

Applicant: Yunjin Zhang
 Property Owner: Sumner Properties LLC
 Date: 2-26-26
 Location: 205 Carding Machine Road
 Tax Map & Lot: R06-40
 Proposed Development: Medical Cannabis Facility within an existing structure.

Site Plan Review Application Checklist – Tier II

Submission Requirements	Submitted	Waiver Requested	Staff Comments
a) Submission Requirements for Tier II and Tier III Site Plan Review Applications			
(i) Applications for site plan review must be submitted on application forms provided by the Town.	X		Tier II application submitted 1-20-26
(ii) Projects classified as Tier II projects shall go through a simplified review process.			
(iii) The Planning Board shall have the authority to waive any review standards if it finds they are inapplicable to Tier II projects.			
(iv) The submission must contain at least the exhibits and information specified in this section, unless specifically waived in writing.			
(v) All applications for site plan review must contain the following information:			
(A) a fully executed and signed copy of the application for development review;	X		Tier II application submitted 1-20-26
(B) evidence of payment of the application and technical review fees; and	X		Copy of the receipt provided in the PB's packet.
(C) Eleven (11) copies of written materials plus eleven (11) sets of maps or drawings. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria:	X		Sufficient copies were provided.
(1) forty (40) feet to the inch is preferred, but in no case shall the scale exceed one hundred (100) feet to the inch for that portion of the tract of land being proposed for development.	N/A		No development is proposed. Cannabis Cultivation Facility is proposed to be within an existing structure.
(2) General Information.			
a. record owner's name, address, and phone number and applicant's name, address and phone number, if different.	X		Provided on the PB application.
b. the location of all required building setbacks, yards, and buffers.	X		Sketch provided.
c. names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.	X		Provided in the PB application submission packet.
d. sketch map showing general location of	X		

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the site within the municipality based upon a reduction of the tax maps.			
e. boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time.	N/A		N/A
f. the tax map and lot number of the parcel or parcels on which the project is to be located.	X		Tax Map provided. Also noted on the PB application.
g. a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.	X		A copy of the deed was provided within the PB application submission.
h. the name, registration number and seal of the person who prepared the plan, if applicable.		X	
i. cost of the proposed development.	X		No development is proposed.
j. evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.		X	.
k. evidence of the applicant's technical capability to carry out the project as proposed.	X		Application submission provided a statement to provide evidence of experience.
(3) Existing Conditions Plan including the following:			
a. zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district.		X	
b. the bearings and length of all property	X		Provided on the deed.

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lines of the property to be developed and the source of this information.			
c. location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow.		X	No development proposed.
d. location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development.	N/A		Not applicable to this PB application.
e. The location, dimensions and ground floor elevation of all existing buildings on the site.		X	No development proposed.
f. the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site.	X		Located on the sketch.
g. location of intersecting roads or driveways within two hundred (200) feet of the site.		X	The applicant is requesting a waiver, however, the Tax Map that was provided in the PB application submission does provide the info.
h. the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/ or archaeological resources, together with a description of such features.		X	No development proposed.

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i.	the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used.		X	No development proposed.
j.	the location, front view, dimensions, and lighting of existing signs.		X	No signs proposed.
k.	location and dimensions of any existing easements and copies of existing covenants or deed restrictions.		X	No easements exist.
l.	the location of the nearest fire hydrant or other water supply for fire protection.	X		Hydrant located: 249 Carding Machine Rd
(4) Proposed Development Activity				
a.	estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.		X	
b.	the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.		X	Existing structure.
c.	provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities.	X		Dumpster service via Riverside.
d.	the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.		X	Existing driveways and walkways.
e.	a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as the Planning Board may determine	X		Existing structure.
f.	proposed landscaping and buffering.	X		Existing structure.
g.	the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site.	N/A		Existing structure.
h.	location of proposed signs together with the method for securing the sign.	N/A		No sign proposed.
i.	location and type of exterior lighting.	X		Located on the sketch.

