

Town of Bowdoin
Planning Board Minutes
December 14, 2021

Members Present:

Michaeline Mulvey, Chair
Lauren Leclerc

M. Jantz
1/11/22

Jim Moulton

JRM 1/11/22

Absent:

Helen Watts, Vice Chair
Leroy Letourneau
Dennis Douglas, Code Enforcement Officer

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

Consideration of Minutes: Moulton moved to accept the minutes of November 23, 2021, as amended. Mulvey seconded the motion. The motion passed unanimously. The meeting was not recorded.

Old Business:

Map Lot 10-34-01, Mariah Selig Owner

Public Hearing for the Site Plan Review was called to order at 7:30 pm.

No members of the audience were in attendance for the public hearing.

The Board reviewed Section 7, Performance Standards.

1. Preserve and Enhance the Landscape: no new construction or landscaping changes have been proposed. Parking is already existing.

Moulton moved and Leclerc seconded. Unanimously approved.

2. Relationship of the Proposed Buildings to Environment: no new construction is proposed; no new structure will be added.

Moulton moved. Leclerc seconded. Unanimously approved.

3. Vehicular Access: access is an existing driveway. The sketches on pages 17 and 18 of the application show that the driveway comes onto a state section of Litchfield Road in a flat location with significant sight distance.

Moulton moved. Leclerc seconded. Unanimously approved.

4. Parking and Circulation: the sketches on pages 17 and 18 show that a walkway and parking area are situated to provide safe separation of vehicular and pedestrian traffic.

Moulton moved. Leclerc seconded. Unanimously approved.

5. Surface Water Drainage: the size of the parcel protects the adjacent parcels from surface water and there will be no change to the existing building and therefore no changes to drainage.

Moulton moved. Leclerc seconded. Unanimously approved.

6. Existing Utilities: no public utilities are to be used for the project.

Moulton moved. Leclerc seconded. Unanimously approved.

7. Advertising Features: written narrative (2i) of the application states that a small-handcrafted sign on the front door is proposed. The sign will not be lit and will have a minimal impact.

Moulton moved. Leclerc seconded. Unanimously approved.

8. Specific Features of the Development: the business will be using an existing structure; no new development is proposed.

Moulton moved. Leclerc seconded. Unanimously approved.

9. Exterior Lighting: no additional exterior lighting is proposed.

Moulton moved. Leclerc seconded. Unanimously approved.

10. Emergency Vehicle Access: included in the application are maps demonstrating adequate access and area for operation of emergency vehicles.

Moulton moved. Leclerc seconded. Unanimously approved.

11. Municipal Services: the development will not have an unreasonable adverse effect on municipal services.

Moulton moved. Leclerc seconded. Unanimously approved.

12. No Undue Water Pollution: no new construction is proposed.

Moulton moved. Leclerc seconded. Unanimously approved.

13. No Undue Air Pollution: this childcare business is a non-industrial business and will have no impact on air quality.

Moulton moved. Leclerc seconded. Unanimously approved.

14. Sufficient Water Available: the existing drilled well is sufficient to provide requisite water.

Moulton moved. Leclerc seconded. Unanimously approved.

15. No Undue Burden on Water Supply: there is an existing private well.

Moulton moved. Leclerc seconded. Unanimously approved.

16. No Undue Soil Erosion: no new construction is proposed.

Moulton moved. Leclerc seconded. Unanimously approved.

17. Adequate Sewage Waste Disposal: there is an existing septic system and a design for potential expansion in case of failure has been provided.

Moulton moved. Leclerc seconded. Unanimously approved.

18. Scenic/Natural Beauty: no new construction is being proposed.

Moulton moved. Moulton seconded. Unanimously approved.

19. Financial and Technical Capacity: self-financed by owner.

Moulton moved. Leclerc seconded. Unanimously approved.

General Provisions.

A. Not applicable.

B. None required.

Section 9. Trust account fee is waived. There is no new construction.

Moulton moved. Leclerc seconded. Unanimously approved.

FINAL MOTION – Moulton moved to approve Kindness Counts Home Childcare, LLC as the application complies with all of the performance standards.

Leclerc seconded.

The application was approved unanimously.

Public hearing was closed at 8:12 pm.

The meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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