin, ss

September 29, 2020

Then personally appeared the above named Puay W. Lee and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa B. Smith
Notary Public/Attorney at law
Commission Expiration: 1-10-2022

File No.: 2020-7820

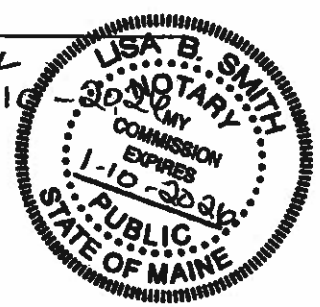


Exhibit A

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

Beginning at a post and stones on the northerly ride of Spring street, so called, (22) twenty-two links from the southwest corner of barn on said premises; running northwesterly by land of Byram Whitmore's estate to land of Horace Snell;

Thence easterly by said Snell's land to land of J.P. Rideout;

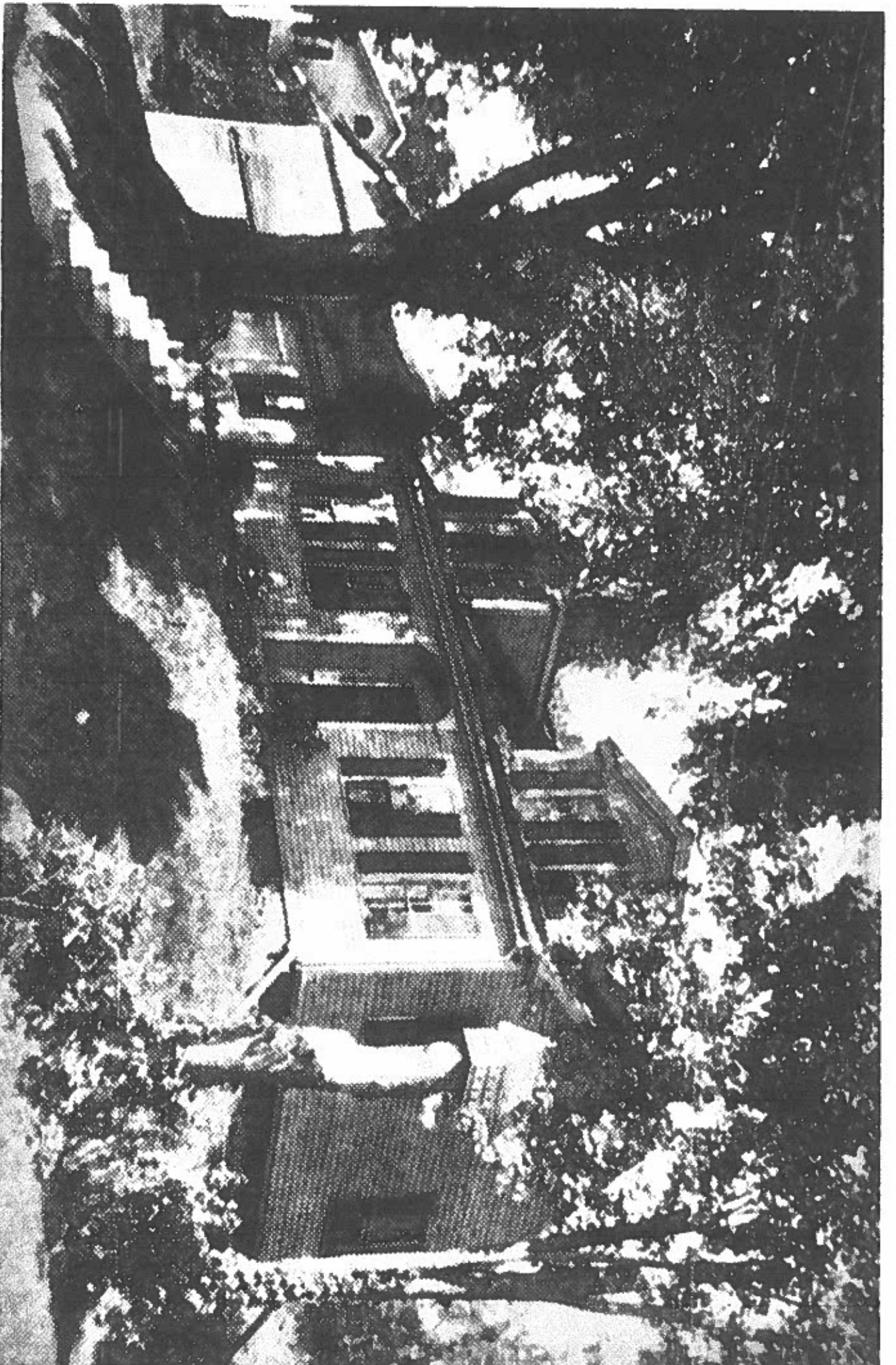
Thence westerly by said Street to the first mentioned bounds.

