



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: Amanda Blancato
Mailing Address: 116 Hunter Lane Bowdoinham, Maine, 04008
Telephone: (207) 740-0072
Right, Title, Interest in Property: Owner Other _____
(appropriate documentation must be provided)

Contractor/Agent Information:

Name: John M Cote
Mailing Address: 40 Cote Wls Lane Bowdoinham ME 04287
Telephone: office # 207-666-3316
Contractor Agent – Certification: None owner of Bld. JT

Property Information:

Map/Lot Number: on Town Records U01-80
Property Address: 20 Main Street Bowdoinham
Lot Size: 0.15 Lot Frontage: _____
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
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Project Description:

Building half walls to divide rooms and adding a kitchen area. Painting the walls.

CEO NOTE: OUTDOOR PARKING, PLAY AREA

Attachments (the following items are required):

DAY CARE CENTER

- 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.

ABlanca 3-28-23
Applicant Signature Date

Amanda Blanco
Print Name

FOR OFFICE USE ONLY
Received On: 1/20/2023 Fee Paid: _____
MR. [Signature] 4/20/2023
Signed Date

Lease Agreement

John M. Cote
 40 Cote Woods Lane
 Bowdoin, ME 04287

John M. Cote hereby rent the property on 20 main street Bowdoinham, Maine
 to Amanda Blancato under the conditions as follows:

1. Leasing Terms: No set Time Per Owner's request the Tenants give the Owners at least a 30 day notice prior to vacating the rental property.
2. Tenants will provide owners with a \$1350 security deposit.
3. The monthly rent of \$1350 will be paid to the Owners at the beginning of each month either by mail or in person to the address provided by the Owners. Please make checks payable to John M. Cote.
4. Rent includes the following appliances:
 - A.
 - B. None
 - C.
5. Services provided by the Owners to the Tenants:
 - A. Lawn service
 - B. Snow plowing and shoveling
6. Owners not responsible for:
 - A. Personal property due to fire or other circumstances
 - B. Personal injuries incurred on the property.
 - C. Tenants agree to live in unit at own risk.
 - D. Tenants are responsible for own renters' insurance.
7. Tenant shall not assign this agreement or sublet the rental property without the written consent of the owners. Such consent shall not be withheld without good reason relating to the prospective tenant's ability to comply with this agreement.
8. Tenant agrees that it is his or her responsibility, prior to vacating the premises, to clean the entire unit including the refrigerator, closets, cabinets and floors.
9. No alterations to unit allowed.
10. The owners shall have the right to enter the premises at a reasonable hour to examine, repair and maintain the unit.
11. Tenant shall use the property solely for personal use and Daycare
12. Renter agrees to be the sole tenant in the unit.

- 13. Tenant agrees to have no pets and to not smoke in the unit.
- 14. Trash pick up is on Wednesdays, \$2.00 per bag. Please leave on the front doorstep of unit.

Dumpster onsite Included

Signed and Dated:

Tenants: _____

Owners: _____

Utilities Tenants Pay. Separate From rent

① C.M.P - Elec.

