

**Town of Bowdoin**  
**Planning Board Minutes**  
**September 26, 2023**

**Members Present:**

Michaeline Mulvey, Chair  
Gwen Thomas  
Lauren Leclerc

Helen Watts, Vice-Chair  
Tom Giggey

*Handwritten initials and date:*  
10-10-23

**Absent:**

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:02 pm. Watts moved to approve the minutes of September 12, 2023, as written. Thomas seconded. One abstention. The minutes were signed.

Mulvey will be absent at the first October meeting. Watts will be absent at the first November and the first December meetings.

**Members of the Public Present:**

Bill Gerencer, Paula Gerencer, Meghan Decker, Joshua Decker, Russell Wing, Tim Wing, Reuben Wheeler, Gideon Wheeler, Kez Bowman, Kyle Bowman

**New Business:**

None

**Old Business:**

**Wing Self-Storage Site Plan Review Public Hearing**

The Public Hearing was called to order at 7:30 pm.

Bill Gerencer, an abutter, is not opposed to the project, but would like the Wings to keep the green color scheme of the neighborhood in mind. Mr. Gerencer has already talked to the Wings about this. Mr. Gerencer would like a plant/shrub buffer around the road and maybe some plantings to help the structures blend in. Mr. Gerencer is concerned about light pollution; maybe motion-sensor lights could be used.

Reuben Wheeler agrees that the color scheme is important and there are a lot of color choices such as light green or grass-colored bottom. A green roof would give the illusion of fields and

woods behind. A whole landscaping plan hasn't been proposed but some firs etc. could be installed. There is no electrical proposed onsite. Another client of Mr. Wheeler's has LED lighting between buildings. The sign will not be lit.

Tim Wheeler indicated that they looked at tan color for the buildings with green roofs.

Meghan Decker's concern is flooding. Their house already has an issue with flooding. What is going to be done with preventing additional flooding towards their house?

Mr. Wheeler – The storage units project includes removing the well house, putting in two different wells, preserving the horse racetrack, observing wetland and stream setbacks, and avoiding Federal Emergency Management Agency (FEMA)-mapped flood zone per the Town Zone Flood Ordinance. The Project will have ~4,700 square feet of wetland impact, received Maine Department of Environmental Protection (MDEP) and U.S. Army Corps of Engineers (ACOE) permits. The field is disturbed from agricultural practices. The Maine Historic Preservation Commission (MHPC) and the Maine Natural Areas Program (MNAP) reviewed the Projects. Setbacks between the two buildings were reduced to 12-foot access ways. 2:1 side-slopes are proposed for the fill slopes on site.

Kez Bowman's neighbor wanted her to ask how plowing and mud on the road will be handled.

The Wings indicated that plowing and mud will be taken care of.

The Public Hearing was closed at 8:20 pm.

Mulvey is concerned with how water will affect the neighboring property. The Applicants will need a hydrogeologic study to deal with the issue of how much water would be increased.

Watts made a motion to put the approval process on hold until the Applicants provide more information on the impact of drainage on abutting properties. Thomas seconded. Unanimous approval of the motion by the Board.

Meeting adjourned at 8:42 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

Cc: Selectmen, Code Enforcement Officer, Fire Chief, Webmaster, Planning Board files