

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
JUNE 13, 2017**

Record of Minutes and dates Minutes were approved.

11/08/16 No Meeting/Election Day	03/14/17 No Meeting/Storm
11/22/16 Approved 1/10/17	03/28/17 Approved 4/11/17
12/13/16 No Quorum	04/11/17 Approved 4/25/17
01/10/17 Approved 1/10/17	04/25/17 Approved 5/9/17
01/24/17 No Meeting/Storm	05/09/17 Approved 5/23/17
02/14/17 Approved 3/28/17	05/23/17 Approved 6/13/17
02/28/17 Approved 3/28/17	
12/27/16 Approved 1/10/17	

Members: Michaeline Mulvey, Chair M Helen Watts _____ Lauren Leclerc LL
Karen Marston MM Brad Totten BT

The meeting was called to order at 7:08 PM. Mulvey, Marston, Leclerc and Totten were present. Ryan Leighton was present until 7:20 PM. Justin Keleher attended from the public. The meeting was recorded as Tape 10.

The Board received a copy of the CEO's letter to owners on Augusta Road advising them to come before the Planning Board if they plan to operate a business on their property (Map 13-03-0). Discussion centered on the current status of that property and noted other homes where potential business operations may occur. The letter will be filed with these minutes and Map 13-03 folder.

Board members reviewed the minutes of May 23rd. A motion (Totten move; Mulvey second) to accept the minutes as amended was unanimously approved.

Mulvey called a Public Hearing to order at 7:30 PM for Discovery Hill Early Learning Center Map 6, Lot 58-0, Justin & Michelle Keleher, owners.

With no members of the public attending the Board reviewed Section 7 Performance Standards of the Site Plan Review as follows:

1. Totten made a motion seconded by Leclerc that this site plan meets the minimum requirements to preserve and enhance the landscape. No new construction or landscaping is proposed. The motion passed unanimously.
2. Leclerc made a motion seconded by Marston that this site plan meets the minimum requirements for the relationship of proposed buildings to the environment. No new buildings are proposed. The motion passed unanimously.
3. Totten made a motion seconded by Totten that this site plan meets the minimum requirements for vehicular access. [Discussion included

two potential safety concerns: lack of a turn-around for vehicular access and no plan for fencing. However, the children will play in the far back of the house on a dead end road.] The motion passed unanimously.

4. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for parking and circulation. There is space for drop-off and pick-up parking with adequate turn around nearby. The motion passed unanimously.
5. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for surface water drainage. There are no changes to surface or effect on drainage. The motion passed unanimously.
6. Leclerc made a motion seconded by Marston that this site plan meets the minimum requirements for existing utilities. No public utilities are affected. The motion passed unanimously.
7. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for advertising features. No signage or advertising features are proposed. The motion passed unanimously.
8. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for special features of the development. No storage or special features are proposed. The motion passed unanimously.
9. Marston made a motion seconded by Totten that this site plan meets the minimum requirements for exterior lighting. There is no proposed change to lighting. The motion passed unanimously.
10. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for emergency vehicle access. The house is on a road and has an adequate driveway. See letter from the fire chief. The motion passed unanimously.
11. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for municipal services. There is a dumpster for solid waste and no change to municipal services. The motion passed unanimously.
12. Totten made a motion seconded by Leclerc that this site plan meets the minimum requirements of no undue water pollution. There is [no] change to the existing system. The plan includes a proposed design for replacement if the existing [septic] system should fail. The motion passed unanimously.
13. Totten made a motion seconded by Leclerc that this site plan meets the minimum requirements of no undue air pollution. No emissions are expected. The motion passed unanimously.
14. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for sufficient water available. Water is provided by a private well. The motion passed unanimously.

15. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for no unreasonable burden on existing water. There [is a private well.] The motion passed unanimously.
16. Totten made a motion seconded by Leclerc that this site plan meets the minimum requirements for no unreasonable soil erosion. There is no construction or disturbance proposed. The motion passed unanimously.
17. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for adequate sewage disposal. The current system is functioning and the applicant provided a septic system design for replacement if needed. The motion passed unanimously.
18. Totten made a motion seconded by Marston that this site plan meets the minimum requirements for no adverse effect on natural beauty. There is no change proposed to the building or grounds. The motion passed unanimously.
19. Totten made a motion seconded by Leclerc that this site plan meets the minimum requirements that the applicant has adequate financial and technical capacity. The applicant [is] self-financing. The motion passed unanimously.

Leclerc made a motion seconded by Totten to approve this site plan for a daycare, Discovery Hill Early Learning Center, to be operated in the home of Justin and Michelle Keleher. The motion passed unanimously.

Totten made a motion seconded by Leclerc to waive a trust account fee because there is no new construction. The motion passed unanimously.

With no further business the meeting adjourned at 8:00 PM.

Respectfully submitted by,

Marie Murray, Secretary

cc: Selectmen, Code Enforcement Officer, Webmaster, Planning Board Files