

Town of Bowdoin
Planning Board Minutes
September 10, 2024

Members Present:

Michaeline Mulvey, Chair
Thomas Giggey

M. 21 Sept 2024

Gwen Thomas
Lauren Leclerc



Absent:

Helen Watts, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Minutes for the August 27, 2024 Planning Board meeting were reviewed. A motion was made by Giggey to approve the minutes, seconded by Thomas. The minutes were approved with one abstention.

Members of the Public Present:

Rande Lavallee, Julia Wallace, Derek Goff, Clare MacKenzie, Noelle Leeman

Business:

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

Giggey moved to find the Site Plan application complete with submission of the HHE-200. Thomas seconded. Unanimous approval.

The public hearing will be set for September 24th at 7:30 pm. Lavallee will send an authorization letter for her representative to be present on her behalf since she can't attend the meeting.

Noelle Leeman and Clare MacKenzie

Leeman and MacKenzie came in to discuss putting an Accessory Dwelling Unit (ADU) on Leeman's 4.31-acre lot. Leeman resides on the lot. The ADU will be a separate, one-story building. MacKenzie has designed a tiny-house on wheels; 340 square feet plus a loft. MacKenzie will make copies of the sketch of the plans for the ADU application.

MacKenzie consulted with the Code Enforcement Officer (CEO) about the ADU. The CEO said that as long as there is one bedroom additional capacity on the existing septic system, MacKenzie can use Leeman's system. The Board advised MacKenzie to contact a Site Evaluator and verify that one bedroom can be added to the existing septic system.

MacKenzie plans to have a composting toilet; she will only be adding gray water to the septic. Mulvey indicated a smaller, separate system could accept gray water from the shower, sink waste and washing machine if she didn't want to connect to

the existing system.

Leeman's well must be tested and deemed acceptable for potable use if used for the ADU. Leeman can submit her water test from 5 years ago. MacKenzie would be connecting to the well with a heated and protected water line below the frost line.

The applicant should also bring in a copy of Leeman's deed. The lot is not in a subdivision and there are no deeded rights-of-way interfering with location of the ADU.

MacKenzie/Leeman will need a building permit from the CEO, Dennis Douglas, when they are ready to put the ADU on the lot.

The Board requested two copies of the application package; one for the Board and one for the CEO.

There are two steps in the ADU approval process. The Board approves the submission, then the CEO will approve after that (septic system, etc). There is a fee associated with the review by the Licensed Plumbing Inspector (LPI). There is no fee for the Planning Board's review.

MacKenzie could see if the CEO will give a Building Permit now since structure is under construction.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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