5 Spring Street - Project Description :

The Hansons purchased this property with the idea of restoring the structure, adding a mudroom and one car garage looking much like the photograph from 1962.

It was soon determined that the foundation could not be restored, and the structure was far more unstable than previously thought. The building has since been removed to allow a new foundation to be placed on the same footprint, omitting the six foot porch that ran all along the front of the building. The breezeway and garage will be added, much like the picture, as far back from the street as possible. This design will make 5 Spring Street more conforming than most of the other homes on Spring Street.

Brent Zachau
Builder

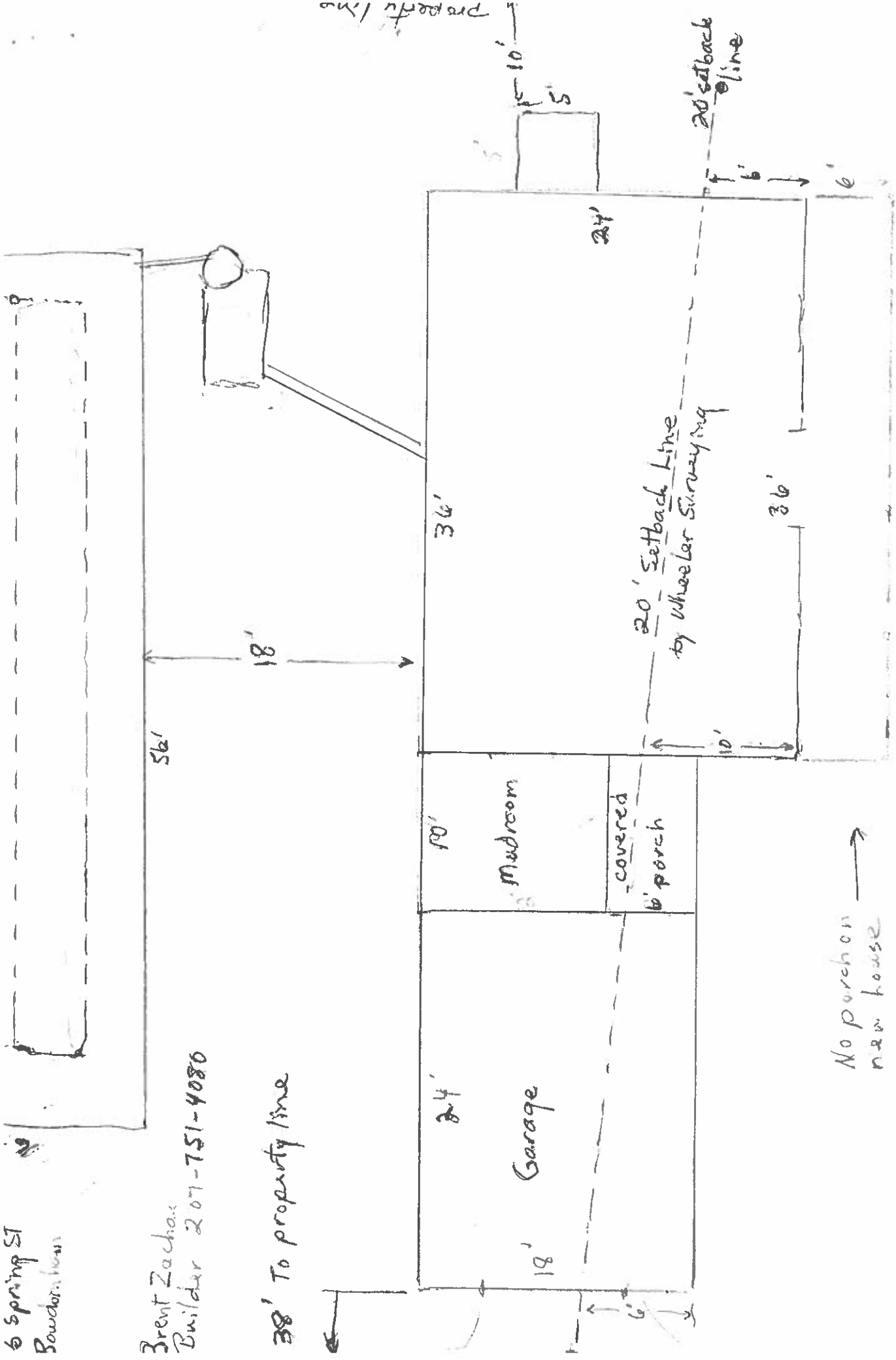


5 Spring Street

6 Spring St
Boulder, CO 80501

Brent Zachary
Builder 207-751-4080

38' To property line



No porch on new house →

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Bowdoinham

Street, Road, Subdivision

