

Town of Bowdoin
Planning Board Minutes
March 12, 2024

Members Present:

Michaeline Mulvey, Chair *M. 26 March 2024*
Tom Giggey *Thomas Giggey*

Helen Watts, Vice-chair
Lauren Leclerc *LL*

Absent:

Gwen Thomas, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Watts moved to approve the minutes of February 27, 2024. Giggey seconded. Unanimous approval. The February 12, 2024 and February 27, 2024 meeting minutes were signed.

Members of the Public Present:

Michelle Coffin
Jodi Capobianco
Davy Pruzansky
Tom McGrath
Elizabeth McGrath
Bruce Jones
Peggy Reinsch
Eileen Johnson
Jen McCourt

Old Business:

Jodi Capobianco and Davy Pruzansky, 1210 Main Street, tax parcel 06-68-01

The Board called the Public Hearing for the Site Plan Review application for Living Nutz to order at 7:30pm. Pruzansky gave an overview of the business to the members of the public. The business will operate five days a week and has 4 employees. No exterior changes to the building are proposed. Dehydrating of nuts will include heat under 110 degrees F. The Public Hearing was closed at 8pm.

Section 7. Performance Standards

1. **Preserve and Enhance the Landscape:** Watts moved the application meets this standard. There will be no new construction and there will be maintenance of the existing landscape. Giggey seconded. Unanimous approval.

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2. Relationship of the Proposed Buildings to Environment: Watts moved the application meets this standard. There will be no new construction. Giggey seconded. Unanimous approval.
3. Vehicular Access: Watts moved that the application meets this standard. The existing vehicular access will be used and there is adequate space for turning large trucks around. Giggey seconded. Unanimous approval.
4. Parking and Circulation: Watts moved the application meets this standard as there will be no change to the existing parking and circulation. Giggey seconded. Unanimous approval.
5. Surface Water Drainage: Watts moved the application meets this standard. There will be no changes to existing surface water drainage. Giggey seconded. Unanimous approval.
6. Existing Utilities: Watts moved the application meets this standard. There is an existing, private onsite well and septic system which appear to be adequate to serve the business. A grease trap will be added to protect the septic system. Giggey seconded. Unanimous approval.
7. Advertising Features: Watts moved the application meets this standard. The existing sign with lighting will be re-used. Giggey seconded. Unanimous approval.
8. Special Features of the Development: Watts moved the application meets this standard. There are no planned exterior features. Giggey seconded. Unanimous approval.
9. Exterior Lighting: Watts moved the application meets this standard. There will be no additional exterior lighting. Giggey seconded. Unanimous approval.
10. Emergency Vehicle Access: Watts moved the application meets this standard. The existing emergency vehicular access is adequate and is not being changed. Giggey seconded. Unanimous approval.
11. Municipal Services: Watts moved the application meets this standard. The business will not require municipal services. Giggey seconded. Unanimous approval.
12. Will not result in undue water pollution: Watts moved the application meets this standard. There will be no construction, no changes outside, the processes to be used inside include a grease trap, there will be no roasting, low heating temperatures will be used, and there is an existing septic located onsite. Giggey seconded. Unanimous approval.
13. Will not result in undue air pollution: Watts moved the application meets this standard. The processes used will be low-temperature dehydration, with minimal ventilation. Giggey seconded. Unanimous approval.
14. Has sufficient water available for the reasonably foreseeable needs of the development: Watts moved the application meets this standard. The existing well has been adequate for church use and is expected to be adequate for this use. Giggey seconded. Unanimous approval.

15. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized: Watts moved the application meets this standard. The existing well has been adequate for church use and is expected to be adequate for this use. Giggey seconded. Unanimous approval.
16. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result: Watts moved the application meets this standard. There will be no new construction. Giggey seconded. Unanimous approval.
17. Will provide for adequate sewage waste disposal: Watts moved the application meets this standard. There is an onsite septic system, which has been inspected and determined to be adequate. Giggey seconded. Unanimous approval.
18. Will not have an undue adverse effect on the scenic or natural beauty of the area, open space, aesthetics, historic sites or rare and irreplaceable natural areas: Watts moved the application meets this standard. There will be no changes to the existing site improvements. Giggey seconded. Unanimous approval.
19. The applicant has adequate financial and technical capacity to meet the above standards: Watts moved the application meets this standard. The applicant is self-funding. Giggey seconded. Unanimous approval.

Section 8. General Provisions

B. Performance Bond

Watts moved that a Performance Bond will not be required because there is no new construction. Giggey seconded. Unanimous approval.

Section 9. Trust Account Fee

Watts moved to waive the trust account fee as there will be no new construction. Giggey seconded. Unanimous approval.

Finding of Fact: Watts moved the Planning Board finds that the application for Living Nutz complies with the Site Plan Review for the Town of Bowdoin, with the condition that there will be no retail sales onsite. Giggey seconded. Unanimous approval.

New Business:

Michelle Coffin, 27 Litchfield Road

Coffin was in with concerns about the gravel pit behind her house. Hers is the 2nd house on the right on Litchfield Road, after the store. She is concerned with noise and quality of life. She is considering starting a petition. Mulvey explained a petition could be done requesting a 180-day moratorium on gravel pits, with 1, 180-day extension.

Mulvey indicated that until the gravel pit is 5 acres the Maine Department of Environmental Protection (MDEP) doesn't deal with them. There is no noise ordinance in Bowdoin. The MDEP could be informed about the erosion control along the access road which parallels a stream. Also, Litchfield Road is a state-maintained road and Coffin could ask MDOT about the site distance for the new driveway the gravel pit owner is putting in.

Meeting adjourned at 8:53 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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