

Town of Bowdoin
Planning Board Minutes
October 26, 2021

Members Present:

Michaeline Mulvey, Chair *M 11.9-2021*
Jim Moulton *JRM 11/9/21*

Helen Watts, Vice Chair
Lauren Leclerc *LL 11/9/2021*

Absent:

Dennis Douglas, Code Enforcement Officer
Leroy Letourneau

The meeting was called to order at 7:04 pm.

Consideration of Minutes: Watts moved to accept the minutes of October 12, 2021, as amended. Moulton seconded the motion. The motion passed with unanimous approval. The meeting was not recorded.

Housekeeping:

As elected officials, all Planning Board Members need to take the Maine Municipal Association (MMA) Freedom of Information Act (FIA) online training. This needs to be completed by each board member within 120 days. Board members can go to the MMA website to attend/review materials.

Moulton will attend the MMA zoom meeting on Wednesday from 2 pm – 4:30 pm regarding recreational marijuana. The Town will pay the \$35 fee.

Mulvey attended a recent Selectboard meeting to discuss getting on the March agenda for the Town Meeting regarding adopting a recreational marijuana ordinance. The Board would need to move faster than we probably can; we would need a draft ordinance by January to be placed on the warrant for the March Town Meeting.

Watts will be absent from the December 14th Board meeting.

The Board members list on the website needs to be updated.

Old Business:

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

Leighton brought in a Site Plan Review application for his proposed vehicle inspection and repair services business at 385 West Burrough Road. Leighton indicated that he included details for a proposed sign and has included the addition of a shed roof off the

back of the existing structure in the application. Leighton and the Board reviewed the application for completeness, item by item through Section 6 of the Site Plan Review Ordinance.

Section 6.A.1.a. Address is listed on the Addition & Change of Use Drawings and on other pages of the application materials.

b. County soil map was provided.

c. Abutters within 1,000 feet were provided.

d. Perimeter survey of the parcel is generally waived. A sketch was provided with the application which shows no addition of structures close to the property line.

e. Water and power lines, septic and well are shown.

f. Elevations are not needed because of the minor nature of the proposed construction.

g. If employees are non-family employees, the Board will need proof that the septic will be sufficient for each additional person (~15 gals per person).

Leighton indicated that he does not have an existing septic design.

The Board would want a Licensed Site Evaluator to state the sufficiency of the existing septic, as the system likely went in prior to 1976. Or the Board could make a condition of approval that an approved septic system would need to be installed before the building permit is issued for the structure addition.

h. Parcel is already developed with an existing access off West Burrough Road. Sketch includes the parking area noted with scale, which is currently farm equipment parking.

i. Site is already developed. See aerials, text and narrative.

j, k. See narrative.

Section 6.A.2 a-f, h-m. See narrative.

g. Leighton provided abutters letter to Leclerc, who will update with public hearing info and send to abutters within 1,000 feet. Leighton provided letters to the Selectmen, Road Commissioner, the Building Inspector, the Plumbing Inspector, and the Fire Chief describing the project.

No further additional information was requested by the Board.

Watts moved that the application is complete with the exception of the \$300 check.
Moulton seconded.

Leighton provided the \$300 check prior to the close of the meeting.

A public hearing will be scheduled for November 9th, at 7:30 pm in the Bowdoin Central School cafeteria. Masks are required in the school no matter vaccination status.

Leclerc will drop off the check from Leighton to the Selectmen and leave a copy of the application on the counter at the Town office. She will arrange for the public notices in the newspapers and the abutters notices.

New Business

Map Lot 10-34-01, Mariah Selig Owner

Selig came in to the Board to discuss opening a daycare at her home at 915 Litchfield Road. She is currently working with the state to get her license. The Town of Bowdoin Code Enforcement Officer (CEO) directed Selig to the Board for a Site Plan Review. She would like to open January 2nd, or sooner if possible. She needs approval of the fire marshal. She plans to have 8-12 school-aged children. She may take toddlers if the fire marshal approves a small number of children. She plans to use her backyard and will fence it if the state requires it.

The Board went through the requirements of the Site Plan Review with Selig. Details of note are included herein. Selig will bring in the survey that came with her land purchase. Selig will describe the number of children proposed for the daycare, show the septic plan, and get a statement from a site evaluator that the septic is sufficient/adequate for the number of proposed children in her application. The Board does not expect to require any additional information for review of the application. Notifications will be required to abutters located within 1,000 feet of the property lines. The Town handles notifying abutters. Once the Planning Board votes the application complete and the \$300 fee is paid, a public hearing can be scheduled.

If an application is brought into the next Board meeting it can be reviewed for completeness. Selig indicated she would bring in 6-7 copies of the application when she returns.

The meeting was adjourned at 8:13 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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

