

**Town of Bowdoin**  
Planning Board Minutes  
October 22, 2024

**Members Present:**

Michaeline Mulvey, Chair  
Thomas Giggey  
Lauren Leclerc

*M 26 November 2024*

Helen Watts, Vice-Chair  
Gwen Thomas

**Absent:**

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Minutes for the October 8, 2024 Planning Board meeting were reviewed. A motion was made by Watts to approve the minutes as amended, seconded by Giggey. The minutes were approved with one abstention. The minutes will be signed at the next meeting.

Watts will be absent the meetings of November 26<sup>th</sup> and December 10<sup>th</sup>.

**Members of the Public Present:**

Linda Libby  
Ryan and Kylee Hughes  
Stacy McLarey

**Business:**

Ryan and Kylee Hughes and Stacy McLarey, 228 Starbird Corner Road, Map 15-01-05

McLarey's lot is 2.66 acres, has 300 feet of road frontage, and has an existing dwelling unit. Her daughter and son-in-law, the Hughes, are proposing a 960-square-foot Accessory Dwelling Unit (ADU). The ADU will have a new septic system installed. The Board needs to have a septic system (HHE-200) designed and stamped by a licensed site evaluator before an ADU can be approved.

There is an existing well on the lot. If the Hughes want to connect to the existing well to the ADU, they will need a water test that shows that the water is potable and acceptable for domestic use. This is generally done by a well driller.

The Board will also need a copy of McLarey's deed so they can determine if there are any deed restrictions that don't allow an ADU. The Board reviewed the subdivision plan and recommended that she get an attorney's opinion on whether one of the restrictions prevents a second dwelling unit on her lot.

Linda Libby, 74 Blanchard Cross Road, Map 12 Lot 34-01

Libby will see if she can get a copy of her home equity loan paperwork showing 2 acres and 300 feet of road frontage. The Board needs documentation that her lot has 300 feet of road frontage in order to be able to approve an ADU. The Board needs a survey plan that shows the road frontage as the deed has five exceptions and the Board needs to know these exceptions aren't impinging on the 300 feet of road frontage on the Town-maintained road.

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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