

Town Manager Report
November 10, 2025
Prepared by Nicole Briand, Town Manager

Town Hall Open House - Open House for Friday, November 14th, 4-7pm.
Dog Licenses Due – December 31st

Town Office Holiday Schedule:

Veterans Day – November 11th

Thanksgiving

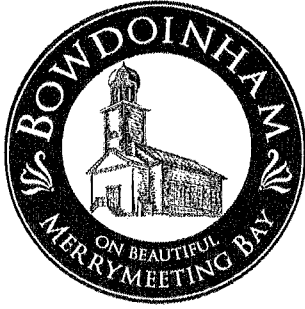
- November 26th – Office open 8am to noon. Office Closes at Noon (*unpaid*)
- November 27th & 28th

Christmas

- December 24th & 25th
- December 26th – (*unpaid*)

Updates:

- Dingley Road Extension - The clearing was completed last week. They started excavation and gravel installation this morning. As long as the weather cooperates, they expect to be substantially completed by Thanksgiving.
- Engine 2 was put back in service October 28th.
- Our solar project failed CMP's technical screen. We worked with Maine Solar Solutions to adjust the design, the updated version is 25 kW AC, using 2x 10kW plus 1x 5kW AC inverter instead of 3x 10kW AC inverters. The amended contract price is \$99,251.
- RJD Appraisal has started the revaluation process. The data collection process took place through our quarterly update process over the last four years. They are currently in Phase 2, sales review.
- Town Office Flooring – The flooring on the second floor and the first-floor lobby has been completed. The first-floor stairs are scheduled to be completed on Monday, November 17th.
- The emergency lighting is scheduled to be installed in the Library on Monday, November 17th.
- Waterfront Restrooms – The restroom door was ordered, and PDQ is still awaiting delivery. The Town has been fully reimbursed for the damage.
- The retaining wall work for Center Street and Ridge Road are scheduled for December.
- We've submitted our transfer application to the State.
- Town Hall is nearly complete, the contractor is working on our final punch list. We've scheduled the Open House for November 14th, 4-7pm.
- Riverfront Park - The lighting still needs to be completed, the light poles are on back order. Once we have the signed federal approval on our amendment request, we can discuss paving the walkways.
- Public Works Insulation Project – We have a roof inspection scheduled for November 13th with a rain date of November 19th. The first half of the building has been prepped, and the insulation is in process. We are putting the second half of the project on hold until the spring to ensure the insulation can be completed.



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

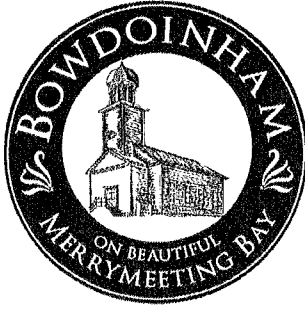
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Recreation and Older Adult Services October 2025:

Recreation:

- Adult Pickleball – the interest in adult pickleball has slowed significantly this fall. I did book a Wednesday evening time slot inside the gym at the school. However, there has been no one come to play to date. I have started a conversation with the Principal to see if we can create a Sunday afternoon slot, which may prove easier for folks to accommodate.
- The new tennis net poles did finally arrive. New poles and net with tension system have been installed for the fall. New net and poles will be removed in Nov/Dec for the winter months to maximize the service life.
- Cross Country Running wrapped up this month with the Championship meet in Cumberland on October 18th. Unfortunately, our host date of October 8th saw foul weather and the meet had to be cancelled.
- The new solar-powered electronic scoreboard has been ordered. We were given a tentative shipping date of November 20th. Volunteers are on board to help complete the installation and Home Depot is donating gift cards for the purchase of mounting lumber and/or hardware.
- Youth Basketball, as part of the Ararat Youth Basketball League, registration continued this month with registration closing on November 1st. We only have 3 girls registered at the 5-6 grade level. So, arrangements have been made to allow those three to join a team in Topsham where they will have ample playing time. Registrations were strong for the other three groups with the 5-6 boys having a big team and both the 3-4 boys and girls having two teams each. This years team sponsors are Colonial Hardwoods, Ancorum Credit Union, Harvest Tide Organics, O'Farrell Energy and Stonecipher Farm.
- Adult Volleyball began indoor play in the school gym beginning Friday, October 3rd and will meet on Friday evenings from 5-7pm through May.
- Facility winterization was started with shutting down the water to the snack shack and draining the lines, plugging the drain line for the skating rink area and mowing it down low, removing the batting cage and North field backstop nets and moving all maintenance equipment over to public works.
- Family Swimming at Bowdoin College pool continued through October. Numbers have been soft for this activity with such nice fall weather. We, as directors, are discussing starting later in the fall next year.
- Committee meetings attended this month: Age-Friendly, AYBL board, Sagadahoc Board of Health, MidCoast Cash, and Bath Brunswick Resource Coalition



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Older Adult Services:

