

Town of Bowdoin
Planning Board Minutes
December 22, 2020

Members Present:

Michaeline Mulvey, Chair *M.*
Helen Watts

Leroy Letourneau *LRL*
Lauren Leclerc *LL*

Absent:

Brad Totten, Vice Chair
Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:05 pm.

Consideration of Minutes: November 10, 2020 minutes were signed. Watts moved to accept the minutes of December 8, 2020, as written, Letourneau seconded. Unanimous approval. December 8, 2020 minutes were signed. The meeting was recorded.

Map 10, Lot 44:

The public hearing for the Preliminary Plan Subdivision of Neil Postlewaite and Kimberly Loeschner, 662 Millay Road called to order at 7:30. Kip Pauls attended as a member of the public.

Postlewaite and the Board responded to comments and questions made by Pauls. The public hearing adjourned at 8:18 pm.

Watts moved that with the additional information submitted by the applicants that the final application is complete. Letourneau seconded. Unanimous approval.

ARTICLE 10 – PERFORMANCE & DESIGN STANDARDS

10.1.A.1. Only approving Lot 2/3 division. Property boundary follows cemetery line, looks close to perpendicular.

10.1.A.2. **A condition of approval will be put on the plan that any further division of Lots 2 and 3 will require Planning Board approval.**

10.1.A.3. All lots meet the minimum requirement for lot size.

10.1.A.4. Frontage of Lots 2 and 3 as required.

10.1.A.5. No comments were received from E-911 officer. No street involved.

Watts moved that the subdivision application meets the requirements of 10.1.A. Letourneau seconded. Unanimously approved.

10.1.B.1. Not applicable as the application is not for a major subdivision.

10.1.B.2. All monuments in this minor subdivision have been set and are shown as such on the plan set.

Watts moved that the subdivision application meets the requirements of 10.1.B. Letourneau seconded. Unanimously approved.

10.2.A.1. Reserved.

10.2.A.2. Not served by public water utility.

10.2.A.3.a. The proposed well location is not shown on the plan set. However, the septic system test location is well over 50 feet from the road, and the well will likely be 100 feet more or less from septic system.

10.2.A.3.a.1. No street proposed for subdivision.

10.2.A.3.b. Large lots with plenty of space for wells and subsurface waste water disposal areas.

10.2.A.3.c. No central water supply system is proposed. Well on existing lot is not shown on the plan set. Existing lot is 6.25 acres and has plenty of room for replacement system.

10.2.A.3.d. Not applicable as the application is not for a major subdivision.

10.2.B. Well driller's report located at page 8 of application.

Watts moved that the subdivision application meets the requirements of 10.2 and has sufficient water based on information provided by the well driller. Letourneau seconded. Unanimous approval.

10.3.A.-D. Proposed construction is well away from waterbodies. Erosion and sedimentation control plan is page 26 of the application.

Watts moved that the subdivision application meets the requirements of 10.3. Letourneau seconded. Unanimous approval.

10.4.A.1. Test pit log is page 7 of the application.

10.4.A.2. Test pits are listed for each lot on page 7 of the application.

Watts moved that the subdivision application meets the requirements of 10.4. Letourneau seconded. Unanimous approval.

10.5. This is a two-lot subdivision with one new house and will not exceed capacity with the addition of one residence.

Watts moved that the subdivision application meets the requirements of 10.5, as only one residence is being added with this subdivision. Letourneau seconded. Unanimous approval.

10.6.A. Letters were received from natural resources agencies and are included in the application. The net residential density is one new house in 20 acres.

Watts moved that the subdivision application meets the requirements of 10.6.A. Only one new house is being added in 20 acres. Letourneau seconded. Unanimous approval.

10.6.B.1-2. Building envelope is shown as a blue line on the site plan. During site visit, Planning Board members were shown building location, which is quite a bit back from road. Test pit is quite a way back from road; house is typically fairly close to test pit.

10.6.B.3. No subdivision street is proposed.

Watts moved that the subdivision application meets 10.6.B. Letourneau seconded. Unanimous approval.

10.6.C.1. Letter from MHPC included on page 19 of application. No part of the subdivision was identified as having historic features as depicted on the Town of Bowdoin Comprehensive Plan.

10.6.C.2. Not applicable; subdivision is less than four lots.

10.6.C.3. No reserved land proposed.

10.6.C.4. Not applicable as no land is to be reserved.

Watts moved that the application meets the requirements of 10.6.C. None of these features apply to this subdivision. Letourneau seconded. Unanimous approval.

10.6.D.1. Pages 11-18 of the application include correspondence from agencies regarding natural features, significant wildlife habitats, and important wildlife areas.

10.6.D.2. None of these areas identified on site.

10.6.D.3. Building envelope does not approach the wetlands shown on the plan.

Watts moved that the subdivision application meets the requirements of 10.6.D. Letourneau seconded. Unanimous approval.

10.6.E. Watts moved that the subdivision application meets the requirements of 10.6.E, as there is no shoreland within subdivision. Letourneau seconded. Unanimous approval.

10.6.F. Watts moved that the subdivision application meets the requirements of 10.6.F. There are no common lands proposed as a part of this subdivision. Letourneau seconded. Unanimous approval.

10.7. Watts moved that the subdivision application meets the requirements of 10.7 as acreage and frontage of the lots meet Bowdoin Land Use Ordinances. No roads proposed. Letourneau seconded. Unanimous approval.

10.8.A. Single family residence is all that is being built.

10.8.B. Application includes technical ability of qualified consultants and contractors.

Watts moved that the subdivision application meets the requirements of 10.8. Letourneau seconded. Unanimous approval.

10.9 A.-B. Hydrogeological assessment was waived.

Letourneau moved that the subdivision application meets the requirements of 10.9. Watts seconded. Unanimous approval.

10.10 Watts moved that the subdivision application meets the requirements of 10.10 as the subdivision is not in a floodplain per addendum info submitted. Letourneau seconded. Unanimous approval.

10.11 Watts moved that the subdivision application meets the requirements of 10.11, as information from wetland delineation has been provided and data is shown on the plan. Letourneau seconded. Unanimous approval.

10.12. Watts moved that the subdivision application meets the requirements of 10.12, as the subdivision is not in a lake watershed. Letourneau seconded. Unanimous approval.

10.13. Reserved.

10.14. Watts moved that that subdivision application meets the requirements 10.14. Letourneau seconded. No timber has been harvested recently from the parcel. Unanimous approval.

10.15. Watts moved that the subdivision application meets the requirements of 10.15. There is no street proposed. Letourneau seconded. Unanimous approval.

10.16. Watts moved that the subdivision application meets the requirements of 10.16. There is not going to be a lot owner's association. Letourneau seconded. Unanimous approval.

ARTICLE 11 – PERFORMANCE GUARANTEES

Performance guarantees have been waived.

Watts moved to approve the Postlewaite-Loeschner Subdivision with the approval conditional on the following:

1. That any further division of Lots 2 and 3 will require Planning Board approval.

Letourneau seconded, approved unanimously.

Mulvey will make a copy of the signed plan. Postlewaite will send recording information from the Registry of Deeds to Leclerc.

The meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

Cc: Selectmen, Webmaster, Code Enforcement, Planning Board Files