



Town of Bowdoin
Planning Board Minutes
August 27, 2024

Members Present: M. 10 September 2024
Michaeline Mulvey, Chair
Thomas Giggey 

Helen Watts, Vice Chair
Lauren Leclerc 

Absent:

Gwen Thomas, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Minutes for the August 13, 2024 Planning Board meeting were reviewed. A motion was made by Watts to approve the minutes, seconded by Giggey. The minutes were approved with one abstention.

Members of the Public Present:

Rande Lavallee, Julia Wallace, Denise Pride, Derek Goff, Gail Pratt, Stacy McLarey

Business:

Map 6, Lot 31: Lavallee and Wallace (Applicant), Denise Pride (Seller)

Site Plan Review, Section 6.A.

- 1.a. See narrative and Attachment A.
- 1.b. See narrative and Attachment B.
- 1.c. Abutters within 1,000 feet narrative and Attachment C (applicant to send Secretary an excel of abutters list).
- 1.d. Attachment A; Denise Pride will request a full survey for the parcel with house from John Mann.
- 1.e. See narrative and Attachment A.
- 1.f. Board cannot request this.
- 1.g. The Board needs a HHE 200 to find the Site Review application complete. The Applicant does not have a copy of the HHE 200. The Applicant provided a letter from CEO, Dennis Douglas, stating the septic system is adequate. The system was installed in 2015. Dennis Douglas does not have a copy of the HHE 200 in the Town files.

The existing residence is a three-bedroom home with a one-bedroom apartment. Six employees are proposed by the Applicant. No one will be living in the main house. The apartment will be rented.

Mulvey indicated it is an illegal septic system since there is no record of the HHE 200. The Applicant or Seller can do test pits around the existing septic system and obtain an after-the-fact-HHE 200, which would be valid indefinitely. Or the Applicant/Seller could have a new HHE 200 designed for 2 bedrooms and 6 employees (or whatever she is planning). This new permit would only be valid for 2 years, unless renewed.

- 1.h. See Attachment A.
- 1.i. See narrative and Attachment A.
- 1.j. See narrative.
- 1.k. See narrative and Attachment D.

- 2.a. See narrative and Attachment E.
- 2.b. See narrative.
- 2.c. See narrative.
- 2.d. See narrative and Attachment A.
- 2.e. See narrative.
- 2.f. See narrative.
- 2.g. See Attachment F. Applicant to send a word document of text to the Secretary.
- 2.h. See narrative.
- 2.i. See narrative.
- 2.j. See narrative and Attachment G.
- 2.k. See narrative.
- 2.l. See narrative.
- 2.m. See narrative.

Watts moved to find the application complete pending submission of a HHE 200. Giggey seconded the motion. Dennis Douglas will need to sign and provide a copy to the Planning Board. Unanimous approval.

Gail Pratt and Stacy McLarey - 228 Starbird Corner Road

Pratt is planning to give her granddaughter a backlot. Her parcel is ~2.5 acres (she owns 120 acres on an adjacent parcel) and has 300-feet of frontage on the non-discontinued portion of Starbird Corner Road. For a backlot division, the original lot and the new lot both need to be 2-acres minimum, the backlot requires a 50-foot wide deeded right-of-way for common vehicle access (which can be off the same driveway), the main lot has to have 300-feet of road frontage, and the new residence needs to be built more than 300 feet back from the road.

The Board recommended consulting with a Site Evaluator to see if the area proposed for the back lot can fit a septic system. They could then go to the Code Enforcement Officer to get a building permit.

The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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

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