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j.	the location of all utilities, including fire protection systems.	X		Located on the sketch.
k.	a general description of the proposed use or activity.	X		Provided in the PB application submission.
l.	an estimate of the peak hour and daily traffic to be generated by the project.	X		Provided in the PB application submission.
m.	the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions.		X	Existing structure.
n.	A written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows.	X		Private well.
o.	Breakdown of proposed project costs.	X		
p.	Approval Block. Space must be provided on the plan drawing for the signatures of the Planning Board and date together.		X	No site plan was provided because it is within an existing structure.

Abutter List- 205 Carding Machine Road

Tax Map: R06, Lot: 40

1. David L. Berry
21 Dinsmore Cross Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 17

2. Cynthia A. Lamoreau
193 Carding Machine Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-A

3. Brian G. Petrie
231 Carding Machine Road
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

6. Nathan R. Taylor
460 Ridge Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-E



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

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Memorandum

To: Town Officials –
Board of Selectmen
Town Manager
Fire Chief
Road Commissioner
Public Works Director
Solid Waste Manager
Recreation Director
Community & Economic
Development Director

Date: 1-27-26

From: Jason Lorrain

Reference: **Sumner Properties, LLC**
Location:
205 Carding Machine
Road
(Tax Map R06, Lot 040)

Phone 207-666-5531

cc:

RE: Notice of Site Plan Review - Tier II Application

The Town of Bowdoinham Planning Board has received a Site Plan Review Tier II Application for Cannabis Use at 205 Carding Machine Road, owned by the Sumner Properties, LLC. Furthermore, the applicant has an existing structure to be used as a cultivation facility for medical cannabis.

As part of the review of this application the Planning Board shall determine that “the development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.” Please let me know whether or not you have any concerns and how those concerns may be addressed by completing and returning the attached form.

A copy of the application is available for review at the Town Office. Lastly, please contact me if you have any questions or concerns.

Thank you,

Jason Lorrain

Code Enforcement Officer/LPI

13 School Street

Bowdoinham ME, 04008

ceo@bowdoinham.com

207-666-5531



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Municipal Services Impact Statement

Site Plan Review Tier II Application

Date: 1-27-26

Property: R06-40

Location: 205 Carding Machine Road

Applicant: Yung Jim Zhang

Owner: Sumner Properties, LLC

Project Description: Medical Cannabis Cultivation Facility in an existing structure.

I have no concern. The proposed project will not have an unreasonable adverse impact on _____.

I have the following concern(s):

I recommend the following:

Signed: _____ Date: _____



Outlook

Memorandum/Impact Statement: 205 Carding Machine Road

From Code Enforcement <ceo@bowdoinham.com>

Date Tue 1/27/2026 3:07 PM

To Nicole Briand <nbriand@bowdoinham.com>

Cc Yvette Meunier <planning@bowdoinham.com>; pworks <pworks@bowdoinham.com>; Arthur Frizzle <firechief@bowdoinham.com>; Bryan Benson <bbenson@bowdoinham.com>; Jason Lamoreau <recreation@bowdoinham.com>

 1 attachment (402 KB)

Memorandum_Impact Statement_Town Officials (1-27-26).pdf;

Hello Everyone,

Please find attached a Memo/Impact Statement for the proposed Medical Cannabis Cultivation Facility at 205 Carding Machine Road for your review. Also, the Planning Board will review the application for completeness on February 26, 2026.

Please fill out the Municipal Services Impact Statement and return to me by February 19, 2026.

Let me know if you have any questions.

Sincerely,
Jason

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



Outlook

Updated Memorandum/Impact Statement: 205 Carding Machine Rd

From Code Enforcement <ceo@bowdoinham.com>

Date Tue 1/27/2026 3:50 PM

To Nicole Briand <nbriand@bowdoinham.com>

Cc Yvette Meunier <planning@bowdoinham.com>; pworks <pworks@bowdoinham.com>; Arthur Frizzle <firechief@bowdoinham.com>; Bryan Benson <bbenson@bowdoinham.com>; Jason Lamoreau <recreation@bowdoinham.com>

 1 attachment (400 KB)

Updated Memorandum_Impact Statement (1-27-26).pdf;

Hello Everyone,

I noticed that I referenced the owner of 205 Carding Machine Rd as Summer Properties LLC, however, the name of the owner is Sumner Properties LLC.

