



# Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

## PLANNING BOARD APPLICATION

Type of Application:  Shoreland Zoning  Site Plan Review -  Tier II  Tier II  
 Land Use  Subdivision -  Minor  Major

### Applicant Information:

Name: JAVIN BERRY  
Mailing Address: 21 DINSMORE CROSS ROAD  
Telephone: 207-757-2829  
Right, Title, Interest in Property:  Owner  Other \_\_\_\_\_

(appropriate documentation must be provided)

Owner Information:  Same as Above

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

### Agent Information:

Name: John Costello  
Mailing Address: 5 Hamilton St, Portland, ME  
Telephone: \_\_\_\_\_  
 Surveyor  Engineer  Other: \_\_\_\_\_

### Property Information:

Map/Lot Number: R06-017  
Property Address: 21 DINSMORE CROSS ROAD  
Lot Size: 40 ACRES Lot Frontage: 1200  
Existing Lot Coverage: \_\_\_\_\_ Proposed Lot Coverage: \_\_\_\_\_  
Water Service:  Public  Private Road Ownership:  State  Town  Private  
Floodplain:  No  Yes Shoreland Zoning:  No  Yes: \_\_\_\_\_  
Tax Program:  No  Agriculture  Open Space  Tree Growth

*CONSERVATION EASEMENT  
WITH MAINE FARMLAND TRUST*

Project Description:

Applicant prepared to grow recreational marijuana  
in a 72x30' high tunnel.

Attachments (the following items are required):

- Site Plan
- Photographs of Site
- Application Fee
- 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 it's 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.

David L. Berry 2/3/21  
Applicant Signature Date

DAVID L. BERRY  
Print Name

FOR OFFICE USE ONLY

Received On: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

\_\_\_\_\_  
Signed Date

## Description of proposed use

The applicant, David Berry, proposes to lease a 30' x 72' high tunnel to a tenant who intends to use it to cultivate marijuana. The high tunnel has been used for tomato production during the past 5 years. This will not be an intensive growing program with heat and lights, etc., but a more natural one, with the high tunnel helping to smooth out changes in the weather, and provide for an earlier crop.

There will be no requirements for changes regarding the high tunnel. Plants will be watered using drip irrigation and with 100 gpm minute flow from the drilled well, there is ample water available.

Proposed costs for the project are few: running electricity from the barn (\$500), and security lighting (\$300). The lessee has had 10 years experience at growing medical marijuana.

The lessee has access to toilet facilities at the nearby Carrot Barn. Any eventual solid waste generated on site will be disposed off-site at the lessee's private dumpster. Disposal of vegetative matter will be disposed in the lessor's compost bin.

The Lessee will have several days of intense activity, with 2 or 3 workers, at planting time in May, followed by a ~~minimal~~ presence during the growing season. Harvest in October will be 2-3 weeks with 3-4 workers on site. Overall impact on local traffic will be minimal.

COSTELLO GREENHOUSE AGREEMENT

The following is an agreement between John Costello of Portland, Me, hereinafter referred to as the Lessee, and David Berry of Bowdoinham, Me., herein referred to as the Lessor.

The agreement regards the use by the Lessee of a 30'x72' greenhouse on the Lessor's property at 21 Dinsmore Crossroad in Bowdoinham.

Term – This lease shall extend for 6 months, beginning May 1, 2021 and ending October 31, 2021.

Rental – The Lessee shall pay the Lessor a rental fee of \$835 per month for the term of the lease.

All lease payments shall be due and payable on the 1<sup>st</sup> day of each month.

Utilities – The Lessor agrees to provide electricity and water service.

In witness whereof, the parties have signed and acknowledged this lease on the 16<sup>th</sup> day of March, 2021.