- This month the Committee met on Monday, October 20th. One new committee member and a potential member were welcomed. Discussions were mostly centered around the assessment of year one of the Bowdoinham Community Connections pilot program. The next committee meeting is scheduled for Monday, November 10th.
- Bowdoinham Community Connections: Meetings included discussion of how the program can run better in year two, for both participants as well as volunteers. Volunteers are working on more organized forms and record keeping processes as well as how to better implement the "Assisted Rides" software.
- Sally, the Community Connector, has been hosting appointments in October to assist residents who wish to apply for LiHEAP assistance this year. This will be assistance with the online application process and/or obtaining a "Real ID" which having makes the proof of citizenship process much easier.
- Bridge and Cribbage continue on Wednesdays and Thursdays respectively.
- Luncheon this month was held on Thursday, October 10th. About 60 people attended and this was the first luncheon with new chef Sam Hayward. November luncheon is scheduled for Thursday, November 13th with Phil Davis from Sagadahoc Emergency Management Agency presenting the RAVE notification system.
- Age Friendly Bowdoinham attended the 2025 AARP Maine annual meeting at Wolfe's Neck in Freeport to accept the "2025 Beacon Community Award". Since 2021, AARP Maine has identified an age-friendly community in Maine to recognize and celebrate each year with its *Beacon Community Award*. This year's winner is Age-Friendly Bowdoinham, a member of the AARP Network of Age-Friendly States and Communities (NAFSC) since 2015. The trophy and letter from Senator Collins that were received are on display in the glass case at the Town office.
- Medical Equipment loaned out this month includes 2 wheelchairs, 1 shower bench, 2 commodes and 2 rollators. Donations coming in included 1 knee scooter, 1 walker and crutches. We are currently looking to increase our inventory of new or "lightly-used" wheel chairs and rollators. These are our most requested items and our inventory is critically low. We are planning a donation campaign through social media and "the Bowdoinhammer".

Bowdoinham Community Connections

October 2025 Report

Program Work

1. We continued working with several community members offering 1:1 personalized assistance.
2. We continued to assist community members with LIHEAP / LIAP applications and successfully completed applications for two people--they have since been notified that when the money is made available that they will receive approximately \$550.
3. We hosted a second bulky waste day to help people in the community without transportation or physical ability to remove and dispose of large items in their homes. Three volunteers participated and four residents were assisted. Below is the email I received from our lead volunteer on Bulky Waste day. It's clear that this event had a positive impact on not just the people we assisted, but also on the participants that volunteered their time to help.

It was a small group of 3 of us this morning, but we accomplished what we had set out to do (and more).

We picked up 3 mattresses and an old chair on Carding Machine, and then drove over to Post Rd, where we collected a curio cabinet, a dining room table, a huge 2-piece hutch, and a storage cabinet. We were going to drop everything at public works, but decided to stop by the recycle barn first. The hutch, table, and curio cabinet were in such great shape that we donated them to the gift shop instead of tossing them into a dumpster.

While we were at the barn, another customer turned up with a flat tire that needed changing. One of us helped change the tire while the other volunteer and I unloaded furniture.

We took the rest to public works, where Jacinta proudly directed us to another Bowdoinhammer who needed a truck in order to get rid of a push mower and a box spring. So we helped him out, too.

In all, it was a full morning (9-12), but people were all happy and thankful for our help.

Participants

At a minimum we supported 14 community members in some way.

Volunteers

Our volunteer team, which includes Sally, Jason, and Maureen, now totals 12 members. We held only one team meeting in October, canceling the second so that members could attend the AARP annual meeting, where the Town of Bowdoinham and Age-Friendly Bowdoinham were honored with AARP's Beacon Award. It was a lovely event, and we received many positive comments and congratulations from those in attendance.

Two of our volunteers traveled to Blue Hill to meet with a representative from the Healthy Peninsula pilot and learn more about their use of Assisted Rides. They later met with Maureen and Jason to share what they learned and discuss how to tailor the tool for BCC. Afterward, they met with Sally, and together the group made significant progress in adapting the system to our team's specific needs. Those volunteers have agreed to continue preparing the platform by uploading volunteer and participant information and creating training materials. Our goal is to begin actively using Assisted Rides in January.

Bowdoinham Fire & Rescue

October 2025

	FIRE	EMS	BURN PERMIT
10/1/2025	1295 mm 38 north - vehicle crash		
10/2/2025		White Road - breathing problem	
10/3/2025		Hillcrest Lane - back pain	1
	M/A Richmond Kimball Street - elevator emergency		
10/4/2025		Preble Road - fall	5
		Post Road - sick person	
10/5/2025		Pond Road - back pain	2
		Preble Road - fall	
10/6/2025		Center Street - unconscious person	
		Preble Road - sick person	
10/7/2025		Post Road - allergic reaction	
		Preble Road - sick person	
		Preble Road - unconscious person	
	Post Road - fire alarm		
		Preble Road - sick person	
10/8/2025	M/A Richmond Kimball Street - elevator emergency		4
	M/A Bowdoin Store Road - gas leak		
		Pond Road - stroke	

	M/A Bowdoin Litchfield Road - cardiac arrest	M/A Bowdoin Litchfield Road - cardiac arrest	
10/9/2025		Ridge Road - abdominal pain	2
		Post Road - breathing problem	
	Cemetery Road - fire prevention activities	Cemetery Road - fire prevention activities	
		Preble Road - unconscious person	
10/10/2025	River Road - electrical hazard		3
10/11/2025	I295 mm 41 - vehicle fire		3
	Post Road - PI vehicle crash	Post Road - PI vehicle crash	
10/12/2025		Post Road - psychiatric evaluation	4
	M/A Richmond Augusta Road - electrical hazard		
10/13/2025		Delcourt Woods Ln - chest pain	
10/14/2025			
10/15/2025			
10/16/2025			
10/17/2025		Beechnut Ridge - fall	

