

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

**Members Present:**

Michaeline Mulvey, Chair

Helen Watts, Vice-chair

Lauren Leclerc

Tom Giggey

Gwen Thomas

**Absent:**

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Giggey moved to approve the minutes of July 9, 2024, as written. Watts seconded. Three votes for approval and two abstentions. The meeting minutes were signed.

**Members of the Public Present:**

Michael Princiotta

**Old Business**

None

**New Business**

Robert Eger, residing at 1459 Augusta Road, regarding property at 2191 Augusta Road

Michael Princiotta, real estate agent, was in on behalf of Robert Eger. Eger is looking to sell property in a subdivision that was approved in 1987. Since then, the lots have seen further subdivision. Mulvey stated that further divisions should have been recorded at the Registry of Deeds, but that is a legal issue. Eger's lot is part of Lot 5, which is now 5 lots. Subdivision Deed Restriction #3 states no trailers or mobile homes are allowed. There is no restriction stating that the lots cannot be further divided. A potential buyer is possibly interested in putting in a mobile house on site.

This restriction cannot be Town enforced (i.e., it is not a Planning Board issue). Eger could get all the owners in the subdivision to sign off on removing the restriction. The Board advises that a real estate attorney help draft language for all the owners in the subdivision to sign.

Eger wants to know if the subdivision was abandoned. Mulvey indicated that a subdivision can't be dissolved unless it was recorded at the Registry of Deeds.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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