② Water

③ Heating - Fuel

Signing \$ to start Lease agreement

① 1st Month rent \$1350⁰⁰

② Last Month rent \$1350⁰⁰

③ Security Deposit \$1350⁰⁰

Total amount. \$4050⁰⁰



Little Rascals Daycare LLC

Owner: Amanda Blancato

Email: blancato1605@gmail.com

Phone: (207) 740-0072

To whom it may concern,

My name is Amanda Blancato and I own Little Rascals Daycare LLC here in Bowdoinham. I have been open and delivering care to families for two years now. I am very passionate about my job and take it very seriously. Over the past few years since COVID hit and the cost of living has gone up, childcare has been in a crisis. In the surrounding towns, there are very few daycares with limited availability. I am the only daycare in Bowdoinham and I too am limited as a provider. The home daycares and centers that are around have a 1-2 year waitlist. This is leaving a lot of families at a loss, impossible to enroll anywhere at the moment. I have had many families coming to me because they are on those waitlists or their daycare is shutting down. Currently I am limited on the number of children I can care for in my home. In an effort to fix this problem and provide our community with this much needed resource, I have found a building owned by John Cote (20 main street) that I've been approved to rent for Little Rascals Daycare, LLC. I have completed all the next steps with the fire marshal's department and the State. I have reached out to Matt, the code enforcement officer here in Bowdoinham. He has brought up his concerns with some of the codes currently in place. I am writing this letter to request these codes are waived for my daycare facility. The following are two of the codes brought to my attention as discussed thoroughly with Matt and Darren.

A.) Day Care Centers and Nursery Schools shall have at least 1,000 square feet of lot area per child.

They have informed me that the square foot lot space is 6,534ft, and states you require 1,000 square lot footage per kid according to (Article 10.E.11.a.). Per the state it is 35 square feet per kid for inside space and no requirements for outside space for them. I am hoping that considering the state doesn't require this in any towns in Maine, that you will consider the waiver.

B.) There shall be a twenty-foot setback for outdoor play areas in side and rear yards, which setback shall be enforced by fencing and/or plantings. Outdoor play areas shall not be permitted in front yards or yards adjacent to a street.

Outside space is required to be 20 feet from the property line. I am hoping you waive for me to be 10 feet from the property line. Again, the State has no requirements for any outdoor play space for daycare children. However, I do anticipate making a safe outdoor play area. I intend to fence in the area as far back as required by town with the lot space at 20 Main Street. There will always be an employee and or myself present while outdoors. Safety measures will be taken each time children transition from inside to outdoor play. I will have ropes handles that children will hold to stay close and walk safely to the gated area while being monitored.

This next step in my business is very important and close to my heart. I want to stay in my home town and give Bowdoinham a great daycare for families in our community as well as surrounding areas. My state worker has expressed to me the dire need in daycare centers right now, and I anticipate this need will continue to grow. To the best of my knowledge, I believe there has not been a daycare center in Bowdoinham in over 10 years. I am determined to give this town the childcare they deserve and allow families to return to work. I would be giving this town before and after care for school aged children, as well as job opportunities within my facility. I've experienced several struggles in providing care to as many children as possible in my home environment. I am limited on the number of school aged kids I can currently have in my home. I have also been held back by the transportation department for not having enough space on my bus route to accommodate more children. I want to make a difference. I want to be here for years and grow with our community. I want to assure parents in this town that they can go to work and have a safe place for their kids to go to after school until they get out of work. Bowdoinham needs this, parents need this, and the children deserve this. I am planning to make my center an educational, safe, fun, structured, responsible, and comforting daycare. I am asking you all to consider what I'm offering and what a difference this can make in our town. I have learned a lot in the past two years and I have found that I love my job the more I do it. It's the most rewarding job. I am determined to make a difference to provide a successful and long-term daycare center.

