


**Town of Bowdoin**  
Planning Board Minutes  
March 9, 2021

**Members Present:**

Michaeline Mulvey, Chair  
Helen Watts

23 March 2021  
M.

Lauren Leclerc



**Absent:**

Brad Totten, Vice Chair  
Leroy Letourneau  
Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:07 pm.

**Consideration of Minutes:** Watts moved to accept the minutes of February 23, 2021, as written, Mulvey seconded. The motion passed unanimously. The minutes were signed. The meeting was recorded.

**New Business:**

**Map 13 Lot 11-02:** Brittany Karkos came in to discuss what would be required for her parents to give her and her brother gift lots of land (1 acre each) in Bowdoin, on which they intend to build houses. Her parents own land in both Litchfield and Bowdoin.

Karkos has spoken to the Litchfield Code Enforcement Officer, who indicated that she wouldn't need anything except a right-of-way (ROW). Ms. Karkos' parents have three deeds and none of the parcels have any road frontage in Bowdoin.

Mulvey informed Karkos that the towns of Litchfield and Bowdoin have different land use ordinances and that the proposed lots would need to meet the Bowdoin Land Use Plan with 150 feet of road frontage for each lot, as the lots will be in the Town of Bowdoin. Also, the location of the Litchfield/Bowdoin town line will need to be determined. Each proposed lot will need to have 150 feet of road frontage which needs to meet the Town Road Design Standard (i.e., the driveway(s) will need to be built to meet the Town Road design standards and be approved by the Planning Board). These lots can be one on either side of a 150-foot long road, which would need to come off Dead River Road. This road frontage is required to create the lots.

Chris Braun and Gregory Carley came in with a title problem that the Planning Board cannot resolve. The Board recommended that they follow up with a title attorney.

The meeting was adjourned at 7:43 pm.

Respectfully Submitted,  
Lauren Leclerc, Secretary

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