10/18/2025			Post Road - fall	1
	M/A Richmond Augusta Road		M/A Augusta Road Richmond	
10/19/2025			Post Road - fall	
10/20/2025				
10/21/2025	Wallentine Road - structure fire		Wallentine Road - structure fire	1
	M/A Litchfield Hallowell Road - station coverage			
			Bay Road - heart problems	
10/22/2025				2
10/23/2025	Post Road - lift assist		Post Road - lift assist	
			Preble Road - sick person	
10/24/2025				1
10/25/2025				6
10/26/2025				3
10/27/2025			Post Road - fall	1
			Millay Road - fall	
			Millay Road - fall	
			Millay Road - fall	
10/28/2025			Millay Road - fall	
10/29/2025	Small Road - smoke investigation			
10/30/2025			Post Road - breathing problem	1
10/31/2025	Preble Road - structure fire		Preble Road - structure fire	
			Carding Machine Road - sick person	
TOTAL RUNS	18	37		40



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Planning:

The Planning Board met on October 23, 2025, from 6:00pm to 8:33pm.

Item 1: Call Regular Meeting to Order & Determine Quorum.

- Outcome: Planning Board determined that they had a quorum.

Item 2: Consideration of Meeting Minutes for September 25, 2025.

- Outcome: The Planning Board approved and signed the minutes for September 25, 2025, as amended.

Item 3: Planning Board invited Peggy Christian, the chair of the Comprehensive Plan Committee, to this meeting to give a brief update on when and how to engage with their committee on the drafting of an Open Space Plan.

- Outcome: The Planning Board confirmed with Ms. Christian that the Committee is not seeking to draft changes to the Land Use Ordinance, to which she agreed is outside the scope and ability of the Committee. Mr. Drummond encouraged the Committee to keep the Planning Board informed of any discussions that may impact land use.

Item 4: Land Use Ordinance: Reorganization Discussion of Articles 1-5, 11, and 12.

- Outcome: The Board discussed the work that Jay Hodde had conducted on reorganizing the Land Use Ordinance and agreed to continue reviewing the ordinance with the understanding that subdivision language should be saved for last. The Board also decided to review Article 10: Site Plan Review at the November 20, 2025, Planning Board meeting.

Code Enforcement Report

Permits :

Permit Type	Oct.	Sept.	August	July	June	YTD
Building	7	5	4	10	1	136
Plumbing/Septic	4	9	7	9	6	136
Floodplain	1	0	0	0	0	2
Site Plan Review -Tier I	0	0	0	0	0	11
Land Use	0	0	1	1	0	9
New Dwelling Units	4	1	1	6	1	45
Demolished Dwellings	0	0	0	0	0	8
Inspections	30	23	20	22	8	310

Active Inspections and Violations :

- 1) **371 Carding Machine Road** (R06-033-B) – Issued a 3rd Notice of Violation (NOV) on October 15, 2024, and I sent it certified mail. I have received confirmation that Mr. Aase received all NOV's by signature confirmation. I did receive an email from Mr. Aase that described his plan of selling the property, however, there was no mention of working toward compliance. Property is now for sale. **No Change from the last report.**
- 2) **1441 River Road** (R12-019) – Currently, the Code Office issued a 4th N.O.V. and as a result, the Select Board authorized the Code Officer to work with the town's attorney regarding this matter. **Update:** The boats have not been removed by October 31, 2025, deadline that both parties had agreed upon. The town's attorney will advise the Code Office on the next steps in the enforcement action.
- 3) **780 Ridge Road** (R3-28) – At this time, the Code Office is scheduled to conduct a site visit with Nicole Briand at 780 Ridge Road on Friday, October 10, 2025. Also, the Select Board has authorized the Code Officer to work with the town's attorney on this matter. **Update:** The Code Office and Mrs. Billington have agreed upon a certain items to be removed from the property by the December 1, 2025, at which point the Code Office will conduct a site visit to confirm the clean-up.
- 4) **473 Carding Machine Road** (R05-51) – I have been in contact with the property owner and Mr. Skipper has agreed to clean-up the property. I plan on conducting an inspection on September 26, 2025, for compliance. **Update for September :** Mr. Skipper is continuing to clean-up and improve the property.
- 5) **112 Pond Road** (R02-63-F) – The Code Office received a cannabis odor complaint from Mr. Booty, an abutter to 112 Pond Road, on August 14, 2025. I sent a letter to the property owner and the individual grow-facilities on August 18, 2025, requesting that each caregiver install additional carbon filters. It is valuable to note that I had not received a complaint from an abutter since May 16, 2025. Currently, five (5) out of the seven (7) grow facilities have contacted the Code Office regarding the latest request for more carbon filters. **Update for October :** I received another complaint from Mr. Booty on October 23, 2025, and for that reason, I issued a Notice of Violation to the property owner, Libby Holdings, LLC, and the two (2) grow facilities, specifically, Growing Balance and Cannabis for Medium LLC. Since issuing the Notice of Violations on October 29, 2025, only Growing Balance has contacted the Code Office and Mr. Wallace is going to install 3 additional carbon filters. The Code Office will conduct a compliance visit after the filters are installed.
- 6) **13 Small Way** (R02-16-B) – The Code Office received a complaint about the condition of the property at 13 Small Way from the neighbor, specifically, the neighbor is concerned about a travel camper that is located on the easterly side of the property, and whether it is being used as dwelling unit. In addition, the neighbor is concerned that the property meets the definition of a junkyard. Mr. Joshua Morgan is the owner of the

