

**Town of Bowdoin**  
Planning Board Minutes  
August 9, 2022

**Members Present:**

Michaeline Mulvey, Chair  
Jim Moulton  
Lauren Leclerc *LL*

*M 13 August 2022*

Helen Watts, Vice Chair  
Jason Leeman *JL*

**Absent:**

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:07 pm.

**Consideration of Minutes:** Watts moved to accept the minutes of July 26, 2022 as amended. Leeman seconded the motion. The motion passed with one abstention. The meeting was not recorded.

**New Business**

None.

**Old Business**

Steve Erving came in to further discuss setting up his child with a house lot based on what is allowed by LD 2003. Mulvey indicated that if a new dwelling needs a mortgage, the bank would need to know what lot it is on. Irving could potentially build a house, but may not be able to sell it if the lot doesn't meet the size and road frontage requirements. LD 2003 won't help Mr. Erving since he doesn't have adequate road frontage. Mr. Erving owns a 50-foot right-of-way & his lot is already a back lot.

Mulvey suggested talking to Reuben Wheeler, a local surveyor in Town, to see if Wheeler can come up with a creative idea to create road frontage. Erving would need to build 150 feet of pavement or reclaim all the way from John Tarr Road to get the required road frontage.

The meeting was adjourned at 7:47 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

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