



Town of Bowdoinham

Code Enforcement Officer Permit Application

PERMIT REQUESTED:

- Building Permit
- Demolition Permit
- Site Plan Review – Tier 1
- Shoreland Zoning
- Flood Hazard Development
- Land Use/Land Use Change

APPLICANT INFORMATION:

Applicant's Name: Verizon Wireless c/o Darryl Gresham Phone: 267-304-1349
 Applicant's Mailing Address: 1777 Sentry Pkwy W Veva 17 Ste 400 Blue Bell Pa 19422 Email: dgresham@nbcllc.com
 Owner's Name: Property Owner Timothy Dubuc / Tower Owner American Tower / Global Tower Holdings Phone: 919-468-0112
 Owner's Mailing Address: 68 Munroe Ln, Topsham ME, 04086 Email: _____
 Contractor: Wireless Construction Inc Phone: 207-749-8091
 Contractor's Email: sjones@wcitowers.com Certification: _____

PROPOSED ACTIVITY (Check all that apply):

- New Dwelling Unit
- New Accessory Structure
- Home-Based Business
- Commercial Use
- Industrial Use
- Club/Church/Venue/Institutional Use
- Dock/Pier/Bridge
- Deck/Patio/Impervious Surface
- Addition/Renovation/Relocation/Interior Work

PROPOSAL INFORMATION:

Property Address: Hilltop 88 Pond Rd (AKA 11 Quarry LN Bowdoinham ME 04008) Tax Map: R02 Lot: 63-C-01 Subdivision (Y/N): N
 Mobile Home (Y/N): N New/Existing: Existing Cell Tower Model/Year: _____
 Land Use District: Village District I Village District II Residential/Agricultural
 Size of Lot/Parcel: 2.91 Acres Road Frontage: _____ Driveway/Entrance (New/Existing): Existing
 Road Ownership: Town State Private
 Proposed Lot Coverage (%): N/A Proposed Building Height: Tower 191'.16" Proposed Number of Bedrooms: N/A
 Proposed Dimensions of Building: This is a existing cell tower 191'.16"
 Water Supply: N/A Existing private Well New Private Well Public Water
 Subsurface Wastewater Disposal (New/Existing): N/A Tank Size: N/A Design Flow: N/A
 Shoreland District: N/A Resource Protection Limited Residential Limited Commercial General Dev. I
 General Dev. II Commercial Fisheries/Maritime Activities Stream protection
 Floodplain (Y/N): N Floodplain Zone (Zone A/Zone AE): N Proposed Elevation Above Floodplain Zone: N/A
 Tax Program: No Tax Program Agricultural Open Space Tree Growth

STATEMENT OF INTENDED USE:

This is a existing Cell Tower. Verizon is looking to make modification to there equipment by Removing (3) Sector Mounts and (12) Antennas. They will then install (3) Sector Mounts, (9) Antennas, (6) RRHs, (1) OVP, (1) NGOVP, and (1) 6x12 Hybrid Cable, and (1) 3x6 Hybrid Cable.

REQUIRED ATTACHMENTS:

The following attachments, forms, and/or documents are REQUIRED for the issuance of new permits in Bowdoinham, if applicable. Submission requirements may be waived if that information is not required to determine compliance with applicable standards. In all instances, the burden of proof shall be upon the applicant to present adequate information to indicate the statutory criteria for approval and that performance standards have been or will be met, per *Article 11.D.* of the Land Use Ordinance.

- Site Plan and Photographs of Location
- Evidence of Right, Title, or Interest
- Form HHE-200: Subsurface Wastewater Disposal Design
- Form HHE-211: Plumbing Application
- Application Fees
- Letter of Understanding and Supporting Documents

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 documentation provided on this form, and all other documents submitted as part of my proposal are 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:

 Darryl Gresham 1-16-2026
 Applicant's Signature Print Name Date

FOR OFFICE USE ONLY

Date Received: 1-20-26 Received By: Jason Lorrain

E-911 Needed (Y/N): N New E-911: N/A

HHE-200: N/A Fee: N/A HHE-211: N/A Fee: N/A

Building Permit Fee: \$25.00 Total Fee: \$25.00 Date Paid: 1-21-26

CEO/LPI Signature: _____ Date Approved: _____

LETTER OF UNDERSTANDING

Code Enforcement Officer Permit Application: Attachment I

Applicants seeking a Code Enforcement Officer Permit should be aware of the responsibilities and actions required to do so. This letter has been written to ensure that you understand the application and the permitting process. This is not intended to be a comprehensive summary of the Performance Standards, so if you have any questions, please reference the Land Use Ordinance, or contact the appropriate municipal official.