Active Inspections and Violations (cont'd):

- 7) property in question, and we meet at the property on September 3, 2025, to discuss the neighbor's concerns. As a result of the meeting, I have determined that the travel camper is not being used as a dwelling unit, and it meets the 10' setback requirement. Lastly, Mr. Morgan has agreed to remove the junk vehicles to become complaint with the Junkyard Law, and I plan on doing a site visit in November to check on the progress of the clean-up. **No Change from the last report.**
- 8) **5 Brook Lane** (R03-44F) – It was brought to the attention of the Code Office that a different business is operating at 5 Brook Lane then what was originally approved. The Code Office has not made contact with the property owner but plans to request a Site Plan Review Tier I application for a change of use. **Update:** the Property owner has not contacted the Code Office, and for that reason, I am going to send a second letter requesting a response from the property owner.
- 9) **14 Cemetery Road** (U03-13) – I contacted the property owner on August 18, 2025, concerning the condition of the property (Junkyard). Mr. Skelton contacted the Code Office on August 26, 2025, and we discussed a plan for action to clean up the property. He is the landlord for the property, and he is currently using the legal system to evict the tenants from the property. We agreed that Mr. Skelton would contact the Code Office every two weeks with an update, and Mr. Skelton has provided an update every two weeks as promised. **No Change from the last report.**

Comprehensive Planning Committee:

On October 8, the Comprehensive Planning Committee (CPC) held their regular monthly meeting to discuss their Open House meeting to be held during the first half of their November meeting where all are encouraged to come and learn more about their work and the Open Space planning process. They completed drafting a factsheet for their meeting which a tool to help discuss their work when recruiting committee members. Copies can be found at the town office and at: www.bowdoinham.com/CPC. Additionally, the committee plans to begin discussing the creation of a draft mission statement at their next meeting.

The Tree Subcommittee reported that they are nearing completion of their tree policy and would have it before the committee before the end of the year and are still on track to have it before the Selectboard for consideration in March 2026.

Economic Development:

Community Development Advisory Committee: On October 7, the Community Development Advisory Committee (CDAC) held their regular monthly meeting. The group discussed the feedback they received at Celebrate Bowdoinham about the new pavilion which was very positive. Many people took the time to cast their preferences for aesthetics. In addition, there were questions about how it would be paid for. Further, they collected 12 additional contacts who want to be kept in the loop on the process.

The Committee then discussed hosting numerous pavilion planning charettes with both the public and also with a few community groups such as the farmers and artisans to dive deeper into their needs for the pavilion. They are planning their November meeting to be focused on the farmers' needs and have provided specific outreach to them. They are considering January's meeting to focus on artisans.

The committee also heard a presentation from Kate Cutko on installing permanent story walk infrastructure at the Cathance Meadows park and the committee voted unanimously in favor and sent a letter to the Select Board in support.

Waterfront Projects

We are still waiting for the streetlights at the new park to be installed. Volunteers continue to mulch and weed the property, and we are so grateful for their help.

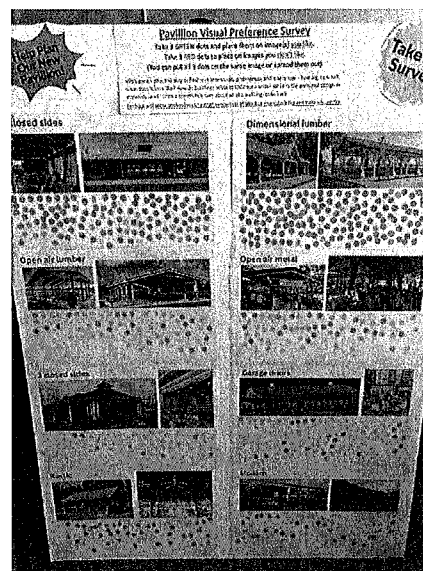
Also, we have a change order in with the Land and Water Conservation Fund that is still pending to pave the pathways at the park to make them more accessible.

Staff evaluated results of the RFP process for the MEMA BRIC project calling for a civil and structural engineering assessments for the yellow building and adding an engineered pre-treatment design to the yellow building's existing septic design. The review committee has made a recommendation to the Selectboard to hire Acorn Engineering for the project and a contract was signed in late October. The final report on the building would be made available by the end of February 2026.

Also, On September 25 the Town applied for a Maine Trails Program grant to improve 360 feet of the existing blue trail in the Cathance Meadows Trail System along with the creation of 220 feet of new creation of 220 feet of new trail, both surfaced with gravel and reclaim top dress, leading to a 20' x 20' observation platform. An 18" culvert is also included which would improve drainage in a low area. An existing foundation on site would be restored and fitted with a ramp, handrails, and guardrails to create a new accessible viewing area. Updated trail maps and five wayfinding signs are included to enhance navigation and overall user experience. Awards will be announced in November of 2025. NO NEW INFORMATION