Sorry for the confusion, but please use the updated Memorandum/ Impact Statement.

Let me know if you have any questions.

Thank you,
Jason

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



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Municipal Services Impact Statement

Site Plan Review Tier II Application

Date: 1-27-26

Property: R06-40

Location: 205 Carding Machine Road

Applicant: Yung Jim Zhang

Owner: Sumner Properties, LLC

Project Description: Medical Cannabis Cultivation Facility in an existing structure.

I have no concern. The proposed project will not have an unreasonable adverse impact on Fire Department.

I have the following concern(s):

I recommend the following:

Signed: _____ Date: _____

RE: Updated Memorandum/Impact Statement: 205 Carding Machine Rd

From Yvette Meunier <planning@bowdoinham.com>

Date Wed 1/28/2026 7:44 AM

To Code Enforcement <ceo@bowdoinham.com>

Hi Jason,

I have no issue with this application.

Thanks,

Yvette

From: Code Enforcement <ceo@bowdoinham.com>

Sent: Tuesday, January 27, 2026 3:51 PM

To: Nicole Briand <nbriand@bowdoinham.com>

Cc: Yvette Meunier <planning@bowdoinham.com>; pworks <pworks@bowdoinham.com>; Arthur Frizzle <firechief@bowdoinham.com>; Bryan Benson <bbenson@bowdoinham.com>; Jason Lamoreau <recreation@bowdoinham.com>

Subject: Updated Memorandum/Impact Statement: 205 Carding Machine Rd

Hello Everyone,

I noticed that I referenced the owner of 205 Carding Machine Rd as Summer Properties LLC, however, the name of the owner is Sumner Properties LLC.

Sorry for the confusion, but please use the updated Memorandum/ Impact Statement.

Let me know if you have any questions.

Thank you,

Jason

Jason Lorrain

Code Enforcement Officer/LPI

13 School Street

Bowdoinham, ME 04008

ceo@bowdoinham.com

207-666-5531



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Municipal Services Impact Statement

Site Plan Review Tier II Application

Date: 1-27-26

Property: R06-40

Location: 205 Carding Machine Road

Applicant: Yung Jim Zhang

Owner: Sumner Properties, LLC

Project Description: Medical Cannabis Cultivation Facility in an existing structure.

I have no concern. The proposed project will not have an unreasonable adverse impact on Recreation & FACILITIES.

I have the following concern(s):

I recommend the following:

Signed: _____

Date: _____

1/29/26



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Municipal Services Impact Statement

Site Plan Review Tier II Application

Date: 1-27-26

Property: R06-40

Location: 205 Carding Machine Road

Applicant: Yung Jim Zhang

Owner: Sumner Properties, LLC

Project Description: Medical Cannabis Cultivation Facility in an existing structure.

I have no concern. The proposed project will not have an unreasonable adverse impact on SOLID WASTE DEPT.

I have the following concern(s):

I recommend the following:

Signed: Bryan Benson

Date: 1-31-26

BRYAN BENSON



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Town Manager

January 27, 2026

Sumner Properties LLC
c/o Yun Jim Zhang
205 Carding Machine Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40

RE: Site Plan Review Tier II Application: Preliminary Completeness Review

To Whom It May Concern:

I am writing to you concerning the Site Plan Review Tier II application that the Town of Bowdoinham received on January 20, 2026, for the proposed Medical Cannabis Cultivation Facility at 205 Carding Machine Road. After careful consideration, I have preliminarily determined that the Tier II application submission is complete. And as a result, the application will be placed on February 26, 2026, Planning Board agenda for their completeness review.

Please feel free to contact me with any questions.

