

Town of Bowdoin  
Planning Board Minutes  
November 14, 2023

**Members Present:**

Michaeline Mulvey, Chair

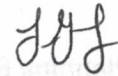
Nov 23 November 2023

Gwen Thomas

Tom Giggey



Lauren Leclerc



**Absent:**

Helen Watts, Vice-Chair, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Giggey moved to approve the minutes of October 24, 2023, as written. Thomas seconded. Four votes for approval. The minutes were signed.

**Members of the Public Present:**

Cindy Namer, Chris Brawn, Tom Giggey (presenting as a member of the public)

**New Business:**

None

**Old Business:**

**Tom Giggey, Lewis Hill Road**

Mr. Giggey inquired if the easement exchange (of a small amount of land) under final review between he and his neighbor, Cindy Namer, has an allowable width for the following future purposes: 1.) driveway access from Ms. Namer's property onto his 3.5-acre parcel (which the Bowdoin Road Commissioner approved; site distance on his property was inadequate for a driveway) and 2.) if access across the 30-foot easement onto a 50-foot easement conveyed across the 3.5 acre parcel, would allow a single family member to build on his 36-acre parcel, if desired at a future date.

The Board concluded that a 30-foot easement across Ms. Namer's property would allow Mr. Giggey to access his lot 3.5-acre lot for one residence for one of his kids. The 36-acre lot is a built-on back lot and doesn't have the road frontage to divide and make another building lot.

**Chris Brawn in on behalf of his sister Cathleen Thibeault- Map 1 Lot 76-02**

Mr. Brawn presented a letter from his sister, Cathleen Thibeault requesting a building permit for Map 1 Lot 76-02 on Post Road. The Planning Board reviewed the material presented and reiterated that the right-of-way/easement did not divide the lot as the Water District doesn't have fee interest in the access.

The Planning Board will write a letter to Ms. Thibeault that the lot was not divided by the right-of-way.

Meeting adjourned at 8:03 pm.

Respectfully submitted,  
Lauren Leclerc, Secretary

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