

Town of Bowdoin
Planning Board Minutes
March 28, 2023

Members Present:

Michaeline Mulvey, Chair
Jim Moulton

M. 25 April 2023

Helen Watts, Vice-Chair
Lauren Leclerc



Absent:

Gwen Thomas, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:05 pm. Watts arrived at 7:40 pm.

Consideration of Minutes: Moulton moved to accept the minutes of February 14, 2023, as written. Mulvey seconded the motion. The motion passed unanimously and the meeting minutes were signed. The meeting was not recorded.

Mulvey moved to nominate Helen Watts as Vice-Chair, Moulton seconded the motion, and the motion passed with one abstention. Watts moved to nominate Michaeline Mulvey as Planning Board Chair, Moulton seconded the motion, and the motion passed with one abstention.

Old 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 \$300 application fee from Mr. Gashlin on January 24, 2023. At that meeting, the Planning Board requested the below information in order to be able to deem the Site Plan Review application as complete.

Mr. Gashlin provided the materials as noted below.

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 emailed the Planning Board Secretary the names and addresses of abutters within 1,000 of the parcel's lot lines within the Town of Bowdoin. An updated Site Plan review application was also provided to the Board which included this information as required.

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

An updated Site Plan review application was provided to the Board which included this information as required. This information was also emailed to the Planning Board secretary.

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.

An updated Site Plan review application was provided to the Board which included this information as required. This information was also emailed to the Planning Board secretary.

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.

An updated Site Plan review application was provided to the Board which included this information as required. This information was also emailed to the Planning Board secretary. The lease agreement has not yet been recorded at the Sagadahoc Registry of Deeds.

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

Mr. Gashlin emailed the Planning Board Secretary a draft letter to abutters. An updated Site Plan review application was also provided to the Board which included this information as required. The Planning Board Secretary will update the letter to abutters to include the date and time of the public hearing, which is to be on Tuesday, April 11th, at 7:30 pm at the Town Office.

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.

An updated Site Plan review application was provided to the Board and emailed to the secretary which included this information as required. A Building Permit was provided from the Town of Bowdoinham to extend an existing driveway to access the proposed tower.

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.

An updated Site Plan review application was provided to the Board which included this information as required. Letters from both agencies were provided to the Board and were also emailed to the secretary.

Moulton moved to find the Site Plan Review application complete, Watts seconded, and the motion was unanimously approved.

The Secretary will send out public notices regarding the public hearing to the Times Record and Sun Journal, send notices to abutters, and post notice about the public hearing at 3 public locations.

Mon 25 April 2023

New Business:

None.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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