

**Town of Bowdoin**  
**Planning Board Minutes**  
**January 23, 2024**

**Members Present:**

Michaeline Mulvey, Chair *M 27 February 2024*  
Tom Giggey *[Signature]*  
Lauren Leclerc *[Signature]*

Helen Watts, Vice-chair *[Signature]*  
Gwen Thomas *[Signature]*

**Absent:**

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Giggey moved to approve the minutes of January 9, 2024, as written. Thomas seconded. Three votes for approval, one abstention. The minutes were signed. Helen Watts arrived at 7:22 pm.

**Members of the Public Present:**

Jodi Capobianco  
Davy Pruzansky

**New Business:**

Jodi Capobianco and Davy Pruzansky were in to discuss their pending purchase of the Church of the Living Word property (1210 Main Street, tax parcel 06-68-01). Ms. Capobianco and Mr. Pruzansky plan to convert the building into a processing facility for their business: Living Nutz.

Mulvey informed the pair that they will need to submit a Site Plan Review application as there will be a change of use of the building. A purchase and sales agreement will need to be submitted to the Planning Board as proof of interest before the Board can start reviewing an application.

The Board reviewed Section 6 (Site Plan Content and Application Procedures) of the Site Plan Review Ordinance with the applicants and some details about their business were discussed. No changes are proposed to the exterior of the building. Modifications will be made to the kitchen. Mulvey found an Attachment B & mortgage plan inspection from 2008 which the pair can use for their application. The existing septic system was discussed and the original design in the Site Plan Review application for the Church of the Living Word was found. There are no plans for retail onsite. Shipping is via UPS, and nuts will be delivered 1-2 times per month. A

