

**Town of Bowdoin**  
Planning Board Minutes  
February 25, 2025

**Members Present:**

Michaeline Mulvey, Chair  
Gwen Thomas

*March 2025*

Thomas Giggey  
Lauren Leclerc



**Absent:**

Helen Watts, Vice-Chair, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:00 pm. A motion was made by Giggey to approve the February 11, 2025 minutes as written, seconded by Thomas. Unanimous approval. Meeting minutes were signed.

**Members of the Public Present:**

Jeff Munn  
Andrea and Nick Laskey  
Judith Day  
Joaquin Nurnberger  
Gordon and Eileen Johnson

**Business:**

**201 Development, Building Systems, LLC, 1955 Augusta Road, Site Plan Review for Gravel Pit**

The Board reviewed the Site Plan Review application for completeness. A narrative is needed to deem the application complete.

**Section 6.A.1:**

- a. Provided name of business and address.
- b. Soils map submitted.
- c. Applicant provided a list of abutters within 1,000 feet from the corners of his lot.
- d. Signed survey and tax map submitted.
- e. Utility lines shown on survey and there are no proposed utilities.
- f. No buildings proposed.
- g. No onsite septic proposed; porta-potty proposed.
- h. Access road off Route 201. No proposed pedestrian access.
- i. Unlit sign proposed. Dimensions of sign to be put into narrative.
- j. Topo info was submitted.
- k. Aquifers were addressed.

**Section 6.A.2:**

- a. Deed submitted.
- b. Covered in project description narrative.

- c. No buildings proposed.
- d. See deed.
- e. No waste proposed.
- f. Erosion and Sediment Control (ESC) devices shown on the Site Plan.
- g. Provided abutters list and letter.
- h. Self-financed by Buildings Systems, LLC.
- i. No water needed. Street is wide enough.
- j. Letter from Fire Chief provided.
- k. Road does not need to be approved by Town at this point.
- l. Dust will be controlled by a water truck.
- m. Entrance will be self-financed. Construction will start ASAP.

### 3. Requests for Additional Information

- a. Impact on community services
- b. Impact on sensitive natural and cultural resources.

Thomas moves that the Board does not request any additional information. Giggey seconded. Unanimous approval.

### **Andrea and Nick Laskey, 405 Lewis Hill Road, Site Plan Review for Physical Therapy Business, R7-47-01**

A Public Hearing was held from 7:30-7:35 pm. The Laskeys gave a brief introduction to their project to the members of the public present.

### **Findings of Fact**

#### **Section 7A: Performance Standards**

1. Preserve and Enhance the Landscape: Giggey moved this Site Plan Review application meets this standard as no new construction is proposed. Thomas seconded amended motion. Unanimous approval.
2. Relationship of the Proposed Buildings to Environment: Giggey moved this Site Plan Review application meets this standard as no new buildings are proposed. Thomas seconded. Unanimous approval.
3. Vehicular Access: Giggey moved this Site Plan Review application meets this standard as there will be minimal additional traffic on the road and it is an existing driveway. Thomas seconded. Unanimous approval.
4. Parking and Circulation: Leclerc moved this Site Plan Review application meets this standard as there will be 1-2 clients at the office at one time. Thomas seconded. Unanimous approval.
5. Surface Water Drainage: Leclerc moved this Site Plan Review application meets this standard as there will be no new construction associated with the project. Thomas seconded. Unanimous approval.
6. Existing Utilities: Leclerc moved this Site Plan Review application meets this standard as there will be no changes to the exterior of the existing structure. There

- is a well with sufficient water. Thomas seconded. Unanimous approval.
7. Advertising Features: Leclerc moved this Site Plan Review application meets this standard. Advertising will be limited to a small, unlit sign on the building. Thomas seconded. Unanimous approval.
  8. Special Features of the Development: Leclerc moved this Site Plan Review application meets this standard as no new exterior development is proposed, other than a new entrance door. Thomas seconded the amended motion. Unanimous approval.
  9. Exterior Lighting: Giggey moved this Site Plan Review application meets this standard as there is no new lighting proposed. Thomas seconded. Unanimous approval.
  10. Emergency Vehicle Access: Leclerc moved this Site Plan Review application meets this standard as the existing access is adequate for emergency vehicle access. Giggey seconded. Unanimous approval.
  11. Municipal Services: Giggey moved this Site Plan Review application complies with this standard because no new municipal services will be required. Thomas seconded. Unanimous approval.
  12. Will not result in undue water pollution: Giggey moved this Site Plan Review application complies with this standard as no new construction is proposed; the building is existing. Thomas seconded. Unanimous approval.
  13. Will not result in undue air pollution: Giggey moved this Site Plan Review application meets this standard as no new air pollution will be created. Thomas seconded. Unanimous approval.
  14. Has sufficient water available for the reasonably foreseeable needs of the development. Giggey moved this Site Plan Review application complies with this standard as it has documented adequate water available for the proposed use. Thomas seconded. Unanimous approval.
  15. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized. Giggey moved this Site Plan Review application complies with this standard as the applicant has a well with sufficient water. 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. Giggey moved this Site Plan Review application complies with this standard as there will be no expansion of the existing building. Thomas seconded. Unanimous approval.
  17. Will provide for adequate sewage waste disposal. Giggey moved this Site Plan Review application complies with this standard as the Applicants provided a HHE 200 for the site. 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. Giggey moved this Site Plan Review application complies with this standard as no new construction is proposed. Thomas seconded. Unanimous approval.
  19. Applicant has adequate financial and technical capacity to meet above standards. Giggey moved this Site Plan Review application meets this standard as the Applicant is self-funded. Thomas seconded. Unanimous approval.

**Section 8. General Provisions**

A Trust Account Fee is not being required as the Applicants are self-financing and a building permit has already been received from the Code Enforcement Officer.

Leclerc moved that the application meets Section 7 Performance Standards of the Site Plan Review. Giggey seconded. Unanimous approval.

The Secretary will send the Applicants a letter of approval.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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