

Town of Bowdoin
Planning Board Minutes
May 9, 2023

Members Present:

Michaeline Mulvey, Chair *M. 23 May 2023*
Gwen Thomas

Helen Watts, Vice-Chair *Helen*
Lauren Leclerc *LL*

Absent:

Dennis Douglas, Code Enforcement Officer

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

Members of the Public: Tracy Rousseau, Lucas Rousseau, Kez Bowman, Kyle Bowman

Consideration of Minutes: The minutes of the April 11, 2023 Planning Board meeting were signed. Watts moved to approve the minutes of April 25, 2023, as amended. Thomas seconded the motion. Four votes to approve. The minutes will be signed at the next meeting.

Old Business:

None.

New Business:

Tracy Rousseau and her son, Lucas Rousseau, who live at 11 Rousseau Drive, would like to move a marijuana business from Georgetown to their home in Bowdoin. The Rousseau's lawyer has drafted a marijuana ordinance. Mulvey directed the Rousseaus to go see the Selectmen and discuss the ordinance with them as it is their purview.

Kez and Kyle Bowman were in with questions about building and operating an Airbnb. They are planning to build a small cabin off 69 Bing Moore Road (Map 4 Lot 15-03) for nieces and nephews to use when they visit. They are considering renting the cabin as an Airbrb to offset the cost of building it and to generate some side income. It wouldn't have a full kitchen or bathroom, but may have a microwave, an electric kettle, and an outhouse. The Bowmans currently have a shed permit from Dennis Douglas.

The Bowmans have a 50-foot right-of-way. Mulvey inquired if there are restrictions on their deed and that the lot looks like it was part of a subdivision. If there are restrictions on the deed, that may determine what the Bowmans can do on the property. The Bowmans will review their deed.

Typically, a Site Plan Review is required for any new building that is not residential. Rental of a cabin would be change in use of the property from strictly residential to include commercial use. Renting an Airbrb would not be able to fall under the accessory dwelling land use changes being proposed to the Land Use Ordinance because rentals will be less than 30 days in duration.

Mulvey directed the Bowmans to Section 6 of the Site Plan Review Ordinance for information on what is needed in an application and explained each requirement in this section to the Bowmans.

Meeting was adjourned at 8 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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