

**Town of Bowdoin**  
Planning Board Minutes  
July 26, 2022

**Members Present:**

Helen Watts, Vice Chair

Jason Leeman



Jim Moulton

Lauren Leclerc



**Absent:**

Michaeline Mulvey, Chair, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:05 pm.

**Consideration of Minutes:** Leeman moved to accept the minutes of July 12, 2022 as written. Moulton seconded the motion. The motion passed unanimously. The minutes were signed. The meeting was not recorded.

**New Business:**

Steve Erving came in to discuss setting his child up with a house lot based on what is allowed by LD 2003. He has acreage suitable for an additional lot but not the frontage required according to the Land Use Plan for the Town of Bowdoin Maine. Erving currently has a lot with 1 dwelling.

We understand that the legislation is not in effect until the end of the month. The Board has not gone through what the legislation means for the Town.

Curt Greenstone, Map 11, Lot 08-04 came in to discuss putting 2 apartments in an existing 30-foot by 40-foot outbuilding on his parcel. His lot is 6.34 acres at the end of Penny Lane (gravel and not a Town Road) with a right-of-way (ROW) to his lot. The Board discussed the current requirements for a dwelling unit (300 feet of road frontage and a 2-acre lot). Therefore for 3 units 900 feet of road frontage and 6 acres would be needed for 3 dwelling units under the Town Land Use Plan. He has the acreage but not the road frontage for 3 dwelling units.

The Board suggested that the Codes Enforcement Officer, Dennis Douglas, could approve the first building permit and that Greenstone attend the Selectboard's meeting on Monday to discuss LD 2003 and what it might mean for a second new dwelling unit on his parcel.

Greenstone said that CEO, Dennis Douglas, told Greenstone that one additional unit could be approved immediately but a second unit has to be approved by the Planning Board.

Watts and Leeman will attend the next Selectboard meeting.

**Old Business:**

None

The meeting was adjourned at 8:18 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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