Transportation Projects

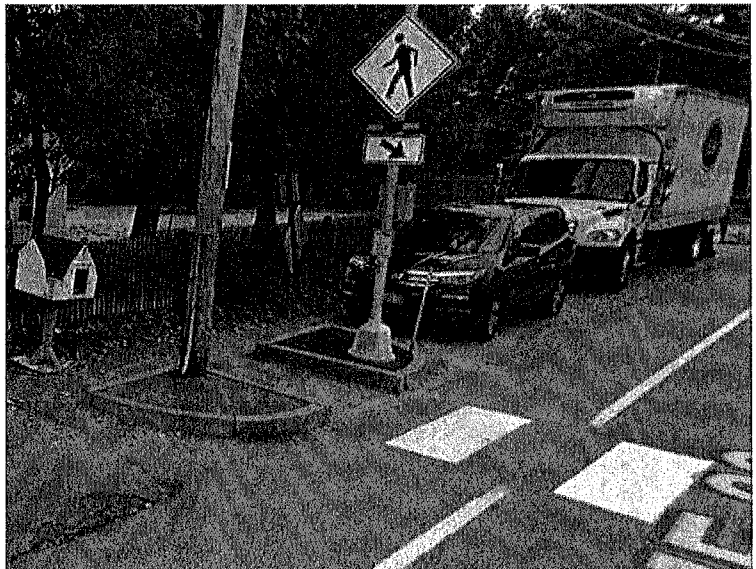
1. DOT Bike/Ped Grant Sidewalk Project – In April representatives from the Maine Department of Transportation and LJB (our Village Partnership Initiative consultant) met staff to review the Main Street sidewalk extension from its intersection with Center Street to Post/Fisher. At the time the team offered an initial plan which offered three options including keeping the sidewalk on the entirety of the North side of Main Street as was



proposed in the grant, compared to moving it to the South side, and a hybrid where it might be placed on the South side from its intersection with School Street to some to be determined location beyond the curve before reaching Post Rd. At the time the hybrid was considered the preferred option based on reducing the number of utility poles impacted, mid-block crossing could be combined VPI traffic calming measures identified, less ditching required, offers connections to existing and proposed sidewalks on the south side on Main Street between its intersection with Center and School Street, and a future proposed sidewalk on the North side of Post Road.

In October we received an updated report based off new information gathered at the April site which still recommends the hybrid option as the recommended strategy with an alternative of placing it on the entirety of the North side of Main Street. Staff is still seeking more information about final budget costs before presenting the information to the Selectboard for consideration.

2. Village Partnership Initiative – Earlier this year, the Town successfully completed the Village Partnership Initiative (VPI). As a follow-up, the Maine Department of Transportation (DOT) is offering a funding opportunity through the Active Transportation Partnership Initiative (ATPI), which supports targeted implementation projects identified during the VPI process. The match is 20% or 10% where a demonstration project has already been implemented, such as the crosswalk leading to Three



Robbers across Rt 24. We will be considering a crosswalk at Three Robbers Pub with a rapid flashing beacon similar to the one installed at the Falmouth Country Store. In addition, a new pedestrian crossing between the new park and the old park, where the Riverfront Park sidewalk currently terminates at Route 24 and closure of a sidewalk gap along Route 24, connecting the new park to Back Hill. Staff will be working with Pine Tree Engineering to create cost estimates and conceptual designs in preparation for an ATPI grant submission in January/February 2026.

3. Merrymeeting Trail – The Board of Supervisors met in October and created a draft maintenance plan.

On September 8 staff submitted a no-match grant application with the Rural Tribal Assistance Pilot Program for preliminary design and final engineering for 8.6 miles of

rail to trail conversion from downtown Bowdoinham to downtown Richmond. Awards will be announced on November 28, 2025.

Event Planning

Celebrate Bowdoinham

Staff has begun some initial planning around the theme of Bowdoinham Wildlife to highlight our natural resources. The Town has begun initial conversations with Inland Fisheries and Wildlife for programming.

Ice & Smelt

Staff has begun outreach to previous participating groups, and Jim's Camps and Inland Fisheries and Wildlife for programming. At this time, we can confirm the following activities with more to come:

- Ice Skating at the Recreation Fields rink on Ridge Road
- Sledding on the hill near the school
- Movie Night at the Old Town Hall
- Equipment Rentals: Ice skates and cross-country skis available to borrow from the Town Office
- Snowshoe Story Walk hosted by Bowdoinham Public Library at Cathance Meadow Trails
- Owl Prowl at Dusk led by KELT at Cathance Meadow Trails

Holiday Festival

This year the Holiday Festival will be on Friday, December 5th through Sunday, December 7th. It is noted that there are two other artisan sales events happening outside of this date range that will be included in promotions: Dandelion Spring Farm Holiday Market (11/29) and the Bowdoinham Community School Craft Fair (12/13).

The schedule of events is as follows:

Dandelion Spring Farm Holiday Market - *Dandelion Spring Farm*

Saturday, November 29th, 11:00am – 3:00 pm

Dandelion Spring Farm, 961 Ridge Rd.

A community gathering and intimate maker's market, shop from a curated group of talented Maine artists and farmers. There will be food and drinks available for purchase. Weather permitting there will be an outside fire to gather 'round.

Santa Comes to Town and Christmas Tree Lighting - *Bowdoinham Fire Department*

Friday, December 5th, 5:30 pm

Bowdoinham Fire Station, 57 Post Rd.

After a short ride around the village, the Fire Department will be bringing Santa to the Fire Station at 6pm to light the Christmas Tree and sing our favorite carols.

Merrymeeting Arts Center Holiday Craft Fair – *Merrymeeting Arts Center*

Friday, December 5th, 6:00 pm - 8:00 pm

Saturday, December 6th, 10:00 am - 3:00 pm

Merrymeeting Arts Center, 9 Main St.

Join us for MAC's Annual Holiday Craft Fair, featuring a wonderful variety of local artists and artisans showcasing their work inside the MAC Gallery.