Code Enforcement Officer Permit Applications consist of three pages, all of which must be filled out to the best of your ability. A Site Plan can be completed on *Page 4* of this Application or submitted as a separate attachment. The following attachments are required for ALL Applications:

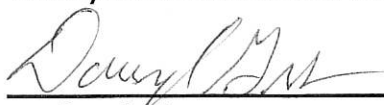
- Site Plan (*Page 4 of the Code Enforcement Officer Permit Application, Article 11.D.1.a.*)
- Proof of Right, Title, or Interest in the Property (*Article 11.D.1.d.*)
- Application Fee (*Article 11.D.2.*)

In all cases, the applicant shall have the burden of proving that the proposed project, development, or land use activity is in conformity with the purposes and provisions of the Land Use Ordinance (*Article 11.C.1.b.i.*). The Code Enforcement Officer does not have the ability to make property line or boundary determinations, and the application process does not require that determinations from a licensed surveyor be submitted unless specifically requested as a supporting document. The Code Enforcement Officer can only measure setback distances based upon the submitted information. The failure of the applicant to accurately depict setbacks on their submitted materials may result in enforcement actions being taken against them (*Article 12.C.*).

Once issued, the Building Permit consists of two pages. The first page will outline the project and any Conditions of Approval that must be met to receive a Certificate of Compliance. The second page will list the inspections that are required, and that must be passed, to receive a Certificate of Compliance. A checkmark will indicate that the specific inspection is required for that Permit. You or your contractor must contact the Code Enforcement Officer or Local Plumbing Inspector to receive an inspection. Prior to the occupancy or use of a Permitted structure, you must obtain a Certificate of Compliance. The failure of the applicant to request a final inspection and obtain a Certificate of Compliance may result in enforcement actions being taken against them (*Article 11.B.4., Article 12.C.*).

Permits expire one year from the date of issuance if a substantial start is not made the in construction or use of the property during that period. If a substantial start is made within one year of the issuance of the permit, you will have one additional year to complete the project, at which time the permit will expire. You may request, in writing, no more than two one-year extensions of the deadline prior to the expiration of the permit (*Article 11.C.1.c.*).

I certify that I have read and completely understand this letter:



Applicant's Signature

DARRYL GRESHAM

Print Name

1-16-2026

Date

REQUIRED SITE PLAN

Code Enforcement Officer Permit Application: Attachment II

On this page, or on a separate attachment, provide a site plan which includes: (1) nearby property lines and relevant dimensions of your lot; (2) roads and driveways; (3) nearby water bodies including brooks, wetlands and ponds; (4) the location and setbacks from property lines of all proposed structures or additions; (5) the location and setbacks for any existing structures; and (6) the location of any existing or proposed well or subsurface wastewater disposal system.



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Town Manager

Town of Bowdoinham
13 School Street
Bowdoinham, ME 04008

Phone: 207 666-5531
Fax: 207 666-5532
E-mail: townmanager@bowdoinham.com

January 20, 2026

Bill To:

American Towers
1777 Sentry Parkway
West Vera 17 Ste 400
Blue Bell, Pa 19422
(Tax Map: R02, Lot: 63-C-On)
Location: 12 Quarry Lane

Please Make Payment To:

Town of Bowdoinham
13 School Street
Bowdoinham, ME 04008

All Checks To Be Made Payable To:
Town of Bowdoinham

Item	Date	Description		Total
CEO Application Fee	1/20/26	Site Plan Review-Tier I Application Fee.		\$25.00
			Subtotal	\$25.00
			Shipping, Fax, E-mail	
			Miscellaneous	
			Balance Due Upon Receipt	\$25.00

pd in full 1-21-26
ck # 22276

Town of Boscobolnham

----- R e c e i p t -----

*** RECEIPT ***

01/21/26 9:44AM 10:55:57 55147
TYPE----- REF--- AMOUNT

**AMERICAN TOWER, LLC

CMO APPLICATIONS 12 (QUARTY 25.00

R02/063-C-08

Total: 25.00*

Paid By: NETWORK BUILDING & COMMUN

Remaining Balance: 0.00

Thank you!

Check: 25.00
22276 25.00

Applicant: American Tower
Property Owner: Timothy Dubuc
Date: 2-26-26
Location: 12 Quarry Lane
Tax Map/Lot: R02-63-C-On
Proposed Development: Modification to an existing cell tower.