LAND USE ORDINANCE

Daycare Owner: Amanda Blancato

Little Rascals Daycare LLC

Building Owner: John Cote

20 Main Street Bowdoinham

1. **Vehicular Access-** I have drawn up a traffic plan and submitted it to you all. I have found a way to make everything flow in a safe and fast manner. Please see the traffic flow plan I have provided.
2. **Internal Vehicular Circulation-** The traffic flow plan that I submitted also shows where there will be parking for employees as well as a parking spot if a parent is picking up and it's a longer pick up due to a kid sick/or any other issues. They will be able to pull up to the parking spot to avoid holding up the pick-up circle if any other parents were to need to come at that time. Snow removal after the town has plowed, I will take responsibility to make sure there is a safe exit and still enough room for my drop off/pick up circle. There will never be parking directly in front of the building on the side walk that will be there for emergency vehicle parking if there was ever an emergency. If needed I can have employee's car pool and parking at the water front. I even could have them park at my house and transport to the daycare before opening hours. If allowed I will buy a sign that is giving awareness that there is "children at play" "Daycare in session" "Drop off and pick up daycare circle ahead".
3. **Pedestrian Circulation-** The side of the building that I have there is also a side walk across the street but also willing to put a pedestrian sign up and aware parents they have the right of way. Also, an option to add in a cross walk before my building to give pedestrians a way to cross over, and put a daycare sign at the cross walk.
4. **Municipal Services-** N/A
5. **Visual Impact-** I would like to put a sign in the same place the previous business had. Where the sign is going to hang is in the same place as the last business and will not exceed the limits of size for the town. It will hang on a hanging sign in front of the building facing the road and possibly one on the side of the building coming up the hill, as this was also a place the previous business had.
6. **Lighting-** The lights in the building will be on from 6am-5pm, and only one security light that stays on during the evening, which is dim.
7. **Signage-** Hoping to be able to put a sign on the sidewalk "Children at Play". The sign hanging in the front of the building and side will be the only other signs.
8. **Buildings-** N/A
9. **Landscaping-** N/A
10. **Buffering-** N/A
11. **Utilities-** N/A
12. **Water Supply-** N/A

13. **Sewage Disposal- Septic** usage maximum for one day is 585 gallons. Kids are 10 gpd. I will be using 210 gpd with the amount with the max of 21 kids. Adults will be using 48 gpd, with 4 employees per day. The total usage per day will be 258gpd, which meets then standard.
14. **Fire Protection-** Required smoke detectors and carbon monoxide detectors will be placed in all sleeping areas are required by the fire marshal's office. I will have fire extinguishers as well in multiple places in the building. I will have a fire drill plan that we practice every month, and one drawn up and hung on the wall in multiple places in the daycare.
15. **Capacity of Applicant-** I have a loan that I am using to start the business, employees I am hiring and families to enroll to keep the business flowing and successful. I have been running my business successfully for the past 2 years. I have experience and knowledge on how to keep the business running successfully. I also already have an employee that helps now that will be moving to the center with me and her knowledge and experience on how my daycare is ran. I have 7 daycare kids enrolled currently that will also be moving over to the center with me.
16. **Shoreline-** N/A
17. **Floodplain-** N/A
18. **Wetland & Waterbodies-** N/A
19. **Historic & Archaeological-** N/A
20. **Groundwater-** N/A
21. **Wildlife Habitat-** N/A
22. **Natural Areas-** N/A
23. **Environmental Impact-** N/A
24. **Solid Waste Management-** Will dispose of daycare waste in the dumpster on the property.
25. **Hazardous, Special & Radioactive Materials-** N/A
26. **Air Quality-** N/A
27. **Water Quality-** N/A
28. **Stormwater-** N/A
29. **Sedimentation & Erosion Control** N/A
30. **Noise-** The daycare will only be open (with children present) 7am-5pm. A way to control the children at play outside is to bring out one age group at a time. Minimize how many are outside at once. The max number of kids that will be outside at one time would be 12. There is also a school a few buildings up the hill that runs out of the church and they have about 30 kids that go out at a time. I feel if this hasn't been an issue for owners around them, mine should not make a huge difference in the noise outside in this area.

Signage for the daycare center building!