Lessor – David Berry David Berry date 3/16/21

Lessee – John John Costello 3/16/21

**MAINE**  
Matthew Dunlap, Secretary of State

**DRIVER'S LICENSE**

1 **COSTELLO**  
2 **JOHN M**  
3 **6 HOULTON STREET**  
4 **PORTLAND, ME 04102**

5 **7608285**

6 **ISSUED** 08/08/2016 7 **DOB** 01/02/1987  
8 **SEX** M 9 **HEIGHT** 5'10" 10 **HAIR** BR  
11 **EYES** BR 12 **CLASS** C 13 **REST**

14 **ENDORSEMENTS** 15 **ORGAN DONOR**

**Maine Medical Use** Date Issued: 06/16/2020  
**Of Marijuana** Expires: 06/25/2021

**Individual Caregiver**  
**JOHN M. COSTELLO**

**DOB: 01/02/1987**

**No Retail Location Provided**

**Registration #: CGR25176** Control #: 574829  
**Authorized for: 30 mature/40 immature and/or Harvested**



**STATE OF MAINE  
MAINE REVENUE SERVICES**

THIS REGISTRATION CERTIFICATE FOR A  
**RETAILER**

*is issued under the provisions of MRSA, Title 36, Part 3, §1754-B to:*

COSTELLO JOHN  
D/B/A KINDBUD  
5 HOULTON ST  
PORTLAND, ME 04102-3410

**Registration Number:** 1181512

**Date Issued:** OCTOBER 05 2016

**Business Code:** 426  
**Filing Frequency:** QUARTERLY

# cPort Credit Union

## Transaction History

JOHN COSTELLO  
BUSINESS CHECKING #####3352-10

Statement Period: **All Dates**

Date of Statement: **03/16/2021**

### Posted Transactions (36)

DATE	DESCRIPTION	AMOUNT	BALANCE
03/16/21	0010 To COSTELLO,JOHN M Share 10	<b>-\$500.00</b>	\$8,571.00

PROPERTY MAP  
**BOWDOINHAM**  
MAINE

**2020**  
(As of April 1st)



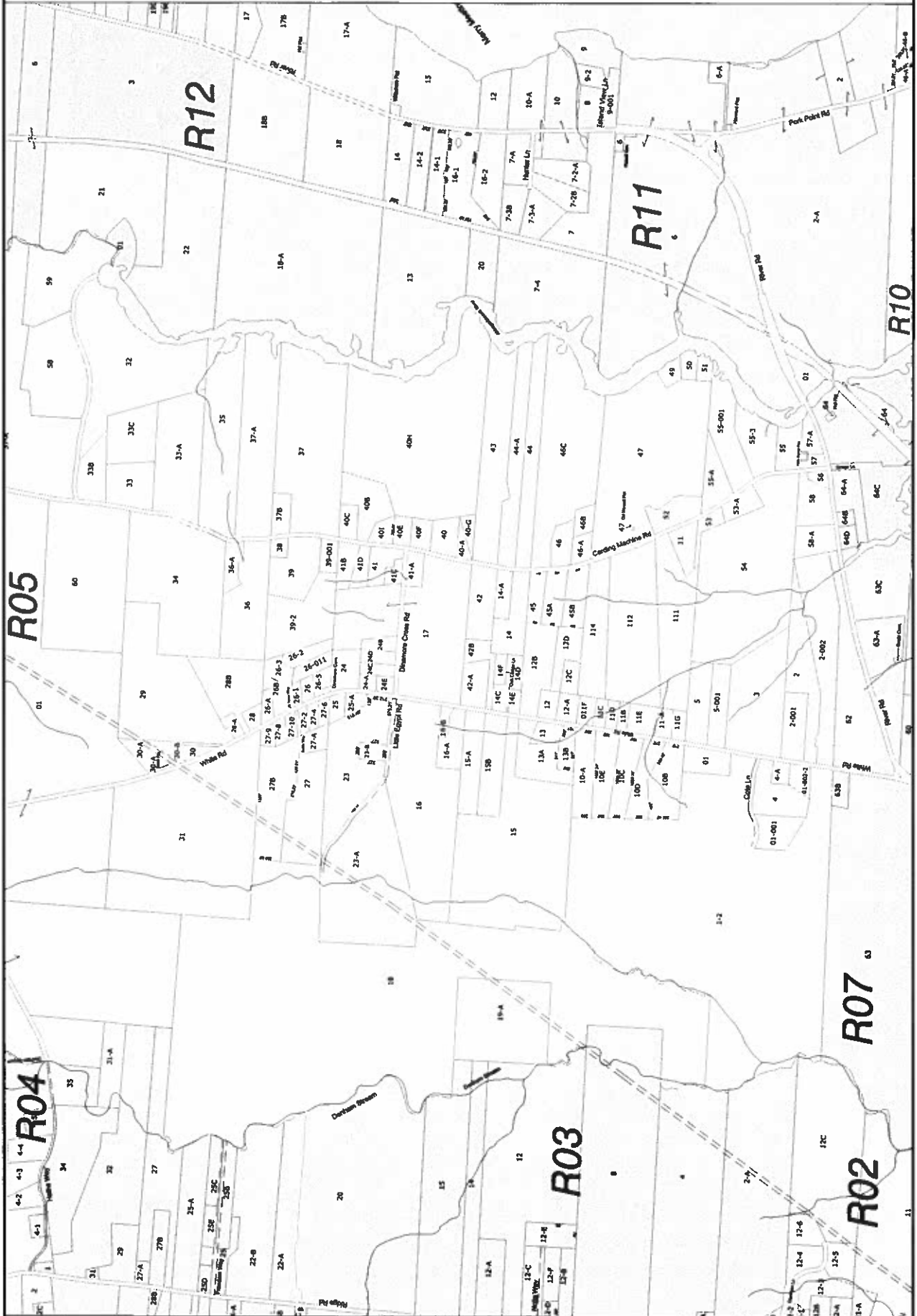
**LEGEND**  
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LOT DIMENSIONS  
PERMITS BY ZONING  
RECORDS BY DATE  
BANK RECORDS

