

Town of Bowdoin
Planning Board Minutes
October 12, 2021

Members Present:

Michaeline Mulvey, Chair *M. 11-9-2021*
Leroy Letourneau *LL*
Lauren Leclerc *LL*

Helen Watts, Vice Chair
Jim Moulton *JRM 11/9/21*

Absent:

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 September 28, 2021, with changes, Moulton seconded the motion. The motion passed with four votes for approval, and one abstention. The minutes were signed. The meeting was not recorded.

Old Business:

None.

New Business

Map 07 Lot 34-06, Kateryna MacDonald Owner

Kateryna MacDonald came in to discuss her property at 24 Goodenow Lane that she purchased in 2018. Brad Totten, Selectboard Member, attended too as MacDonald had been in to the Selectboard previously to discuss her property. She has been sharing the cost of driveway plowing and maintenance with her neighbors. There is no information on the deed about road maintenance.

There is currently a stormdrain which is a safety issue. The stormdrain and driveway are on the right-of-way (ROW) but are not shown on any of the recent plans for the property. The Board and MacDonald discussed who owns the ROW if it is not the Town. Mulvey indicated that it depends on when the road went in. It may be owned by the original landowner or it may be owned by the landowners on either side of the road and there may be an easement over the 50 feet.

MacDonald asked who she needs permission from to repair the road. Mulvey indicated that Chad Dall likely owns the road, but she'll need a legal opinion.

Mulvey recommended that MacDonald get a ballpark estimate on the repairs to the stormdrain and talk to the neighbors about sharing the cost to repair.

Map 03 Lot 15-0, E. Ryan Leighton Owner

Ryan Leighton came in to discuss what would be required for Town permitting to convert a building on his property to a state inspection/automotive repair shop. Mulvey indicated that Site Plan Review would be required.

The Board went through the requirements of the Site Plan Review with Leighton. Details of note are included herein. The Board will accept a scaled aerial depicting the property boundaries for a sketch plan, as no new buildings are being constructed. Notifications will be required to abutters located within 1,000 feet of the property lines. The Town handles notifying abutters. Leighton indicated that there will be no bathroom constructed for the business (a porta-potty can be placed onsite if needed) and there will be no employees. Mulvey indicated that the Board will likely put a condition on the approval that no non-family member employees will be employed. Leighton was advised to show details for a potential sign (so that he won't need to revisit the Board for approval of a sign in the future). Once the Planning Board votes his application complete and the \$300 fee is paid, a public hearing can be scheduled.

The meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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