Nazarene Church Victorian Christmas Open House – *Nazarene Church*

Friday, December 5th, 6:00 pm - 8:00 pm

Saturday, December 6th, 10:00 am - 3:00 pm

Sunday, December 7th, 12:00 pm - 3:00 pm

Nazarene Church, 7 School St.

Enjoy wassail and cookies as you experience the sights and sounds of an old-fashioned Christmas. A reminder to relax and slow down during a hectic season.

Bowdoinham Guild of Artisans Show & Sale (2 locations) – *Bowdoinham Guild of Artisans*

Old Town Hall, 13 School St.

Friday, December 5th, 6:00 pm - 8:00 pm

Saturday, December 6th, 10:00 am - 3:00 pm

Sunday, December 7th, 10:00 am - 3:00 pm

Cathance River Gallery, 18 Main St.

Friday, December 5th, 5:00 pm - 8:00 pm

Saturday, December 6th, 10:00 am - 4:00 pm

Sunday, December 7th, 10:00 am - 4:00 pm

The Bowdoinham Guild of Artisans will be at both the newly renovated Town Hall and the Cathance River Gallery. This group of over twenty artisans will have works that include fiber arts, pottery, jewelry, woodworking, metal work, glass work, book art, fine art paintings and more. Don't miss the café offerings at the Town Hall on Saturday from 10:00 am - Noon to benefit the Bowdoinham Food Pantry.

Breaking Bread Café – *Bowdoinham Food Pantry*

Fridays, December 5, 12, 19 & January 2, 8:00 am – 10:00 am

Watersong Music, 9 Main St.

Coffee, pastries and conversation. Proceeds benefit the Bowdoinham Food Pantry.

Artistic Endeavors Studio Holiday Sale – *Local Business: Artistic Endeavors*

Friday, December 5th, 3:00 pm - 5:00 pm

Saturday, December 6th, 10:00 am - 4:00 pm

Sunday, December 7th, 10:00 am - 3:00 pm

Artistic Endeavors Studio, 9 Main St.

Join Kathleen Goddu, Diane Friese and Sally Onstead at the Artistic Endeavors Gallery. There will be Indigo Shibori scarves, wall hangings & home decor items, Jewelry from nature (pins, necklaces), greeting cards, miniature easels, and wall hangings.

Bowdoinham Public Library Wreath Workshop *Bowdoinham Public Library*

Saturday, December 6th, 9:00 am - 3:00 pm

Merrymeeting Arts Center's Studio, 6 Main St.

*Come make your own Balsam wreath, \$20 for small and \$25 for a large. Supplies and instruction included.
Proceeds benefit the library.*

NEW!! Downing Arts – Local Business: Downing Arts
Saturday, December 6th, 9:00 am - 4:00 pm
Longbranch School, 25 Main St. (Outside, weather permitting)

Nicholas Downing will be doing live blacksmithing demonstrations and selling wares ranging from jewelry to household items to artisan tools.

Cookie Decorating Party - Bowdoinham Food Pantry
Saturday, December 6th, 11:00 am - 2:00 pm
Bowdoinham Food Pantry, 9 Main St.

Please join us for a cookie decorating fundraiser for the food pantry! We'll provide the cookies, frosting and baubles; you bring your festive spirit. Financial donations to support the food pantry's work are appreciated but not required. All are welcome!

Pony Parade – Local equestrian group

Saturday, December 6th, Noon - 1:00 pm

Come see our local equestrians and their beautifully decorated horses at the Maily Waterfront Park at Noon. Visitors can meet the horses, and some gifts will be offered as well. They'll make another stop at the Community School around 12:30 pm.

Bowdoinham Community School Holiday Craft Fair - Bowdoinham Community School Parent Group

Saturday, December 13th, 10:00 am - 3:00 pm

Bowdoinham Community School, 23 Cemetery Rd.

Come support our school, as well as local crafters, and artisans at the annual craft fair!

The event will be posted for free on the following sites:

PPH Online Community Calander, Town website, Facebook, Community School Newsletter

The event is also being promoted in the Portland Press Herald Holiday Shopping Guide, The Cryer and the Lincoln County Holiday Shopping Guide. This event is funded in whole by the CMP TIF.

October Monthly Report

From pworks <pworks@bowdoinham.com>

Date Thu 11/6/2025 2:50 PM

To Nicole Briand <nbriand@bowdoinham.com>

We have completed the gravel road grading for the fall, and have hauled the bulky waste to Grimmels. Oliver has been working on his safety courses. We have taken down the Batting cage / park sail / and north field netting. We have set up the ventrac for winter. We have put up the rain gutters at the town office. We have had a new windshield put in trk #5 completed oil service/ air tank replacement / bed chain service and is ready for winter service .Trk 10 has been completed and is in service. Trk#9 has extensive hydraulic work done to convert it to manual control for the sander all services have been completed and it is in service. Trk #4 has been serviced and ready for winter. Trk#2 has been put together and lights repaired and is ready for winter. One flush at the public rest rooms is broken will repair wen time permits. Have locked that door. Currently I have one bathroom open for winter use. The Loader has been serviced and ready for winter use. At this date we still have 2 trucks to complete for winter service.

