

Town of Bowdoin
Planning Board Minutes
May 14, 2024

Members Present:

Michaeline Mulvey, Chair
Tom Giggey

M 11 June 2024

[Signature]

Helen Watts, Vice-chair
Lauren Leclerc

[Signature]

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 April 23, 2024 as written. Giggey seconded. Unanimous approval. Minutes were signed.

Members of the Public Present:

Kenneth Fairbanks, Dakota Jenkins

New Business

Map 10 Lot 02-01, Kenneth Fairbanks and Dakota Jenkins, Proposed Home Daycare

Fairbanks and Jenkins are looking to open a home daycare in a part of their existing home, likely in the fall. They would like to apply for a grant which has a deadline of June 30th. If they were to bring in a complete application to the 2nd meeting in May (May 28th), a Public Hearing could potentially be held at the 1st meeting in June (June 11th). Approval is possible by the end of June. The Board went through the Site Plan Review requirements with Fairbanks and Jenkins.

Section 6.A.

- 1.a. Will need to show a Site Plan of the property (survey or mortgage inspection).
- 1.b. Planning Board will provide existing soils conditions map.
- 1.c. Need to know map and lot #. Need names and addresses of abutters within 1,000 feet.
- 1.d. Perimeter survey or mortgage inspection. Make sure it shows acreage on Wagg Road.
- 1.e. Show utility pole and how it connects power to house.
- 1.f. Not required.
- 1.g. Track down a copy of septic system design. Putting a daycare in will add to septic flow. Contact site evaluator to provide HHE200 (design for septic system). Additionally, have the evaluator certify

that the septic system will be suitable for additional flow from kids. Check the deed covenants. If this lot is part of a subdivision, make sure home businesses are allowed.

1.h. Show safe parking and safe access to the house/business.

1.i. Landscape plantings won't be required; state none planned in application. Include any planned signs, sign and lighting plan (downlit light), show fenced play yard for the kids.

1.j. Planning Board will assist applicants in obtaining a topo map.

1.k. Planning Board will assist applicants with obtaining an aquifer map.

2.a. Copy of deed.

2.b. Describe what you are going to do.

2.c. Sq. ft. building / sq. ft. of lot x 100

2.d. Summary of proposed easements, restrictions and covenants.

2.e. Method of solid waste disposal/plan for trash removal.

2.f. No erosion and sedimentation control plan needed because there is no new construction.

2.g. Provide narrative letter to abutters and the Planning Board secretary will add public hearing info and mail to abutters.

2.h. Statement of financial capacity should indicate self-financed.

2.i. Town-maintained road (Wagg Road) and private well.

2.j. Check with the Fire Chief on the location of the nearest hydrant/fire pond is for fire protection.

2.k. No proposed road.

2.l. None expected; normal household waste.

2.m. No new construction. Expect to open in the fall of 2024.

At the next meeting if the applicants have an application, the Board will review for completeness and will need a check for the application fee of \$300.

Mulvey will look into if the lot is part of a subdivision. The Board couldn't readily find a file for the lot looking through the Town files.

Old Business:

None

Meeting adjourned at 8:08 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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