

Town of Bowdoin
Planning Board Minutes
January 14, 2025

Members Present:

Michaeline Mulvey, Chair
Helen Watts, Vice-Chair

M. 11 February, 2025
ACW

Thomas Giggey
Lauren Leclerc

[Handwritten signatures]

Absent:

Gwen Thomas, Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. A motion was made by Giggey to approve the December 10, 2024 minutes as written, seconded by Watts. The minutes were approved: three votes of approval and one abstention. The minutes were signed.

Members of the Public Present:

Ryan and Kylee Hughes
Stacy McLarey
Jeff Munn of Building Systems LLC

Old Business:

The Board received a copy of the proposed Mobile Home Park Stabilization Ordinance.

201 Development, Building Systems, LLC, 1955 Augusta Road

The Applicant (Munn) provided new and updated materials for his Subdivision, Site Plan and Road Design applications. The Board went through the applications for completeness. Munn noted that the following are outstanding: *MHPC correspondence*, *Stormwater Management Law permit*.

Road Design (Applicant has decided to wait to submit until the Spring when he has all of the application components):

The Fire Chief has received a copy of the plans, but the Road Commissioner hasn't yet received plans. He hasn't returned Munn's calls.

The Planning Board will need to hold a Public Meeting within 30 days of filing of a complete application (after the site walk).

The Board discussed putting a 50-foot-turnaround before the gate (partly on the road, partly on the neighbor's driveway) to lot 3.

Needed:

Item 7 Section Q: will need monuments at curves in road; surveyor will have to show on

plan and set before approval can be granted;

*Item 8 Section C: Road Commissioner has typically waived paving to bituminous reclaim;
Applicant to get letter from Road Commissioner stating reclaim will be acceptable for the
250-foot driveway;*

Draft Road Agreements for Lots 3/4 and Lots 1/2; and

Need \$300 check for Road Review.

The Planning Board won't approve the road until the subdivision is approved. The Road application is not being accepted as complete tonight.

Subdivision (Applicant has decided to wait to submit until the Spring when he has all of the application components):

Received \$100 check for Sketch Plan fee

Site Plan Review:

The Applicant is going to pursue getting Site Plan Review approval now.

Awaiting MHPC correspondence before the Board can find the application complete.

Received \$300 Site Plan Review fee.

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

Applicants brought in septic design and water test proving potability.

Watts moves to approve the Accessory Dwelling Unit (ADU) application for 228 Starbird Corner Road. Giggey seconded. Mulvey abstained.

Applicants will have to go to the Code Enforcement Officer (CEO) for a building permit. The Secretary will send a letter via email to McLarey stating the ADU application has been approved (and will cc the CEO).

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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

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