

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
SEPTEMBER 26, 2017**

Record of Minutes and dates Minutes were approved.

11/08/16 No Meeting/Election Day	04/11/17 Approved 4/25/17
11/22/16 Approved 1/10/17	04/25/17 Approved 5/9/17
12/13/16 No Quorum	05/09/17 Approved 5/23/17
01/10/17 Approved 1/10/17	05/23/17 Approved 6/13/17
01/24/17 No Meeting/Storm	06/13/17 Approved 7/11/17
02/14/17 Approved 3/28/17	06/27/17 Approved 7/11/17
02/28/17 Approved 3/28/17	07/11/17 Approved 7/25/17
03/14/17 No Meeting/Storm	07/25/17 Approved 8/22/17
03/28/17 Approved 4/11/17	08/08/17 Approved 8/22/17
12/27/16 Approved 1/10/17	

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

The meeting was called to order at 7:10 PM. Leclerc, Watts, Mulvey, and Totten were present. CEO, Ryan Leighton and Town Clerk, Melanie Page attended portions of the meeting. Members of the public attending were applicants Eric Smith and Cohne Goodwin. Audience members included Gail Card, Guy Lebida, Alex Titcomb, Neil Skelton, Diane Simmler, Fran Simmler, Sherrie Dentico, Ron Volk, and Shelley Kruszewski from the Androscoggin Land Trust.

The meeting was recorded as Tape #16.

Map 4-52-0 Eric Smith has proposed to lease the stable and create two apartments. Ryan Leighton was asked if, in his opinion, this created a subdivision. Ryan said that because Smith owns two lots and is combining them there is no subdivision created.

Members approved the revised minutes of August 22nd. They reviewed the minutes of September 12th and requested changes.

Mulvey called a Public Hearing to order at 7:30 PM for a Barn & Riding Center on Map 4-52-0, Eric Smith, owner; Cohne Goodwin, lessee & business owner.

Mr. Smith explained that he purchased this 61-acre lot with the intent of creating a space for Ms. Goodwin to lease and continue her horse riding business. He showed plans for a barn 80' x 250' with 20 stalls, an indoor arena, and a 2nd story with 2 small apartments. He also plans a fenced-in outdoor ring for riding thereby limiting trail riding on the property. Construction would be placed on high ground and the balance of the property would remain hayfield.

The major concerns during public comment were addressed as follows:

- Fly abatement – clean paddocks, process manure, horse burial or removal

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- Waterlogged land – has had drainage by the Department of Agriculture, stormwater drains to a swale, barn placed on high ground with French drains to distribute stormwater toward the hayfield
- Horses crossed onto neighbor’s property – A fence [will be built] at the lot line [if requested by the] abutters.
- [The property abuts Androscoggin] Land Trust land – [The applicant will ask for permission to ride on] Land Trust [trails].

Findings of Fact

Map 4, Lot 4-52-0, Eric Smith, owner; Cohne Goodwin, [lessee and Riding Center business owner]

The Board reviewed Section 7: Performance Standards of the Site Plan Review as follows:

1. Watts made a motion seconded by Totten that this site plan meets the minimum requirements to preserve and enhance the landscape. The plan maintains the rural appearance and use of the property. There is an existing 100-foot buffer; the back 40 [will remain] hayfield; and land disturbance on the property [will be] limited. The motion passed unanimously.
2. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for the relationship of proposed buildings to the environment. The barn and riding structures [will be] limited to a corner of the lot. The remaining acreage [will remain] in agricultural use as hayfield. The motion passed unanimously.
3. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for vehicular access. The entrance has [a Department of Transportation entrance permit]. The motion passed unanimously.
4. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for parking and circulation. A turn-around [will be provided] for horse trailers. Human activity [will be limited] to the front of the property. Horse riding [may] take place on Land Trust land and a representative will bring that to the Land Trust for approval. The motion passed unanimously.
5. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for surface water drainage. Storm water from the barn roof will be directed to the hayfield. The owner has agreed to collaborate with abutters on managing drainage. The motion passed unanimously.
6. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for existing utilities. There are no municipal services at this property. The motion passed unanimously.

7. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for advertising features. Signage [will] direct people without distracting motorists. The motion passed unanimously.
8. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for special features of the development. [The dumpsters will be screened.] The motion passed unanimously.
9. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for exterior lighting. Barn lighting [will be] oriented toward the ground. No [sign lighting will be] planned. The motion passed unanimously.
10. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for emergency vehicle access. A turn-around [large enough] for trailers [will provide] emergency access needs. The motion passed unanimously.
11. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for municipal services. There [will be] no [additional] use of municipal services. The project will add to the recreational activities available in the town. The motion passed unanimously.
12. Watts made a motion seconded by Totten that this site plan meets the minimum requirements of no undue water pollution. There is a septic system [design] and [there will be no impact on the delineated wetlands]. Manure [will be spread] on the hayfield or hauled away. Drainage [will be managed] to minimize impact. The motion passed unanimously.
13. Watts made a motion seconded by Totten that this site plan meets the minimum requirements of no undue air pollution. The site [will remain] in agricultural use. The motion passed unanimously.
14. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for sufficient water available. The applicant plans to drill a well. The motion passed unanimously.
15. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable burden on existing water. There is no public water supply. The motion passed unanimously.
16. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable soil erosion. Development is planned for a limited area of a largely agricultural lot. [Best Management Practices will be implemented.] The motion passed unanimously.
17. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for adequate sewage disposal. The applicant provided an HHE 200 [design] from a licensed site

evaluator. Manure may be held on a pad and spread on the hayfield or carried away in specialized dumpsters. The motion passed unanimously.

18. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for no adverse effect on natural beauty. The lot remains largely as is with the additional agricultural use for horse riding. There are no known historic artifacts. The motion passed unanimously.

19. Watts made a motion seconded by Totten that this site plan meets the minimum requirements that the applicant has adequate financial and technical capacity. The applicant has building and construction expertise and is self-financed. The motion passed unanimously.

Watts made a motion seconded by Totten to approve this site plan for a barn and riding center to be constructed on Store Road. The motion passed unanimously.

Watts made a motion seconded by Totten to waive the Trust Account Fee because this construction [does not have construction components that require municipal oversight]. The motion passed unanimously.

With no further business the meeting adjourned at 9:04 PM.

Respectfully submitted by,

Marie Murray, Secretary

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