

Town of Bowdoin
Planning Board Minutes
September 24, 2024

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas
Lauren Leclerc

M. 22 October 2024

Helen Watts, Vice-Chair
Thomas Giggey

Absent:

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Minutes for the September 10, 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:

Jerry Highfill, Jill Shaw, Keely Walter, Brad Totten, Melanie Page, Noelle Leeman, Clare MacKenzie, Stephen McIntyre, Derek Goff

Business:

Mountain View Estates Mobile Home Park

Jerry Highfill came in to discuss that rent at the Mountain View Estates Mobile Home Park keeps going up. The park has been bought by a New York company. Highfill brought in language from the Town of Old Orchard Beach for a Mobile Home Park Rent Stabilization Ordinance. State legislation will be voted on this November regarding mobile home rent stabilization. If the legislation passes, Highfill would like to bring an ordinance to the Town of Bowdoin on our election day, similar to the Town of Old Orchard Beach Ordinance he shared with the Board.

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

The Site Plan Public Hearing began at 7:38 pm.

Jill Shaw and Keely Walter (buyer broker for Lavallee) came in on behalf of Rande Lavallee (applicant). Lavallee supplied an authorization letter for Shaw to speak on her behalf.

Some general information was given about the accounting business proposed. The sign will have downfacing lighting. There will be an apartment and potentially future work on the barn onsite. This project does not include the boat facility. The Site Plan covers the house parcel, which is an outparcel from the bigger lot. Access to the

house is off Route 201 and cemetery plot access will be maintained.

Peak tax season is January through April 15th, then there is a lull and October-December are quiet. Shaw estimates that at peak season there will be on average 10-15 people per day Monday-Friday visiting the business (i.e. generating traffic). The office has hours 9am-12pm on Saturday and the accountants work on weekend in peak tax season.

The Public Hearing was closed at 7:42 pm.

Findings of Fact

Section 7A: Performance Standards

1. Preserve and Enhance the Landscape: Watts moved this Site Plan Review application meets this standard. There will be no construction and no land clearing. Thomas seconded. Unanimous approval.
2. Relationship of the Proposed Buildings to Environment: Watts moved this Site Plan Review application meets this standard. There are no proposed buildings and no new construction. Giggey seconded. Unanimous approval.
3. Vehicular Access: Watts moved this Site Plan Review application meets this standard. Vehicular access will be maintained and there will be no significant increase in traffic. Thomas seconded. Unanimous approval.
4. Parking and Circulation: Watts moved this Site Plan Review application meets this standard. There is adequate parking for the expected amounts of vehicles and vehicular and pedestrian circulation is adequate. Thomas seconded. Unanimous approval.
5. Surface Water Drainage: Watts moved this Site Plan Review application meets this standard. There will be no building construction and there will be no changes to the site. Thomas seconded. Unanimous approval.
6. Existing Utilities: Watts moved this Site Plan Review application meets this standard. There will be no burden on public utilities. Thomas seconded. Unanimous approval.
7. Advertising Features: Watts moved this Site Plan Review application meets this standard. There will be one down-lit sign. The proposed sign is roughly the same size as the business' existing sign in Topsham. Thomas seconded. Unanimous approval.
8. Special Features of the Development: Watts moved this Site Plan Review application meets this standard. There are no special features proposed. Thomas seconded. Unanimous approval.
9. Exterior Lighting: Watts moved this Site Plan Review application meets this standard. No exterior lighting is proposed except lighting on the sign. Thomas seconded. Unanimous approval.
10. Emergency Vehicle Access: Watts moved this Site Plan Review application meets this standard. The existing driveway is generously sized. Thomas seconded. Unanimous approval.

11. Municipal Services: Watts moved this Site Plan Review application meets this standard. There will be no impacts on municipal services. A dumpster/waste disposal will be supplied by the applicant. Thomas seconded. Unanimous approval.
12. Will not result in undue water pollution: Watts moved this Site Plan Review application meets this standard. There is no new construction proposed and no new runoff will result from the business. Giggey seconded. Unanimous approval.
13. Will not result in undue air pollution: Watts moved this Site Plan Review application meets this standard. It is an accounting office which will not result in undue air pollution. Thomas seconded. Unanimous approval.
14. Has sufficient water available for the reasonably foreseeable needs of the development. Watts moved this Site Plan Review application meets this standard. Documentation has been submitted that the well is adequate. Thomas seconded. Unanimous approval.
15. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized. Watts moved this Site Plan Review application meets this standard. Documentation has been submitted that the well is adequate. Thomas seconded. Unanimous approval.
16. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. Watts moved this Site Plan Review application meets this standard. There will be no changes to the site. Giggey seconded. Unanimous approval.
17. Will provide for adequate sewage waste disposal: Watts moved this Site Plan Review application meets this standard. The HHE-200 documents that the existing septic system is adequate. Thomas seconded. Unanimous approval.
18. Will not have an undue adverse effect on the scenic or natural beauty of the area, open space, aesthetics, historic sites or rare and irreplaceable natural areas. Watts moved this Site Plan Review application meets this standard. There will be no construction or changes outside. Thomas seconded. Unanimous approval.
19. Applicant has adequate financial and technical capacity to meet above standards. Watts moved this Site Plan Review application meets this standard. The applicant does not propose any changes to the property that would require financing to complete. Thomas seconded. Unanimous approval.

Section 8. General Provisions

Watts moved to waive the performance bond and trust account fee as there is no construction proposed for the site. Thomas seconded. Unanimous approval.

Watts moved that the Site Plan application of Rande Lavallee be approved. Thomas seconded. Unanimous approval.

Noelle Leeman and Clare MacKenzie

Mackenzie brought in a Comprehensive Septic System Inspection Report. The Board needs a license number from a Licensed Soil Evaluator to approve the Accessory Dwelling Unit (ADU) application. MacKenzie is to work on getting a license number for the person who did the septic inspection.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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