

TOWN OF BOWDOIN
Planning Board Minutes
September 25, 2018
Accepted October 23, 2018

Members Present:

Michaeline Mulvey, Chair - M.
Lauren Leclerc - JL
Karen Marston - JM
Brad Totten - b.e.t.

Absent:

Helen Watts -

Staff Present:

Dennis Douglas, Code Enforcement
Marie Murray, Recording Secretary

Michaeline Mulvey, Chair, called the Bowdoin Planning Board meeting to order at 7:12 PM with Lauren Leclerc, Brad Totten, Karen Marston and Dennis Douglas, CEO present. Helen Watts was absent. Rebecca Hodgkins attended from the public. The meeting was recorded as #27.

Business:

Map 2, Lots 18 & 21-01, Dan Chamberland, owner

Rebecca Hodgkins received a back lot from her father's estate but has been unable to build on the lot. She has placed the lot for sale with a realtor and asked the Board to review the records with the goal of selling the lot.

They found the following records:

- In 2012 the Maine DOT issued an Entrance Permit with a condition that the new entrance must be the only entrance to this lot and to a previously sold lot.
- A subsequent letter from the Planning Board advising that the entrance would have to comply with Road Design Standards and would require termination of an existing entrance.

Board members and CEO, Dennis Douglas discussed the requirements with Mrs. Hodgkins. Mrs. Hodgkins described the desirability of the lot's location. Following the discussion, the Board suggested that:

- Mrs. Hodgkins have the realtor come to the Planning Board for an explanation of the issues.
- The parcel could be marketed 'as is' to a buyer who would be willing to meet the Town requirements.

Consideration of minutes:

Lauren Leclerc made a motion, seconded by Brad Totten, that the minutes of September 11, 2018 be accepted as revised. The motion passed by a vote of 4-0.

Adjournment: The meeting adjourned at 7:55 PM.

Respectfully submitted by:

Marie Murray
Recording Secretary

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