Site Plan Review Application Checklist – Tier I

Submission Requirements	Submitted	Waiver Requested	Staff Comments
a) Submission Requirements for Tier I projects. The applicant shall submit two (8) copies of the following:	X		The applicant provided 8 copies
(i) Completed application form.	X		Complete Application provided.
(ii) Evidence of right, title or interest in the property.	X		Amendment to Site Agreement.
(iii) Evidence of payment of application fee.	X		Copy of invoice and receipt.
(i) Site plan of the parcel at a scale of not more than one hundred (100) feet to the inch showing as a minimum:	X		In feet (1 unit = 10 feet)
(A) the name of the development, north arrow, date and scale;	X		Located on detailed site plan- G-001.
(B) the boundaries of the parcel, as shown on the Town's Tax Maps;	X		Tax map provided.
(C) existing buildings, structures, or other improvements on the site;	X		Located on detailed site plan- C-101.
(D) existing restrictions or easements on the site;	X		N/A
(E) the location and size of existing utilities or improvements servicing the site;	X		N/A
(F) proposed development including locations of buildings, impervious areas, storage areas, signage and lighting;	X		Located on C-201: Tower Elevation.
(G) if a private sewage disposal system will be used, a suitable location for a system.	X		N/A

Applicant: American Tower
Property Owner: Timothy Dubuc
Date: 2-26-26
Location: 12 Quarry Lane
Tax Map/Lot: R02-63-C-On
Proposed Development: Modification to an existing cell tower.

(ii) Breakdown of proposed project costs.	X		In the narrative (\$15000.00).
(iii) A narrative describing how the proposed project meets the Approval Criteria in Section VI, along with the necessary supporting evidence.	X		In the narrative.

Abutter List- 12 Quarry Lane

Tax Map: R02, Lot: 63-C-On

1. Alfred Booty
88 Pond Road
Bowdoinham, Me 04008
Tax Map: R02, Lot: 63

2. Anthony Dulac
66 Pond Rd
Bowdoinham, Me 04008
Tax Map: R02, Lot: 63-D

3. Courtney LaFrance
11 Quarry Lane
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-F

4. James D. Valley
23 Lincoln Street
Richmond, Me 04357
Tax Map: R06, Lot: 40-G

5. Department of Inland Fisheries and Wildlife
14 Main Street
Brunswick, Me 04011
Tax Map: R06, Lot: 40-H



Town of Bowdoinham

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Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Timothy Dubuc, Jr.
11 Quarry Lane
Bowdoinham, Me 04008
(Tax Map: R02, Lot: 63-C)

RE: Notice of Site Plan Review-Tier I Application – (Tax Map: R02 Lot: 63-C-ON)

To Whom It May Concern:

The Town of Bowdoinham received a Site Plan Review- Tier I application from American Tower for review on January 20, 2026. The applicant is proposing to remove three (3) sector mounts and 12 antennas. Also, install three (3) sector mounts, 9 antennas, six (6) RRHs, one (1) OVP's, one (1) NGOVPs, one (1) 6 x 12 hybrid, and one (1) 3 x 6 hybrid cable at 12 Quarry Road. The property consists of one (1) acre of land and is located within the Village II District.

Furthermore, the proposed project is classified as a Tier I application, however, condition number 10, of the original approval states "any material changes, modifications or alterations to the project from the plans and information submitted as part of this application must receive prior written approval from the Town of Bowdoinham Planning Board". And it is for this reason that the Code Officer has referred this application to the **Planning Board** for review.

To conclude, the preliminary review of the application has deemed the application complete, and as a result, it will be placed on February 26, 2026, Planning Board agenda for completeness review.

Pending applications are accessible at the Code Office for review.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Jason Lorrain".

Jason Lorrain
Code Enforcement Officer/LPI
13 School Street
Bowdoinham ME, 04008
ceo@bowdoinham.com
207-666-5531



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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Stephen & Tracy Gorham
42 Pond Rd
Bowdoinham, Me 04008
(Tax Map: R02, Lot: 67-5)

RE: Notice of Site Plan Review-Tier I Application – (Tax Map: R02 Lot: 63-C-ON)

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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Courtney LaFrance
11 Quarry Lane
Bowdoinham, Me 04008
(Tax Map: R02, Lot: 64-4)

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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Anthony Dulac
66 Pond Rd
Bowdoinham, Me 04008
(Tax Map: R02, Lot: 63-D)

RE: Notice of Site Plan Review-Tier I Application – (Tax Map: R02 Lot: 63-C-ON)

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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Alfred Booty
88 Pond Road
Bowdoinham, Me 04008
(Tax Map: R02, Lot: 63)

RE: Notice of Site Plan Review-Tier I Application – (Tax Map: R02 Lot: 63-C-ON)

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Jason Lorrain
Code Enforcement Officer/LPI
13 School Street
Bowdoinham ME, 04008
ceo@bowdoinham.com
207-666-5531

January 16, 2026

Detail Narrative

Re: Bowdoinham / ATC 371959 - Verizon Modification

Dear Planning Board

Verizon is proposing to modify their antennas and equipment on the existing tower located at Hilltop 88 Pond Rd by removing (3) Sector Mounts and (12) Antennas.