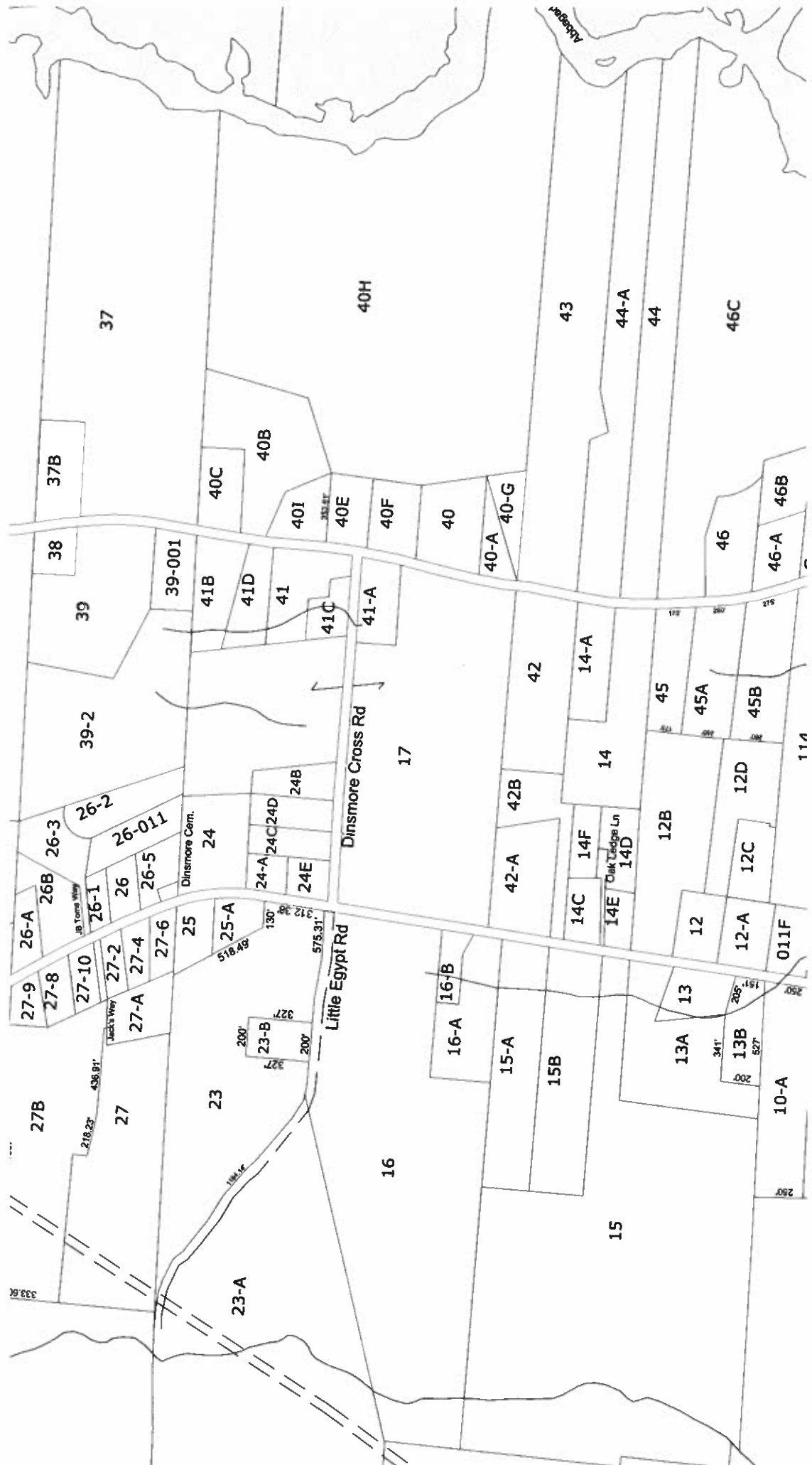
**SCALE IN FEET**  
0 500 1000

James H. Thomas  
GIS Solutions of Maine  
Cumberland, Maine 04021  
jit@maine.gis.com

**R06**







333 R

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218.23'

436.91'