TOWN OF BOWDOINHAM

SOLID WASTE DEPARTMENT

OCT 2025 REPORT

1. Baled OCC for a total of 7 bales weighing an estimated 6650 lbs.
2. Collected and packaged for recycling 38 gallons of mixed paints.
3. Collected and packaged for recycling 3 circle bulbs.
4. Collected and packaged for recycling 12 CFL bulbs.
5. Collected and packaged for recycling 58 fluorescent bulbs.
6. Collected and packaged for recycling 9 lead acid batteries.
7. Collected and packaged for recycling 67 lithium-ion batteries.
8. Collected and packaged for recycling 3 Ni-Cad batteries.
9. Collected and packaged for disposal 10 PCB ballast.
10. Collected and packaged for recycling 4 flat panel tv's.
11. Collected and packaged for recycling 1 CRT tv.
12. Collected and packaged for recycling 5 laptops.
13. Collected and packaged for recycling 2 printers.
14. Collected and packaged for recycling 6 cell phones.
15. Shipped 29,960 lbs. of OCC.
16. Shipped 2 containers of light iron.
17. Shipped 2 boxes of fluorescent bulbs.
18. Shipped 1 box of mixed batteries.
19. Shipped 2 pallets of lead acid batteries (3590 lbs.)
20. Fall Bulky Waste Collection held. 14,020 lbs.
21. Fall Freon Collection Day was held. 19 units collected
22. Attended monthly safety meeting.
23. Conversation started for possible Hazardous materials collection event.
24. Conducted October monthly facility safety inspection.
25. Submitted Transfer Station Application to MDEP
26. 998 recycling visits

Respectfully submitted

	AMOUNT		
Vitals Statistics			State Share
Certified copies of:			
Birth	3		\$ 6.00
Birth Extras	5		\$ 2.00
Death	1		\$ 2.00
Death Extras	4		\$ 1.60
Marriage	4		\$ 8.00
Marriage Extras	3		\$ 1.20
Marriage Licenses	1		\$ 4.00
Disposition Permit	0		\$ -
Disposition Permit	0		\$ -
Totals			\$ 24.80
Animal Welfare (Dog License)	Amount	Fees	TOTAL SOLD
Male/Female	10		\$ 100.00
Neuter/Spay	22		\$ 66.00
Dangerous			
Nuisane Dog			
Kennel			
Totals			\$ 3.00
Inland Fisheries & Wildlife		Town Share	State Share
Fishing/Hunting		\$ 9.00	\$ 138.00
Snow		\$ 5.00	\$ 55.00
ATV		\$ 35.00	\$ 490.00
Sales Tax			\$ 220.00
Excise Tax		\$ -	
			\$ 903.00
Voters at the end of October Counted		Total After Elections	2506

BMW REPORT 25								END OF MONTH TOTALS
CATEGORY	09/30 -10/07	10/07 -10/14	10/14 -10/21	10/21 -10/28	10/28 -11/04			
PASSENGER - RENEWALS	44	36	35	36	38	189		
PASSENGER - NEW	4	8	5	11	11	39		
PASSENGER - NO FEE	1	0	0	0	0	1		
PASSENGER - HALF RATE	1	0	0	0	0	1		
PASSENGER - TRUCK	0	0	0	0	0	0		
ANTIQUE - RENEWALS	4	2	2	0	1	9		
ANTIQUE - NEW	3	0	0	0	0	3		
ANTIQUE MOTORCYCLE	0	0	0	0	0	0		
MOTOR HOME - RENEWALS	1	0	1	0	0	2		
MOTOR HOME - NEW	0	0	0	0	0	0		
COMMERCIAL - RENEWALS	1	3	0	6	1	11		
COMMERCIAL - NEW	1	0	0	0	1	2		
TRAILER - RENEWALS	4	1	3	2	4	14		
TRAILER - NEW	2	2	0	0	2	6		
TRACTOR/SPECIAL MOB - RENEWALS	0	0	0	0	0	0		
TRACTOR/SPECIAL MOB - NEW	0	0	0	0	0	0		
FARM TRUCK - RENEWALS	0	0	0	0	0	0		
FARM TRUCK - NEW	0	1	0	0	0	1		
MOTORCYCLE - RENEWALS	1	0	0	0	0	1		
MOTORCYCLE - NEW	0	0	0	0	0	0		
MOPED - NEW	0	0	0	0	0	0		
STREET ROAD - NEW	0	0	0	0	0	0		
SPECIAL EQUIPMENT - RENEWALS	0	0	0	0	0	0		
SPECIAL EQUIPMENT - NEW	0	0	0	0	0	0		
VANITY PLATES	3	6	4	1	5	19		
LOST PLATE	0	0	0	0	0	0		
DUPLICATE STICKERS	9	8	4	0	2	23		
DUPLICATE REGISTRATION	1	1	0	0	2	4		
TRANSIT PLATES	1	0	2	0	1	4		
TRANSFERS	1	4	3	6	2	16		
INCREASE RVW	0	0	0	1	0	1		
SALES TAX FORMS	6	8	4	6	9	33		
SALES TAX FORM - NO FEE	2	0	0	2	2	6		
TITLES	3	9	3	6	8	29		
E-CORRECT	0	2	3	2	1	8		
RETURNED PLATE CARDS/CANCEL PLATES	0	0	0	0	0	0		

ADDITION/DELETION FORMS/VOIDS	0	0	0	0	0	0	0
TOTAL	93	91	69	79	90		422

October 2025

The Town of Bowdoinham has contracted with RJD Appraisal out of Pittsfield Maine to conduct a full property tax revaluation of all properties in the Town of Bowdoinham. This project began in 2021 when representatives from RJD Appraisal performed on-site inspections of each property. Those visits were completed in 2024.