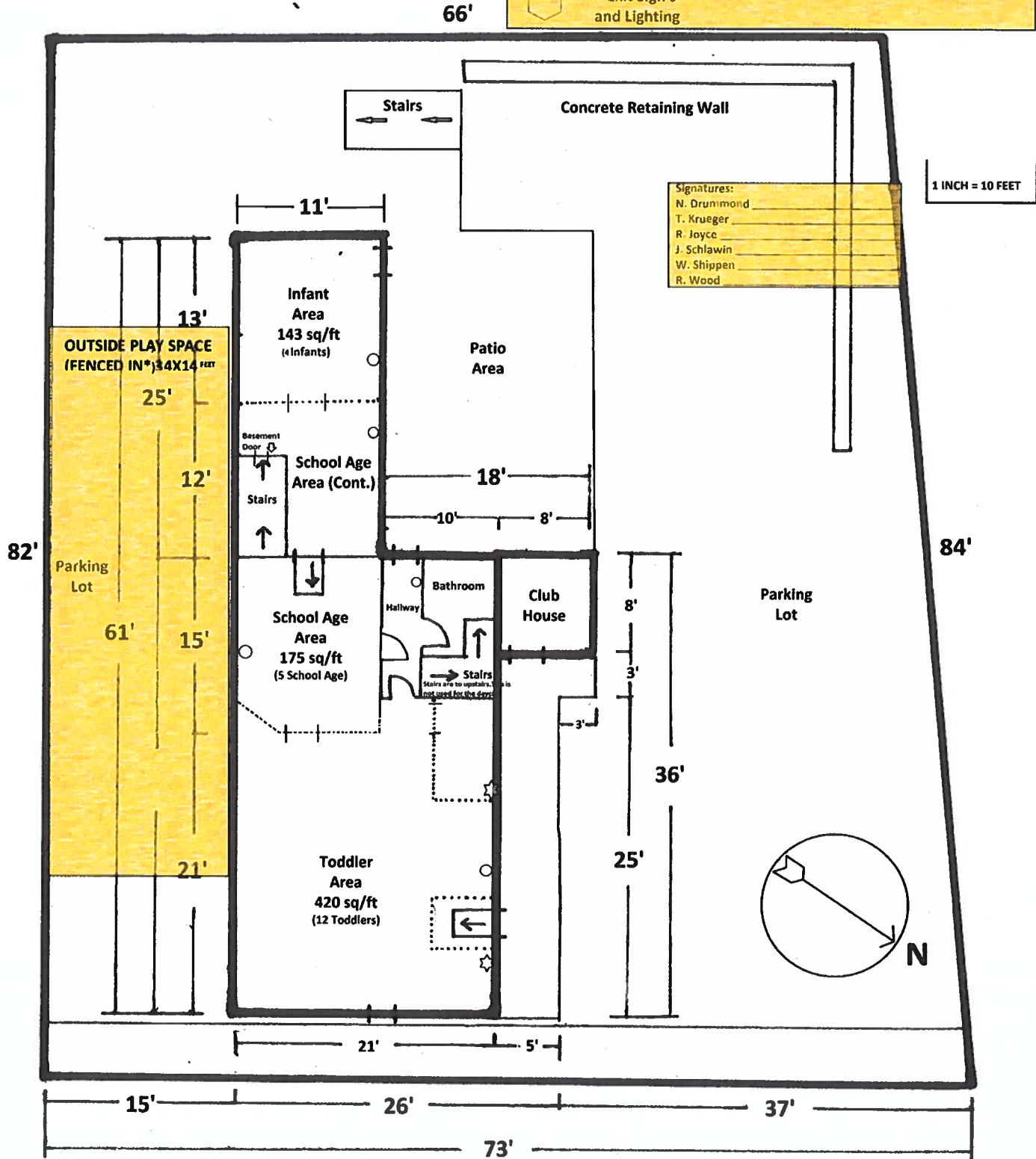
Little Rascals Daycare LLC

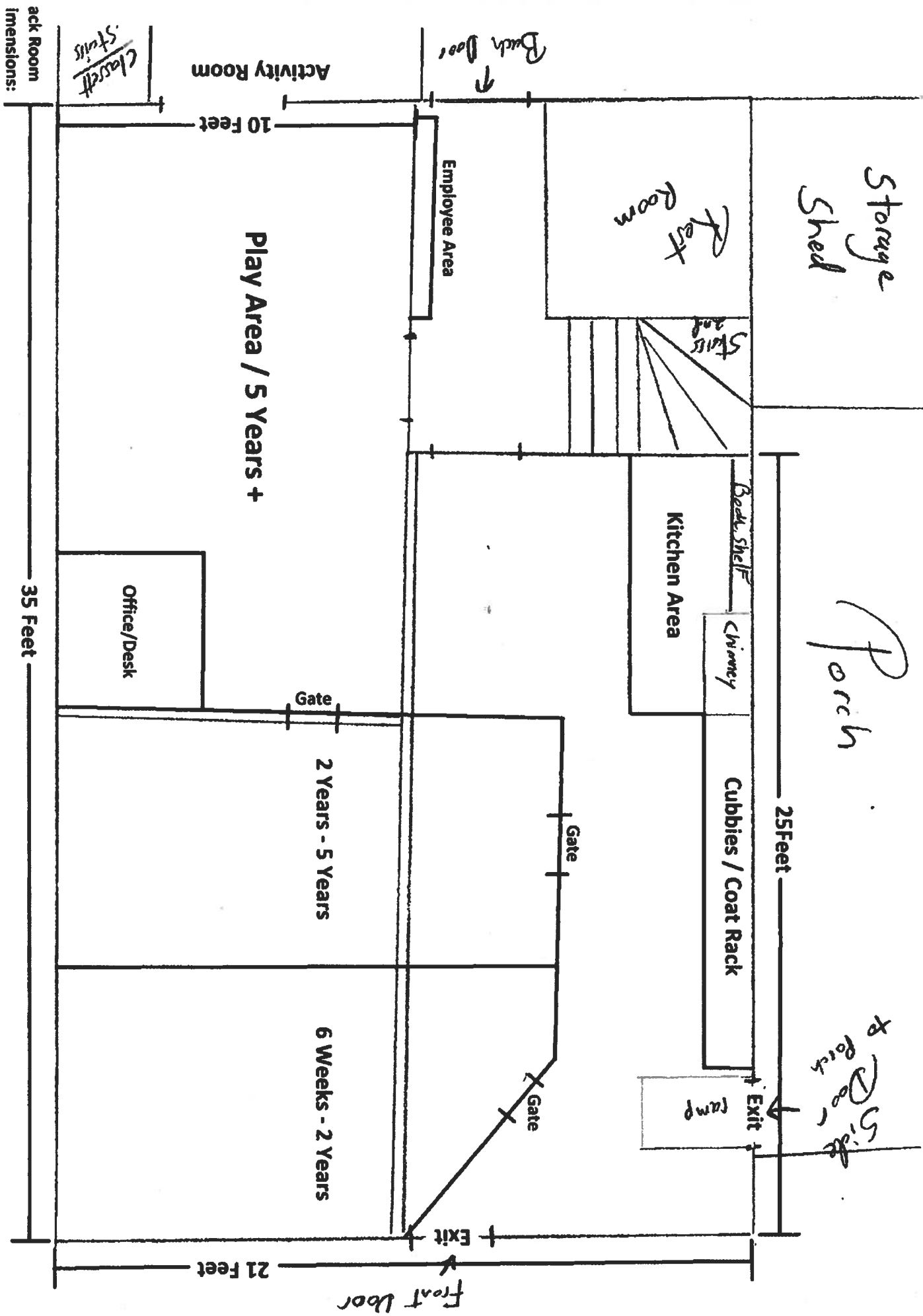


Little Rascals Daycare LLC
 Owner: Amanda Blancato
 Landlord: John Cote
 Address: 20 Main Street Bowdoinham, ME 04008

Key:

++ or ▽	= Doorway(s)	Solid Line	= Ext. walls/ Boundries	○	= Smoke & Carbon Monoxide Alarm (2 in 1)
↔	= Ramp(s)	Dotted Line	= Interior Partitions	☆	= Fire Extinguisher
⬠	= Exit Sign's and Lighting				





ack Room
Dimensions:
5' x 11'