Spring Street

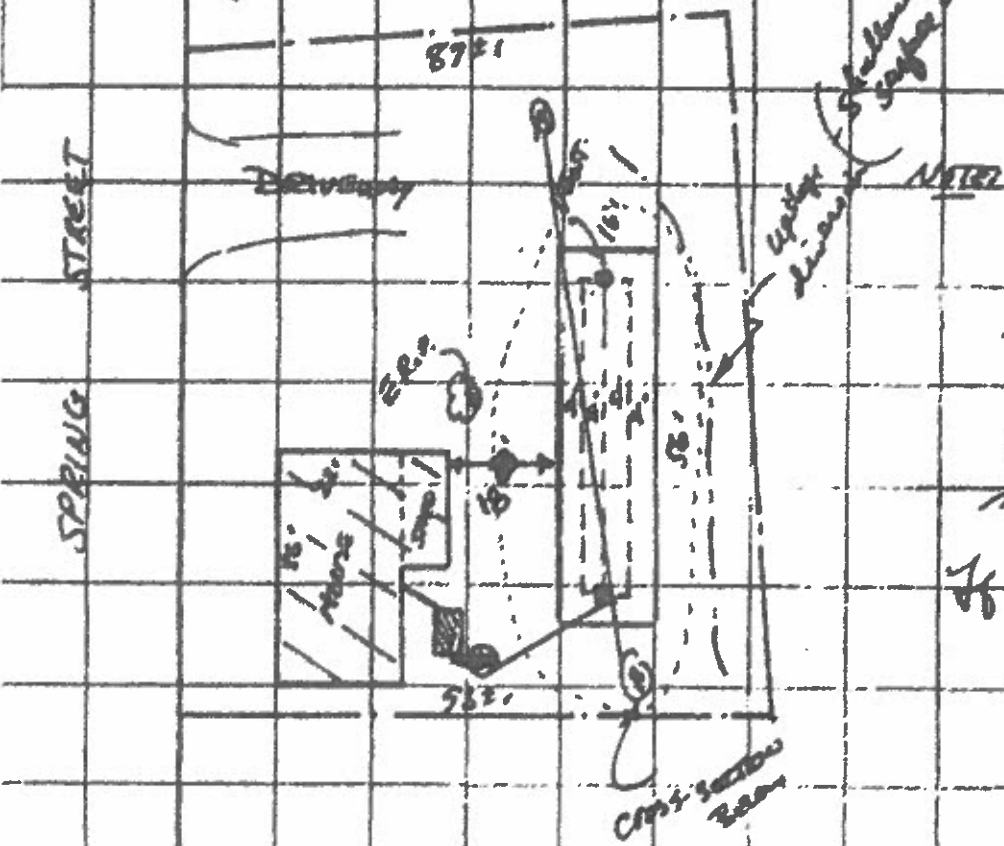
Owner Name

Mid-Maine Mutual

SUBSURFACE WASTEWATER DISPOSAL PLAN

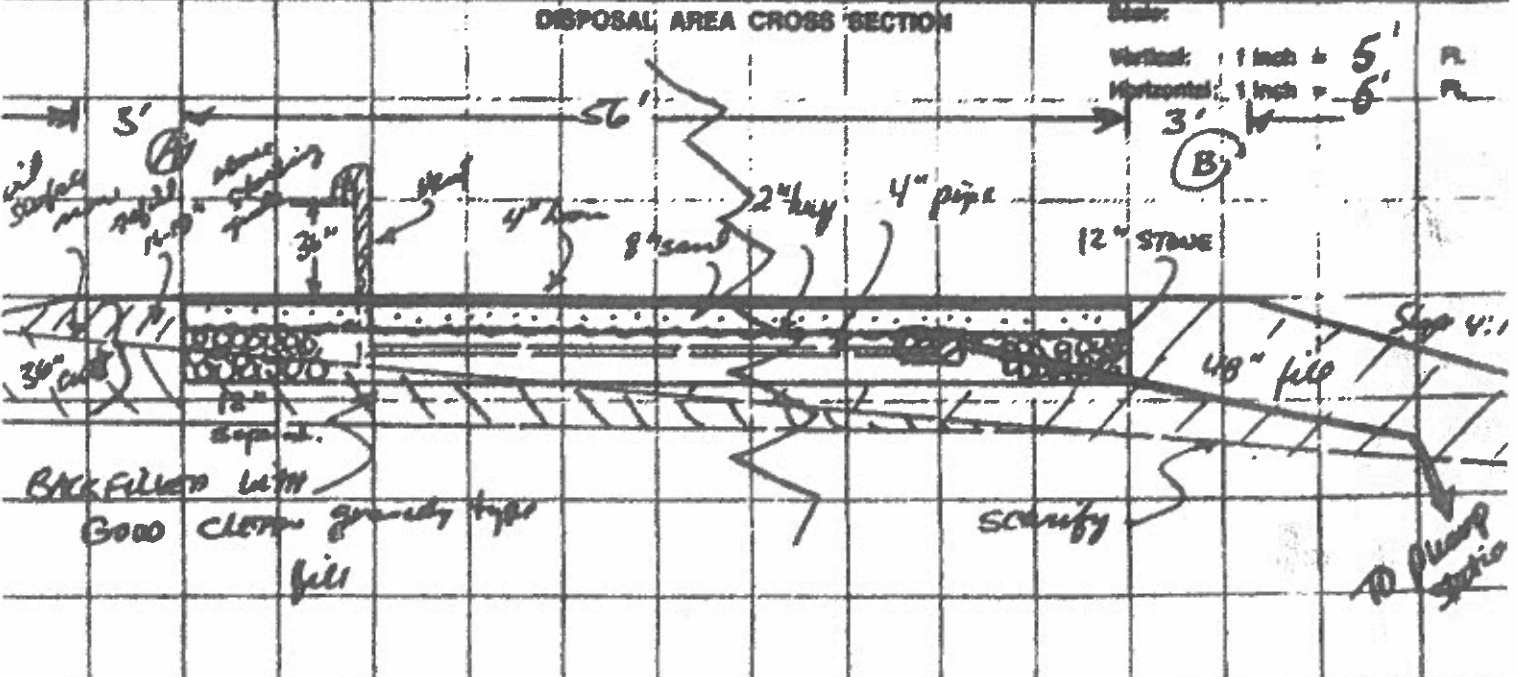
Scale 1" = 30' PL

system inspected 12/1/82 10:30 AM
 BUT approach to much sand in stone
 inspected 12/1/82 4:00 PM approach to stone



NOTE: Cut 36" on upslope side and refill with good clean quality a sandy loam type fill. Keep Bed level with main in tree. - finish at grade. If this is not done fill will not remain on property.