Verizon will then install (3) New Sector Mounts, (9) Antennas, (6) RRHs, (1) OVP, (1) NGOVP, and (1) 6x12 Hybrid Cable, (1) 3x6 Hybrid Cable.

This is a very minor modification of the Verizon Equipment, we are not doing anything different, we are not increasing the height or expanding the original foot print, the estimated cost of the removal and replacement of the Verizon Equipment is 15,000.

Please let me know if you require additional information.

I can be reached at **267-304-1349 or dgresham@nbcllc.com**.

Thank you for your assistance.

Sincerely,

Darryl Gresham

Darryl Gresham
Site Acquisition Associate
Agent of Verizon



Submission Requirements for Tier 1 projects. The applicant shall submit 8 copies of the following.

- 1 Complete application form. **Attached.**
- 2 Evidence of right, title or interest in property. **Attached.**
- 3 Evidence of payment of application fee. **Attached.**
- 4 Site plan of the parcel at scale of not more than one hundred (100) feet to the inch showing as a minimum. **See page C-101 of the plans.**
 - A. The name of the development, north arrow, date and scale. **See page G-001 of the plans.**
 - B. The boundaries of the parcel, as shown on the Towns Tax Map **Attached**
 - C. Existing buildings, structures or other improvements on the site. **See page C-101 of the plans**
 - D. Existing restrictions or easements on the site. **N/A**
 - E. The location and size of existing utilities or improvements servicing the site. **N/A**
 - F. Proposed development including locations of buildings, impervious areas, storage areas, signage and lighting. **See Page C-201 of the plans.**
 - G. If a private sewage disposal system will be used, a suitable location for a system. **N/A**
 - H. Breakdown of proposed project cost. **In Detail Narrative**
 - I. A narrative describing how the proposed project meets the approval criteria in section VI, along with the necessary evidence. **In Detail Narrative**

REDACTED

AMENDMENT TO SITE AGREEMENT

Site Name: Bowdoinham
Site I.D.: ME016

Site Address: 88 Pond Road
Bowdoinham, ME 04008

This Amendment to Site Agreement (the "Amendment") dated this 16 day of October, 2002, is made by and between Daniel R. & Cathy L. McKenna ("Owner") and Spectrum Resources Towers, L.P. ("Spectrum").

WITNESSETH

WHEREAS, Owner and Spectrum are parties to that certain Site Agreement dated January 10, 2000, as modified by a subsequent amendment, for the purposes of leasing certain real property located on Pond Road, Bowdoinham, Maine (the "Agreement");

WHEREAS, Owner and Spectrum desire to amend certain provisions of the Agreement;

1. Suspension of Time for Commencement of Rent. Owner and Spectrum hereby agree that Spectrum's obligation to commence paying rent as set forth in the Agreement shall be suspended and discharged beginning October 1, 2002 for a period ending September 30, 2003 (the "Suspension Period"). In the event that Spectrum commences construction of the Facility during the Suspension Period, the suspension shall terminate and Spectrum shall initiate paying rent (prorated for any partial month).


Any capitalized term used herein, but not defined, shall have the meaning ascribed to such term in the Agreement.

The parties agree that, except as amended herein, the terms and conditions of the Agreement shall remain in full force and effect; provided, however, that in the event of a conflict between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment shall control.

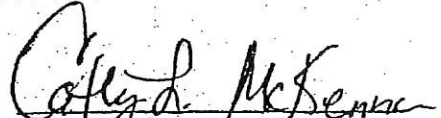
IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective upon the date set forth above:

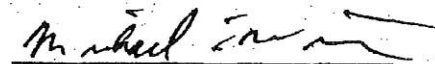
OWNER:

SPECTRUM RESOURCES TOWERS, L.P.


Daniel R. McKenna

by and through its General Partner,
Mesa Communications Group LLC


Cathy L. McKenna


Michael T. Williams, President

AMENDMENT TO SITE AGREEMENT

REDACTED

Know all men by these presents, that Daniel R. McKenna and Cathy L. McKenna ("Owner") and Spectrum Resources Towers, L.P. ("Spectrum"), respectively, do hereby in consideration of our mutual promises herein contained, delivery and recording of an easement for access and utilities over land now or formerly of Dulac,

amend their Site Agreement dated January 10, 2000, by striking Section 3, Rent, in the body of said Agreement and on Exhibit C thereof in their entirety and substituting and inserting in place thereof the following:

3. Rent.

Daniel R. McKenna and Cathy L. McKenna

Spectrum Resources Towers, L.P.

Daniel R. McKenna

By: Michael [Signature]

Cathy L. McKenna

Address: 88 Pond Road
Bowdoinham, ME 04008

6400 Arlington Boulevard #1000
Falls Church, VA 22042

Date: April 11, 2002