

TOWN OF BOWDOIN
Planning Board Minutes
October 23, 2018
Accepted January 29, 2019

FEB 12 2019

Members Present:

Michaeline Mulvey, Chair - M.
Lauren Leclerc - JJ
Brad Totten - B.T.
Helen Watts -

Absent:

Karen Marston

Staff Present:

Marie Murray, Recording Secretary
Dennis Douglas, Code Enforcement

Michaeline Mulvey, Chair, called the Bowdoin Planning Board meeting to order at 7 PM with Lauren Leclerc, Brad Totten, Dennis Douglass, CEO, and Helen Watts present. Karen Marston was absent. John and Denise Pride, John Mann, Tom Saucier, Quixam Moore-Vissing, and Yvonne Vissing attended from the public. The meeting was recorded as #29.

Consideration of minutes:

Leclerc made a motion seconded by Totten to accept the minutes of September 25, 2018 as revised. The motion passed by a vote of 3 with 1 abstention.

Watts made a motion seconded by Totten to accept the minutes of October 9, 2018 as revised. The motion passed unanimously.

Business:

Mulvey called a Public Hearing to order at 7:30 PM for the Pride Storage Center. No members of the public attended. Leclerc stated that she is an abutter but holds no bias toward the project. The owners and Board members had no objections to Leclerc's participation.

Map 1, Lot 76, Ronald Franklin, owner

Consideration of the Performance Standards was interrupted by the arrival of Quixam Moore-Vissing and Yvonne Vissing. Mulvey asked permission of the applicants to consider their "quick question" as follows:

Quixam Moore-Vissing and Yvonne Vissing are considering buying property at 36 Post Rd in Bowdoin to use the barn as a gathering place for art & music perhaps as a Bring-Your-Own-Beverage venue. They do not consider the gathering place a business.

Discussion included possible insurance required for a BYOB. They will need to apply for a site plan review. There may be ordinances concerning alcohol sales and mass gatherings. A site plan review is needed because it is a change of use from residential, which creates traffic in and out, and other concerns.

Map 6, Lot 26-0, John & Denise Pride, owners

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. Driving surfaces and cut and fill surfaces are minimal. The building will be well set back from Route 125. The motion passed unanimously by a vote of 4-0.
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 building will be a barn-like structure replacing a chicken barn. It has been sited to

- minimize wetland impacts. The applicant has obtained MDEP and Army Corps approvals for wetland impact. The motion passed unanimously.
3. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for vehicular access. There is adequate access and egress from Route 125 onto this dead-end road. The driveway provides space for maneuvering trucks hauling long boats. There should be minimal increase to traffic on Route 125 because trips will be interspersed throughout the season. The motion passed unanimously.
 4. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for parking and circulation. Limited pedestrian and vehicular traffic and parking is planned. The motion passed unanimously.
 5. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for surface water drainage. A full set of erosion control plans is included in the application. Impact has been minimized to one corner of the lot. The motion passed unanimously.
 6. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for existing utilities. The building is serviced by electricity only. Drainage is directed to an undeveloped area. The motion passed unanimously.
 7. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for advertising features. There will be an unlit sign on the building. 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. Storage will be inside with no exposed storage outside the building. The building will be set well back from the road. The motion passed unanimously.
 9. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for exterior lighting. Exterior lighting will be downward panning for security similar to the neighboring school lighting. The motion passed unanimously.
 10. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for emergency vehicle access. There will be a Knox box with a code provided to the Fire Department. 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 a minimal impact on municipal services. 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. The project has MDEP and Army Corps of Engineers permits and no water pollutant emissions are expected. 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. There will be no pollutants other than the vehicle emissions covered elsewhere. 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 development will require no water supply. 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. They have replaced an existing well on the property with a well that is closer to the building it is serving. 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. There is an erosion plan for construction of the building. The motion passed unanimously.
 17. Watts made a motion seconded by Totten that this site plan meets the minimum requirements for adequate sewage disposal. There will be no sewage waste generated on site. 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 storage barn will be located on the site of an old weathered chicken barn. 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 included a letter from the bank and has adequate technical capacity. The motion passed unanimously.

Watts made a motion seconded by Totten to waive the Trust Account Fee because no part of this construction requires municipal oversight. The motion passed unanimously.

Watts made a motion seconded by Totten to approve the application for Forest's Bunker, LLC. The motion passed unanimously.

Adjournment: The meeting adjourned at 8:25 PM.

Respectfully submitted by:

Marie Murray
Recording Secretary

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