

Town of Bowdoin
Planning Board Minutes
June 25, 2024

Members Present:

Michaeline Mulvey, Chair *M. 9 July 2024*
Gwen Thomas

Tom Giggey *T. Giggey*
Lauren Leclerc *JLL*

Absent:

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

The meeting was called to order at 7:02 pm. Giggey moved to approve the minutes of June 11, 2024. Mulvey seconded. Three votes for approval, one abstention. The meeting minutes were signed.

Members of the Public Present:

Phil Caron

Old Business

Phil Caron, Wagg Road, Map 8 Lot 17-03, part of Peepers Meadow Subdivision

Caron brought in a release of covenants for the Peepers Meadow Subdivision signed by himself and his nephew and recorded at the Sagadahoc County Registry of Deeds. Caron also provided a septic design for his proposed Accessory Dwelling Unit (ADU). The septic design is for 180 gallons a day, and a 2-bedroom residence.

The Board reviewed Section 9B: Accessory Dwelling Units of the Land Use Ordinance and made the following findings:

- 9.a.) Complies
- 9.b.) Doesn't apply
- 9.c.) Adding just one ADU
- 9.d.) The Board will need a sketch of the ADU, which cannot be less than 190 sq. ft. and must be no more than 1,000 sq. ft. Caron will need to submit a sketch of the ADU to the Code Enforcement Officer (CEO), who is the party responsible for issuing a building permit.
- 9.e.) Caron will need to occupy either the existing residence on his lot or the ADU
- 9.f.) Ok
- 9.g.) Caron cannot divide his lot based on the existing road frontage
- 9.h.) Proof of adequate sewage disposal was provided. Caron submitted a septic system design from Licensed Site Evaluator to the Board.