

Town of Bowdoin
Planning Board Minutes
June 22, 2021

Members Present:

Michaeline Mulvey, Chair
Lauren Leclerc

M. July 2021

Leroy Letourneau LRL

Jim Moulton

JRM, JL

Absent:

Helen Watts, Vice Chair
Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm.

Consideration of Minutes: Letourneau moved to accept the minutes of June 8, 2021, as written, Moulton seconded. The motion passed unanimously. The minutes were signed. The meeting was not recorded.

New Business:

Map 11-2, Lot 13: Margaret Martin came in to discuss building a house in Bowdoin on land that remains from previous sales, under the backlot exemption. For the last 15 years Martin has owned land in Litchfield and Bowdoin. She sold her land in Litchfield which included a house.

Martin wants to build a house in Bowdoin, has a 50-foot right-of-way (ROW) and the CEO indicated she could build on the lot. A recent survey was completed on the lot by Reuben Wheeler.

Mulvey indicated that this lot doesn't qualify for the backlot exemption as the lot doesn't have 300 feet of road frontage in Bowdoin. One potential solution is to create 300 feet of road frontage which meets the Town of Bowdoin Road Design Standards, which includes a 20-foot travel way. The Road Commissioner generally waives the requirement for pavement to reclaim. The backlot must be 2 acres at least in size.

Alternatively, Martin could transfer the land to her abutters, then the land could be transferred back to her with a 50-foot ROW (abutters appear to have 375 feet of road frontage in Bowdoin). The question would then be whether the 50-foot ROW would have to be on the abutter's property. According to Mulvey's deed research, the existing 50-foot ROW is in the predecessor's deed, but not Martin's current deed. Furthermore, the predecessor's deed does not have detailed heirs and assigns. Mulvey recommended getting a title opinion before going any further.

Map 10, Lot 27-01: Michael Bessler came in to discuss dividing the lot he currently rents but is considering purchasing. Bessler stated that the lot has 390 feet of road frontage and approximately 10 acres. The Board discussed that Bessler could create a backlot, if he divides the current lot into two lots, with the backlot having a 50-foot ROW. Mulvey indicated to make sure the new lot can get soils suitable for septic. A permit would be required for building on the backlot.

Bessler would need to create a 50-foot ROW with a deed, which would describe the backlot and ROW as a life estate for his mother. Bessler's intention is for this mother to reside on the backlot. He wouldn't be creating a subdivision; just dividing the lot in two, as long as the existing lot has 300 feet of road frontage.

Old Business:

None.

The meeting was adjourned at 7:45 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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