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) 36" → 1/4" B"	Reference Elevation is nail in 8" maple	LOCATION & DESCRIPTION
Depth of Fill (Downslope) 1/4" B"	Bottom of Disposal Area 24" below nail	nail in tree (8" maple)
	Top of Distribution Lines or Chambers 12" below	24" above ground at base



Scale:
 Vertical: 1 inch = 5' PL
 Horizontal: 1 inch = 6' PL

K. A. Shea G. ...

LC

7/11/82

Sheet 1

HANSON, PAMELA J
 145 POST RD
 BOWDOINHAM ME 04008

B934P21 B2018P03630 B2018RP08197 B2020RP07703

Previous Owner
 LEE, PUAY W
 114 SUMMER STREET

LISBON FALLS ME 04252
 Sale Date: 9/29/2020

Previous Owner
 ESTATE OF JAMES A MORREALE
 C/O LEE (PERS REP), PUAY W
 5 SPRING STREET
 BOWDOINHAM ME 04008
 Sale Date: 6/07/2018

Property Data
 Neighborhood 11 VILLAGE DISTRICT 1
 Tree Growth Year 0
 FARM/OPEN (YEAR) 0
 BUSINESS CODE 0
 Zone/Land Use 11 Residential
 Secondary Zone

Topography 2 Rolling
 1.Level 4.Below St 7.
 2.Rolling 5.Low 8.
 3.Above St 6.Swampy 9.

Utilities 2 Public Water 6 Septic System
 1.Public 4.Dr Well 7.Cesspool
 2.Water 5.Dug Well 8.
 3.Sewer 6.Septic 9.None

Street 1 Paved
 1.Paved 4.Proposed 7.
 2.Semi Imp 5.Discont 8.
 3.Gravel 6.R/W 9.None

TG PLAN YEAR 0
 FARM AFFIDAVIT 0

Sale Data
 Sale Date 9/29/2020
 Price 49,000

2 Land & Buildings
 1.Land 7.
 2.L & B 8.
 3.Building 6.

9 Unknown
 1.Convent 7.
 2.FHA/VA 8.
 3.Assumed 6.Cash 9.Unknown

3 Distressed Sale
 Validity
 1.Valid 7.Changes
 2.Related 8.Other
 3.Distress 6.Exempt 9.

5 Public Record
 Verified
 1.Buyer 7.Family
 2.Seller 8.Other
 3.Lender 6.MLS 9.

Inspection Witnessed By:

X

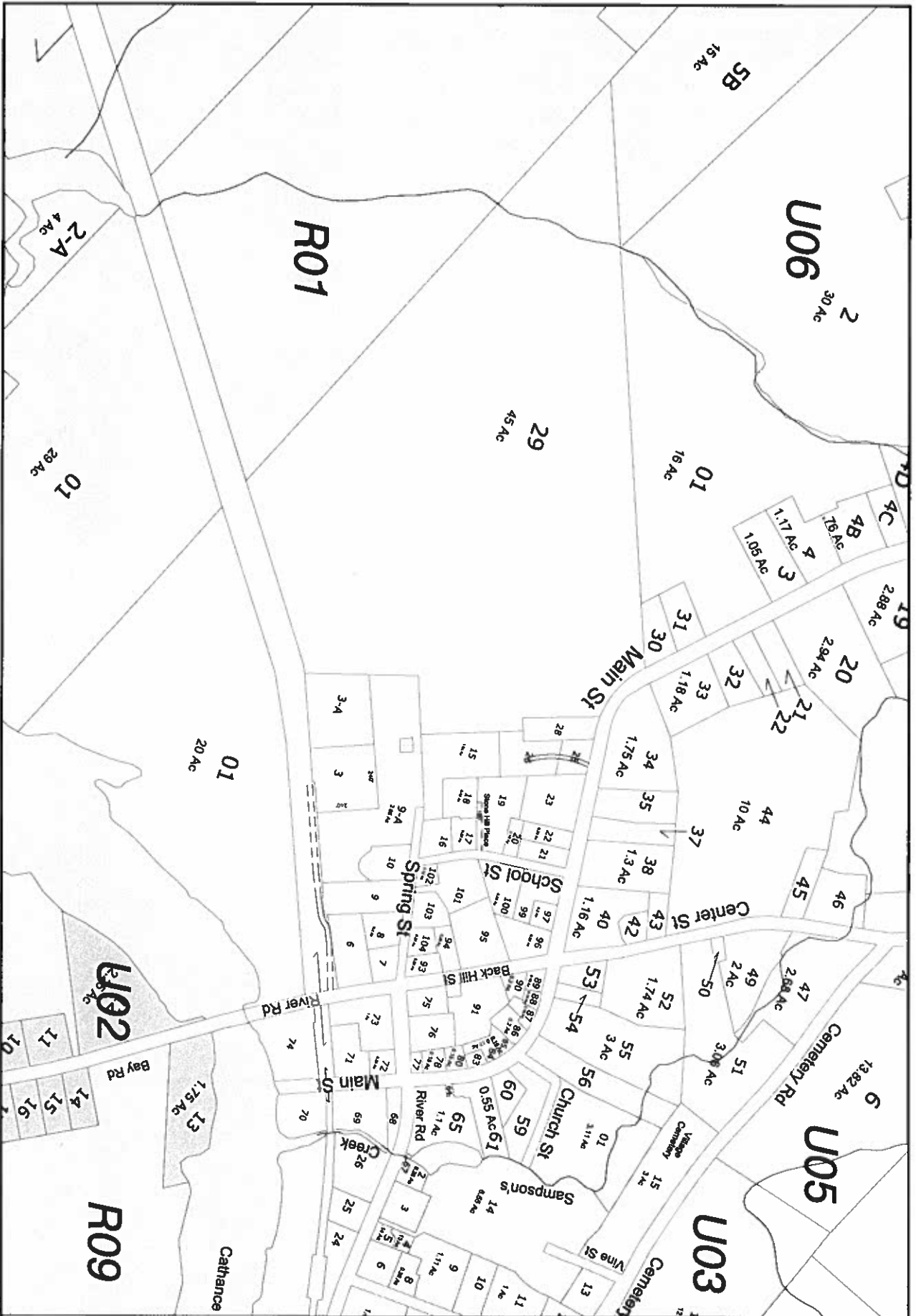
No./Date	Description	Date Insp.

Notes:

Assessment Record				
Year	Land	Buildings	Exempt	Total
2008	28,100	58,800	12,727	74,173
2009	28,100	58,800	11,726	75,174
2010	28,100	58,800	9,130	77,770
2011	28,100	58,800	9,130	77,770
2012	28,100	58,700	9,300	77,500
2013	28,100	58,700	10,000	76,800
2014	28,100	58,700	10,000	76,800
2015	28,100	58,700	10,000	76,800
2016	28,100	58,700	15,000	71,800
2017	28,100	58,700	20,000	66,800
2019	28,100	58,700	0	86,800
2020	28,100	70,400	0	98,500
2021	28,100	70,400	0	98,500

Land Data			
Type	Effective		Influence Code
	Frontage	Depth	
11.Regular Lot			%
12.Delta Triangle			%
13.Nabla Triangle			%
14.Rear Land			%
15.Miscellaneous			%
Square Foot			
16.Regular Lot			%
17.Gas Pipeline			%
18.Excess Land			%
19.Condominium			%
20.Sound Value			%
Acreage/Sites			
21.Homesite (Frac)	0.23	90	% 3
22.Baselot (Frac)	1.00	100	% 0
23.Baselot (Vacan)	1.00	100	% 0
Acres			
24.Water Influent			%
25.Baselot			%
26.Secondary			%
27.Frontage			%
28.Rear Land 1			%
29.Rear Land 2			%
Total Acreage 0.23			