35 Feet

Activity Room

10 Feet

Play Area / 5 Years +

Office/Desk

Gate

2 Years - 5 Years

6 Weeks - 2 Years

Gate

Gate

Gate

Exit

Front Door

21 Feet

25 Feet

Cubbies / Coat Rack

Chimney

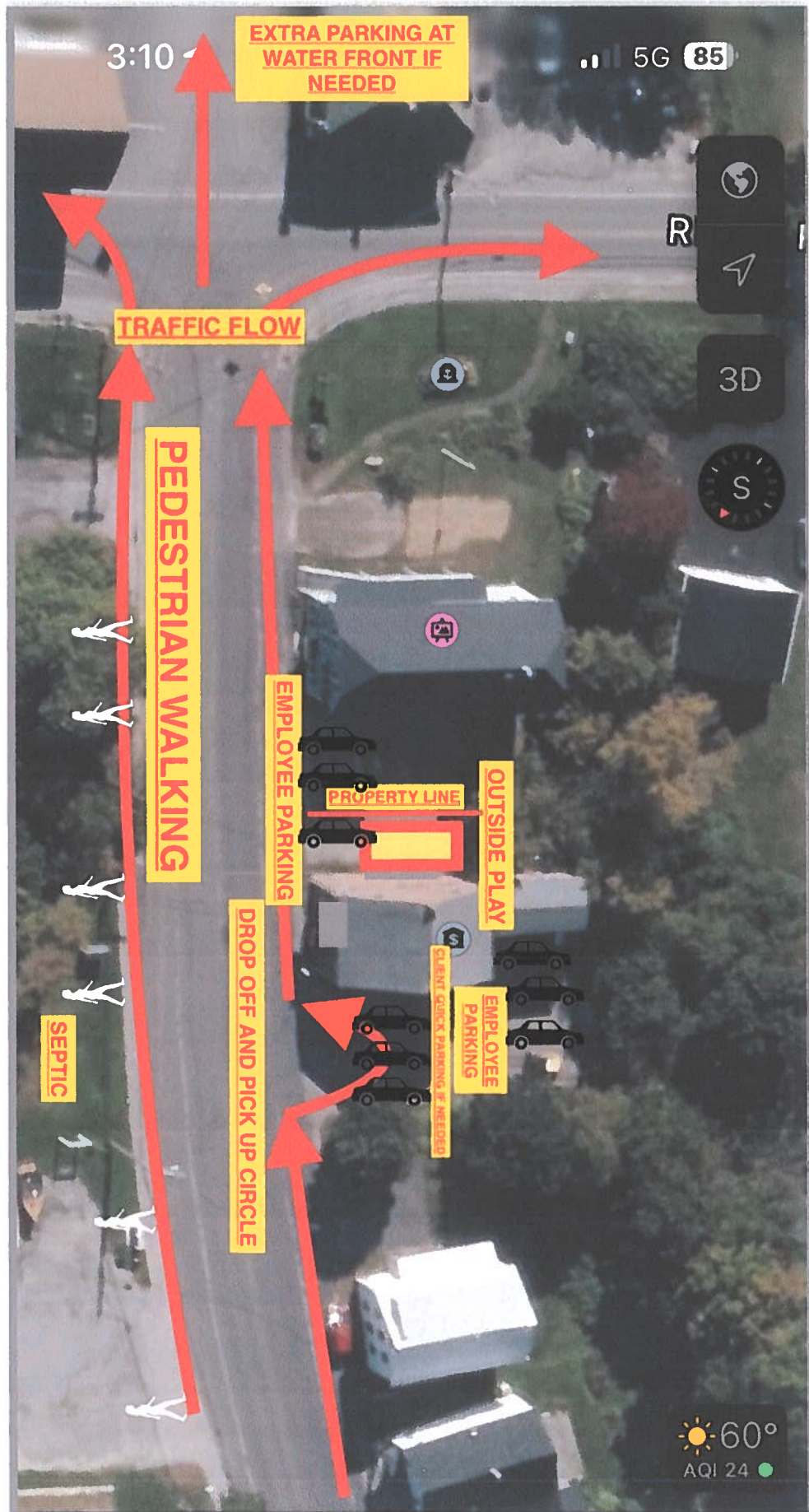
Kitchen Area

Bed Shelf

Exit Ramp

Side Door to Porch

Porch



Caption

