

Town of Bowdoin
Planning Board Minutes
April 23, 2024

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas
Lauren Leclerc

Me. 14 May 2024

JLL

Helen Watts, Vice-Chair
Tom Giggey

Helen Watts
Thomas Giggey

Absent:

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Watts moved to approve the minutes of April 9, 2024 as written. Giggey seconded. Unanimous approval. Minutes were signed.

Members of the Public Present:

Reuben Wheeler, Gideon Wheeler

New Business

None

Old Business:

Wing Mini Storage Facility

The Wheelers were in with a Stormwater Quantity/Quality Narrative dated 04-06-2024 from Stephen Roberge, PE, of SJR Engineering Inc. This report addresses post-construction stormwater control and runoff from the proposed project.

Discussions included the status of Bing Moore Road and it being private. It wasn't clear to the Planning Board during the Public Hearing that the Bing Moore is private. It was noted as "private" on the plans, and while it was noted as a private road in the narrative, the narrative wasn't reviewed in depth at the meeting.

Reuben Wheeler stated that Bing Moore Road was being developed in the 1970s and by 1978/79 it was built (before the Town Ordinances were adopted). Reuben also stated that the Wings are fee owners of the road. Bing Moore Road originally had a 30-foot wide easement, which got expanded to 50-foot wide easement. Reuben stated that the landowners along Bing Moore road have rights-of-way over the road on the Wings' property.

Reuben shared that the Wings have 700 feet of road frontage on Main Street but can't access from Main Street due to the 100-year flood zone and increased wetland impacts.

The Board and the Wheelers discussed whether it was necessary for the road to be built to Town Standards to allow the commercial business to proceed. It was determined that a road maintenance agreement signed by all landowners on Bing Moore Road would be sufficient to ensure that all the landowners have unencumbered access to their property during the duration of the proposed project construction and operation.

Reuben Wheeler will show the Deckers (the abutters with flooding issues on their property) the Stormwater Design from SJR engineering and the road design. The Deckers will be asked to sign the Road Maintenance Agreement.

The Board and the Wheelers discussed the following being provided:

1. A Road Maintenance Agreement signed by all the landowners along Bing Moore Road would give the Board certainty that they are satisfied with the Wings' proposal to maintain the road and ensure access to their properties during construction;
2. An engineered road designed by a qualified engineer: the road will need to be upgraded to fit the updated plan provided by the Wheelers at this meeting. The road will be designed to be the high point/watershed line and a reasonable transition to the rest of the road beyond red and blue line shown on the current plan in the vicinity of the storage facility will need to be maintained. A centerline profile and cross section (showing the crown and the berm of the road) need to be included in the design.
3. The Wheelers are to check and see if the wetland impacts shown by SJR engineering on the updated design are correct. If they are, the applicant will need to go back to the Maine Department of Environmental Protection (MDEP) for an updated/new Natural Resources Protection Act (NRPA) permit and check to see if a U.S. Army Corps of Engineers (USACE) permit is required. Currently the plans state ~7,234 sq. ft. of wetland impact. Compensatory wetland mitigation may be required.

Leclerc will make an appointment with the Wheelers to review the boat storage facility on Pond Road and the horse facility on Store Road, per the Wheelers' request.

Reuben Wheeler asked if another Public Hearing will be held. Mulvey responded that the Board will need to wait to decide on if a second Public Hearing is necessary based on whether all of the abutters will sign off on the Road Maintenance Agreement. If the abutters sign off on the Road Maintenance Agreement, the Planning Board may not require a 2nd Public Hearing.

Meeting adjourned at 8:57 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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