

Town of Bowdoin
Planning Board Minutes
January 24, 2023

Members Present:

Michaeline Mulvey, Chair
Jim Moulton

M. 1st February 2023

JRM

Helen Watts, Vice-Chair
Lauren Leclerc

Hew

JLL

Absent:

Jason Leeman, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:03 pm.

Consideration of Minutes: Watts moved to accept the minutes of January 10, 2023, as written. Moulton seconded the motion. The motion passed unanimously and the meeting minutes were signed. The meeting was not recorded.

Old Business: None

New Business:

Richard and Susan Morgan, Tax Map 6-01-0

Bob Gashlin, of KJK Wireless, was in representing US Cellular with a Site Plan Review application for construction of a communications tower at 160 East McIver Road, Tax Map 6-01-0. US Cellular proposes construction of a 190-foot lattice tower, access way, utilities, antennas and associated equipment inside a 40' x 40' fenced compound on the 15.6-parcel.

The Planning Board received the application and the \$300 application fee from Mr. Gashlin and went through the materials with him as well as Section 6 of the Site Plan Review application.

The Planning Board requested the following information in order to be able to deem the application complete:

Section 6:

1.c. Addresses of abutting landowners within 1,000 feet of the parcel's lot lines in the Town of Bowdoin. Mr. Gashlin is to email the Planning Board Secretary the names and addresses of abutters.

1.d. Boundary of the parcel signed and stamped by a Professional Land Surveyor.

1.e. Morgans' deed for the parcel (will show any easements on the parcel). Mr. Gashlin will obtain Susan Morgan's signature on the Right, Title and Interest letter.

2.a. US Cellular's lease agreement for the location of the tower. If available at the time of application, the lease agreement recorded in the registry of deeds.

2.g. Letter to the abutting landowners describing the project. Mr. Gashlin is to email the draft letter to the Secretary.

2.k. As the access road to the proposed project is almost entirely within Bowdoinham, the Bowdoin Planning Board will require proof that the Town of Bowdoinham has either approved the access road or does not require any specific approval for its construction. Mr. Gashlin stated he would reach out to the Town of Bowdoinham to discuss the access road and permitting requirements.

3.b. The Board needs documentation of consultation with the Maine Natural Areas Program (MNAP) and the Maine Historic Preservation Commission (MHPC) to determine that the project will not have an impact on sensitive natural and cultural resources.

Mr. Gashlin indicated he would email the Secretary information as it becomes available.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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