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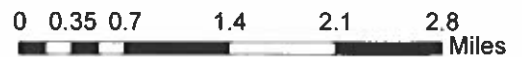
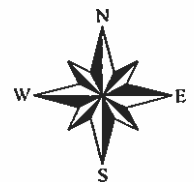
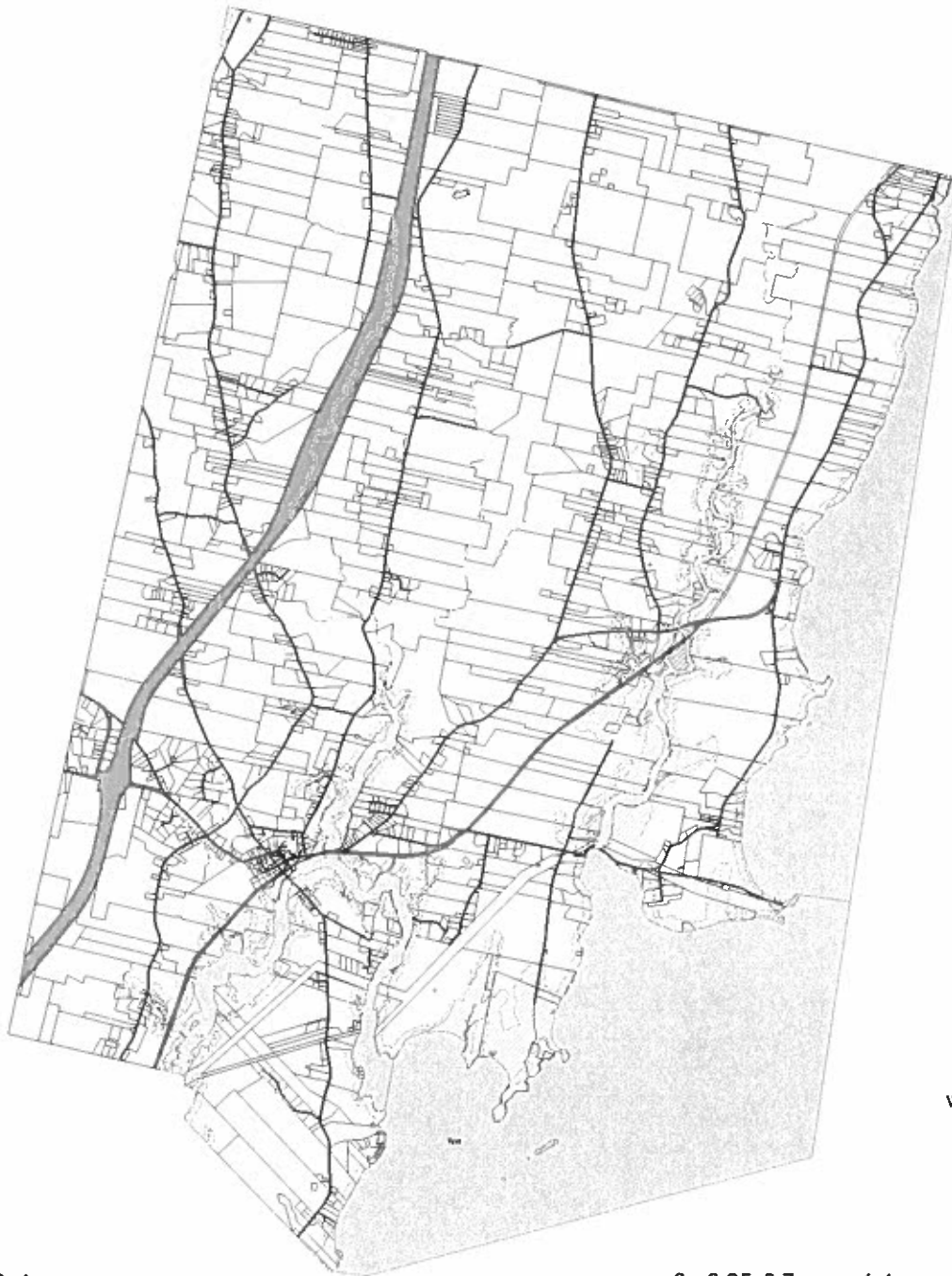
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# Town of Bowdoinham Official Shoreland Zoning Map