What is a Full Revaluation?

According to Maine Revenue Service, "Revaluation" means the development of new property valuations by a firm through the introduction of new grading and pricing schedules, the updating of existing grading and pricing schedules, or the maintenance of an existing valuation system.

A "Full Revaluation" includes measuring and listing all properties to verify existing assessment data. The end goal is for assessments to be adjusted to reflect market value as of April 1, 2026. This creates equity and ensures a fair distribution of the tax burden across all property owners.

Stages of a Full Revaluation

RJD Appraisal will be updating existing grading and pricing schedules for property valuations and maintaining the existing valuation system by performing a Full Revaluation of assessment values. To accomplish this, Dirigo Assessing Group will complete five phases: (1) Data Collection, (2) Sales Review/Validation, (3) Market Analysis/Valuation, (4) Field Review, and (5) Informal Hearings. During these phases, many tasks will be completed to ensure the Full Revaluation is successful. Below is a general outline and explanation of each phase of the project.

Phase 1: Data Collection: The first phase, Data Collection of all property, was performed over the past 4 years. During this phase "Data Collectors" went to each property in the Town to measure the exterior of each building and attempt to inspect the interior if the owner is available at the time of the visit. These Data Collectors note the buildings' location, size, age, quality of construction, improvements, topography, utilities, and numerous other characteristics both inside and out. They may also ask the homeowner a few questions regarding the property. The data collected is subject to verification by the town assessors.

Phase 2: Sales Review/Record Validation: During this phase, RJD's Assessors will field review each property that sold between April 1, 2023, and April 1, 2026, and review the information on the property record card for data accuracy. The appraiser will make notes regarding the property location, size, condition, quality of construction, and numerous other characteristics that may affect value. The goal is to gain a clear understanding of what sold and for what price. In conjunction with the Assessing Office, RJD will begin the process of qualifying sales as "arm's length". Only sales with market exposure between a willing buyer and willing seller (in other words, an "arm's length" sale) will be used in the analysis.

Phase 3: Market Analysis/Valuations: A variety of resources are used to analyze the real estate market. Dirigo Assessing Group will be analyzing property sales that occurred between April 1, 2023, and April 1, 2026, to determine which market factors influenced property values. They

will gather and use information from the Maine Multiple Listing Service (MLS), property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and delineate neighborhoods, which rate the desirability of locations throughout the town as determined by actual market activity.

Valuation is done using one of the three recognized appraisal methods: Cost Approach, Income Approach and Sales Comparable Approach. Mass appraisal uses a market adjusted cost approach to generate assessments.

During this phase, individual characteristics of the buildings are analyzed using information gathered in both phases 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the market values of the improvements are added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

Phase 4: Field Review: Field Review is the method used to implement the finding made by the Assessors throughout the Sales Analysis. During this phase, land values as well as any other adjustments from the sales analysis will be applied to the records. This phase is performed by experienced appraisers to ensure that the appraisal methodology established from the sale properties is consistently applied to the entire population of properties within the town.

Phase 5: Informal Hearings: Once the Field Review is completed and the values are approved by the Assessor's Office, a notice stating the proposed value will be mailed to each property owner. This notice will have a new tax estimate and information on when the informal meetings will occur. The goal of this phase is to give the taxpayers an opportunity to meet with a member RJD Appraisal's staff and questions concerning the revaluation process or the value established for their property.

After all five phases are completed, all data, files, records, etc. used in the revaluation will be turned over to the Assessor's Office for retention.

If you have any additional questions, please contact the town office at (207) 666-5531.

Thank you,

Town of Bowdoinham and RJD Appraisal

Change Order Form

(only to be filled out in the event of a change to original specification or scope)

Pursuant to 10 M.R.S.A. § 1488, each *change order* to an existing home construction contract must be in writing and becomes a part of and is in conformance with the original contract. All **INSTALLATION SERVICES** shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated. The change order must detail all changes to the original contract that result in a revision of the contract price. The previous contract price must be stated and the revised price shall also be stated. Both parties must sign the change order.

Date of Change Order: 10 / 30 / 2025

1. Parties To This Change Order:

A. CONTRACTOR

Maine Solar Solutions Phone 207-871-7191

Address 491 US-1 STE 20, Freeport ME 04032

B. OWNER

Name Phone

Address 57 Post Road Bowdoinham Maine 04008

2. Date Original Contract Signed: 08 / 22 / 2025

3. Changes in the **INSTALLATION SERVICES** Originally Contracted For:

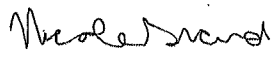
Due to CMP tech screen failure we are changing from 3x SE 10 kW inverters to 2x SE 10 kW inverters plus 1x SE 5.7 kW inverter power limited to 5 kW for CMP threshold of 25 kW AC.


4. Price Change: -\$749.00

A. Original Contract Price \$ \$100,000.00

B. Revised Contract Price \$ \$99,251.00

5. Acceptance of Change Order:

Signature:  Date: 11 / 03 / 2025
(OWNER)

Signature:  Date: 11 / 03 / 2025
(CONTACTOR)

EACH PARTY MUST RECEIVE A COPY OF THIS SIGNED CHANGE ORDER BEFORE INSTALLATION SERVICES ARE TO COMMENCE.

Solar Consultant: Sean Moulton