BOWDOINHAM
PROPERTY MAP
MAINE

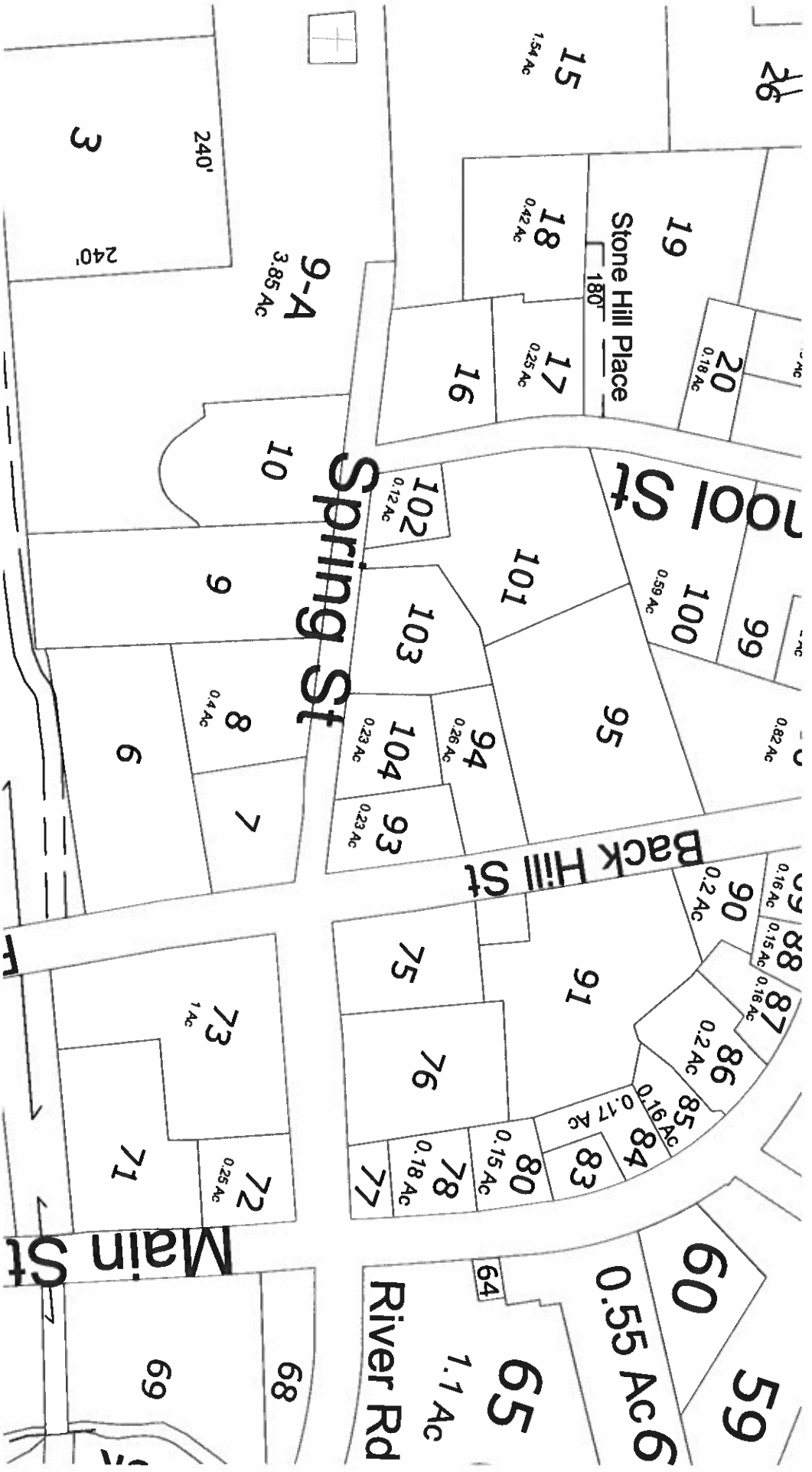
2016
(As of April 1st)

MAP SHEET NO. U01
 PARCEL NUMBER 22
 MAP DATE 1986
 MAP SCALE 1:5000
 MAP DATE 2016

James H. Thomas
 GIS Solutions of Maine
 Cumberland, Maine 04021
 jth@maine-ar.com

SCALE IN FEET
 0 150 300

U01



5 Spring St.

38' To property line

12'6"

Garage

24'

Fill Extension line

No porch on
near house

18' Mudroom

10'

Covered
6' porch

Front Property Line

10'

36'

24'

20' setback
line

5'

10'

Property line

