

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
JULY 25, 2017**

Record of Minutes and dates Minutes were approved.

11/08/16 No Meeting/Election Day	03/28/17 Approved 4/11/17
11/22/16 Approved 1/10/17	04/11/17 Approved 4/25/17
12/13/16 No Quorum	04/25/17 Approved 5/9/17
01/10/17 Approved 1/10/17	05/09/17 Approved 5/23/17
01/24/17 No Meeting/Storm	05/23/17 Approved 6/13/17
02/14/17 Approved 3/28/17	06/13/17 Approved 7/11/17
02/28/17 Approved 3/28/17	06/27/17 Approved 7/11/17
03/14/17 No Meeting/Storm	07/11/17 Approved 7/25/17
12/27/16 Approved 1/10/17	

Members: Michaeline Mulvey, Chair  Helen Watts  Lauren Leclerc 
Karen Marston _____ Brad Totten 

The meeting was called to order at 7:09 PM. All members were present. Douglas LaValle attended from the public. The meeting was recorded as Tape #12.

Pending Business:

Map 13-03-0, David Harris, owner

Amanda Harris & Doug Monson small business no follow up

Map 10-29-01, Corey Edwards, owner

Note to Ryan Leighton re junkyard on property no follow up

Current Business:

Map 6-53-0, Douglas LaValle, owner

Mr. LaValle expressed concerns that his neighbor [is building] a driveway [off of] the right-of-way that grants access to his own house. A nearby stream often floods during spring rains and [a new driveway] could compromise his existing [right-of way]. He asked if driveways are permitted across wetlands; if the neighbor is required to notify neighbors of his plans; and which town officials could have granted permission for the new driveway.

Board members reviewed the tax maps and the records for Map 6-53 and made the following comments:

- The neighbor could have gone to the Codes Enforcement for [a building permit].
- The town does not prohibit driveways [through] wetlands, but the Department of Environmental Protection (DEP) may do so [or may require a permit].
- [It is unclear if] your neighbor [has] the right to use your right-of-way.

The Board then made the following recommendations:

- Request an evaluation by the DEP regarding wetlands.
- Contact CEO, Ryan Leighton to see if a building permit was requested or is required.

- Contact the abutter with your information and concerns.
- If problems remain, contact a real estate attorney.

Town Clerk, Melanie Page, distributed attested copies of the revised Site Plan Review Ordinance.

Board members reviewed and amended minutes for July 11th. The minutes were revised and approved.

With no further business the meeting adjourned at 7:56 PM.

Respectfully submitted by,

Marie Murray, Secretary

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