Sincerely,

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

Preliminary Completeness Letter 1-27-26

From Code Enforcement <ceo@bowdoinham.com>

Date Tue 1/27/2026 4:03 PM

To celie420@yahoo.com <celie420@yahoo.com>

 1 attachment (203 KB)

Preliminary Completeness Review Letter 1-27-26.pdf;

Hello,

I hope this email finds you well. Please find attached a copy of your preliminary completeness approval letter for your review.

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



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

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www.bowdoinham.com

Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Cynthia A. Lamoreau
193 Carding Machine Rd.
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-A

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

To Whom It May Concern:

The Town of Bowdoinham's Planning Board received a complete Site Plan Review Tier II Application from Summer Properties, LLC. Furthermore, the Tier II application is for a proposed medical cannabis cultivation facility within an existing structure.

A copy of the application is available for review at the Town Office. You will receive another notice when a public hearing is scheduled for this project.

Please contact me if you have any questions.

Thank you,

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

David Berry
21 Dinsmore Cross Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 17

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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Please contact me if you have any questions.

Thank you,

Jason Lorrain
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Bowdoinham ME, 04008
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207-666-5531



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Phone 666-5531 • Fax 666-5532

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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Department of Inland Wildlife & Fisheries

14 Main Street

Brunswick, Me 04011

Tax Map: R06, Lot: 40-H

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

To Whom It May Concern:

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A copy of the application is available for review at the Town Office. You will receive another notice when a public hearing is scheduled for this project.

Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Jason Lorrain".

Jason Lorrain

Code Enforcement Officer/LPI

13 School Street

Bowdoinham ME, 04008

ceo@bowdoinham.com

207-666-5531



Town of Bowdoinham

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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

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

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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Please contact me if you have any questions.

Thank you,

Jason Lorrain
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Bowdoinham ME, 04008
ceo@bowdoinham.com
207-666-5531



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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Brian G. Petrie
231 Carding Machine Rd.
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-F

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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Thank you,

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ceo@bowdoinham.com
207-666-5531



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Nicole Briand, Town Manager

Via First Class Mail

January 27, 2026

Nathan Taylor
460 Ridge Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-H

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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Nicole Briand, Town Manager

Via First Class Mail

Update

Correct Owner's Name: Sumner Properties, LLC

January 28, 2026

Brian G. Petrie
231 Carding Machine Rd.
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-F

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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Bowdoinham ME, 04008
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Nicole Briand, Town Manager

Via First Class Mail

Update

Correct Owner's Name: Summer Properties, LLC

January 28, 2026

Cynthia A. Lamoreau
193 Carding Machine Rd.
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-A

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

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



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Nicole Briand, Town Manager

Via First Class Mail

Update

Correct Owner's Name: Sumner Properties, LLC

January 28, 2026

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21 Dinsmore Cross Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 17

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Nicole Briand, Town Manager

Via First Class Mail

Update

Correct Owner's Name: Sumner Properties, LLC

January 28, 2026

Department of Inland Wildlife & Fisheries
14 Main Street
Brunswick, Me 04011
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Nicole Briand, Town Manager

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Update

Correct Owner's Name: Sumner Properties, LLC

January 28, 2026

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

**Re: Notice of Site Plan Review Tier II Application: 205 Carding Machine Road
(Tax Map: R06, Lot: 40)**

To Whom It May Concern:

The Town of Bowdoinham's Planning Board received a complete Site Plan Review Tier II Application from Sumner Properties, LLC. Furthermore, the Tier II application is for a proposed medical cannabis cultivation facility within an existing structure.

A copy of the application is available for review at the Town Office. You will receive another notice when a public hearing is scheduled for this project.

Please contact me if you have any questions.

Thank you,

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



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Town Manager

Via First Class Mail

Update

Correct Owner's Name: Sumner Properties, LLC

January 28, 2026

Nathan Taylor
460 Ridge Road
Bowdoinham, Me 04008
Tax Map: R06, Lot: 40-H

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