**Effective Date:** \_\_\_\_\_  
**Town Clerk:** \_\_\_\_\_

**Notes:**

1. The Official Shoreland Zoning Map was adopted pursuant to Shoreland Zoning Amendments at Town Meeting on June 10, 2015.
2. The areas of the Resource Protection District are shown on this Official Shoreland Zoning Map through use of aerial data. The actual, on-the-ground location of the Resource Protection District shall be determined the District's description in the Land Use Ordinance and may be located by a professional surveyor.
3. Areas that are shown as Resource Protection on this Official Shoreland Zoning Map, but are proven not to be Resource Protection based on on-the-ground determination shall be considered to be the Limited Residential District.
4. Wetland areas contiguous with and at the same elevation as the normal high water line of the river and streams are considered part of those waterbodies.

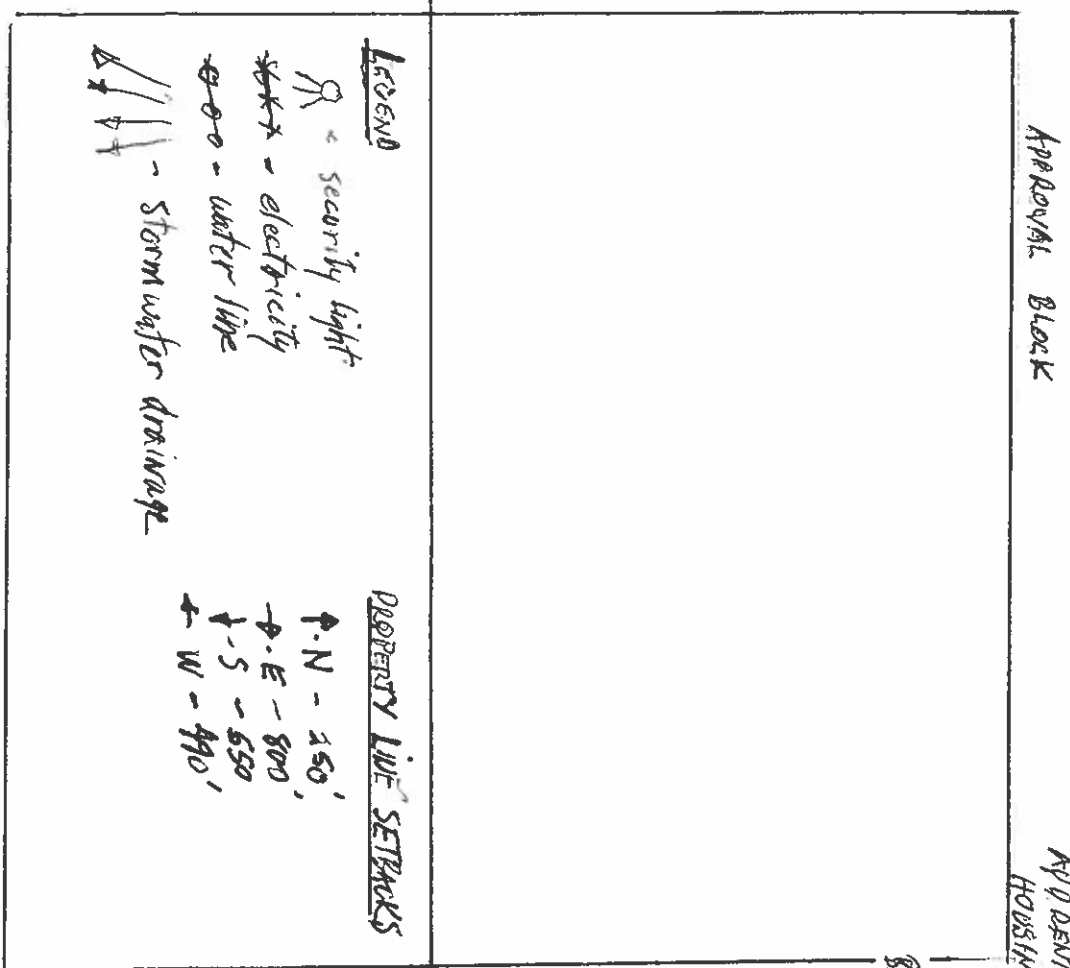
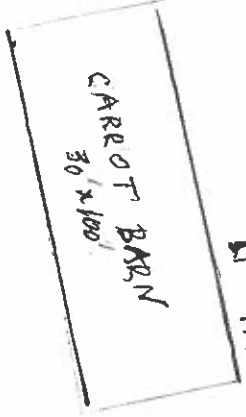
Shoreland Zoning	
Shoreland Zoning District Type	
	Commercial Fisheries & Maritime Activities District
	General Development I District
	General Development II District
	Limited Commercial District
	Limited Residential District
	Resource Protection District
	Stream Protection District



LITTLE  
EGYPT  
ROAD

WHITE ROAD - 30' WIDE

⊗ DRILLED WELL



LEGEND

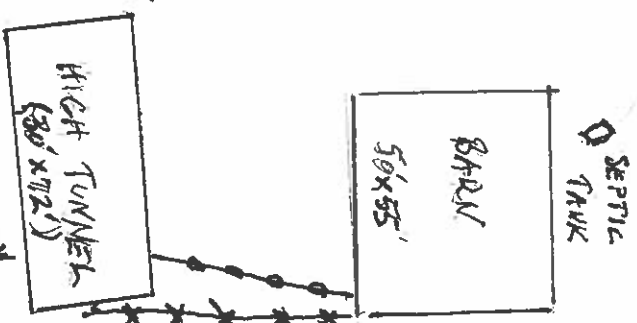
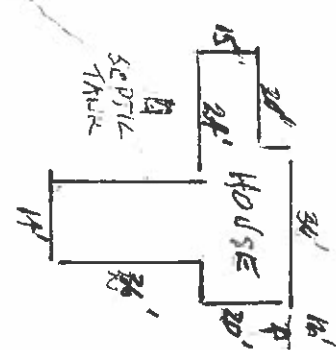
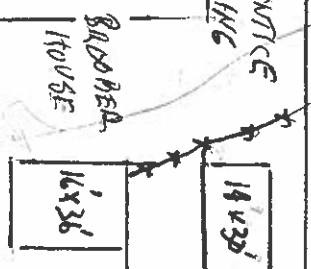
- ⊙ - security light
- \*\*\* - electricity
- ⊙-⊙-⊙ - water line
- ⚡ - storm water drainage

PROPERTY LINE SETBACKS

- ↑ N - 250'
- ↑ E - 800'
- ↑ S - 550'
- ↑ W - 490'

DINSMORE CROSS ROAD - 24' wide

APPROPRIATE HOUSING



DRIVEWAY - 12' wide

PAVE 400'

DRIVEWAYS WITHIN 200'

OPEN FIELD TO PADDY RIVE

Scale 1" = 50'