

Town of Bowdoin
Planning Board Minutes
May 11, 2021

Members Present:

Michaeline Mulvey, Chair M
Leroy Letourneau *LR*

Brad Totten, Vice Chair
Lauren Leclerc *LL*

Absent:

Helen Watts
Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:02 pm.

Consideration of Minutes: Letourneau moved to accept the minutes of April 27, 2021, as written, Totten seconded. The motion passed unanimously. The minutes were signed. The meeting was not recorded.

New Business:

Map 1, Lot 17: Eric Lavigne came in with questions on a property he is considering purchasing, on which he currently resides (953 Augusta Road). His inquiry is on if he would be able to build an office/storage building on the property, while also continue living there. He intends to have employees.

The Board conferred and agreed that there is nothing in the Land Use Plan Ordinance that precludes a business from going onto a non-conforming lot which already contains a dwelling. Mulvey indicated the lot is 1.5 acres.

The Board referred Mr. Lavigne to the Site Plan Review Ordinance. Mulvey recommended that Mr. Lavigne determine where the property lines are located (via a survey), if the building can fit within the property boundary and if access is sufficient for delivery trucks. A septic may be required if there are workers onsite. Any Site Plan review application submitted will need to show property boundaries, the proposed building, as well as room to fit a driveway and turnaround.

Old Business:

None.

The meeting was adjourned at 7:53 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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