

Town of Bowdoin
Planning Board Minutes
March 25, 2025

Members Present:

Michaeline Mulvey, Chair *M. 8 April 2025*
Gwen Thomas

Thomas Giggey *TG*
Lauren Leclerc *LL*

Absent:

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

The meeting was called to order at 7:03 pm. A motion was made by Giggey to approve the March 11, 2025 minutes as amended, seconded by Thomas. Three votes for approval, one abstention. Meeting minutes will be signed at the next meeting.

Members of the Public Present:

Jeff Munn
Elizabeth Nelson
Brad and Kimberly Totten

Business:

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

A Public Hearing was called to order at 7:32 pm.

The applicant, Jeff Munn, gave an overview of his proposed commercial gravel pit project. Munn is looking to open a 5-acre, commercial gravel pit, with three employees maximum. He proposes a 3x6' sign on wooden posts at the driveway entrance. Paving will be done and the driveway will be gated. Munn plans to maintain the existing ATV trail. The gravel pit will be located at least 25 feet from the property boundary per state requirements. The pit is also required to be at least 500 feet from the pipeline. There will be some blasting at the beginning of the pit's commercial use, but there will not be steady blasting. The pit is gravel, not bedrock. Munn estimates that on a good day, 30 trucks will be coming and going.

A crusher might run one time per week or once a month. Munn has two loaders with backup alarms. People will be hauling out material and not hauling material in. There will be a tub grinder onsite. A horizontal grinder for chipping will be hired in.

The amount of dirt getting tracked onto the road is a concern with other pits in the Town of Bowdoin. The Road Commissioner requested that a length of the public road be paved. Munn will be installing a turn-around in front of gate; the turnaround will be back in the road about 150 feet. The gravel pit is approximately 1,000 feet off Augusta Road.

All of the machines that Munn owns and plans to operate at the pit were produced after 2003, so they meet EPA standards for particulate matter. There are no prevailing winds

towards Elizabeth Nelson's residence.

The Public Hearing was closed at 7:55 pm.

Findings of Fact

Site Plan Review Section 7: Performance Standards

1. **Preserve and Enhance the Landscape:** Giggey moved this Site Plan Review application meets this standard as the proposed gravel pit shall comply with the State-required gravel pit regulations. There will be a vegetated buffer left in place between Route 201 and the gravel pit. Thomas seconded the amended motion. Unanimous approval.
2. **Relationship of the Proposed Buildings to the 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 for safe access and egress as the Maine Department of Transportation (MDOT) has approved the entrance. Thomas seconded. Unanimous approval.
4. **Parking and Circulation:** Giggey moved this Site Plan Review application meets this standard as the width of the road is sufficient, a turnaround has been proposed, and pedestrian traffic is not expected within the gravel pit. OSHA regulations control pedestrian traffic. Thomas seconded. Unanimous approval.
5. **Surface Water Drainage:** Giggey moved this Site Plan Review application meets this standard as the gravel pit will be self-draining and stormwater buffer areas are proposed along the access road to the gravel pit. Thomas seconded. Unanimous approval.
6. **Existing Utilities:** Giggey moved this Site Plan Review application meets this standard as the proposed gravel pit will have no impact on public utilities. Thomas seconded. Unanimous approval.
7. **Advertising Features:** Giggey moved this Site Plan Review application meets this standard as a single sign 3x6 feet is proposed and will be unlit. Thomas seconded. Unanimous approval.
8. **Special Features of the Development:** Giggey moved this Site Plan Review application meets this standard as there will be an approximately 600-foot setback from the road and the developed area will be largely screened from surrounding properties and the road by existing vegetation, which will minimize adverse impacts. Thomas seconded. Unanimous approval.
9. **Exterior Lighting:** Thomas moved this Site Plan Review application meets this standard as no exterior lighting is proposed. Giggey seconded. Unanimous approval.
10. **Emergency Vehicle Access:** Giggey moved this Site Plan Review application meets this standard as the road will be sufficient for emergency vehicle access. Thomas seconded. Unanimous approval.
11. **Municipal Services:** Giggey moved this Site Plan Review application meets this standard as 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

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application meets this standard as the pit will not be over 5 acres in size, there are buffer areas and the pit will meet state regulations. Thomas seconded. Unanimous approval.

13. Will not result in undue air pollution: Giggey moved this Site Plan Review application meets this standard as a water truck will be used to control dust on the driveway access road and gravel pit equipment will meet EPA standards. 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 any water needed for dust abatement will provided via a water truck. 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 any water needed for dust abatement will provided via a water truck. There is no existing water supply onsite. 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 the gravel pit will comply with state regulations. 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 applicant will have a porta-potty located onsite. 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 there will be a vegetated buffer left in place between Augusta Road and the gravel pit and reports were received from the Maine Historic Preservation Commission (MHPC) and Maine Natural Areas Program (MNAP) indicating no historic sites or rare or irreplaceable natural areas were identified onsite. 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-financed and the Applicant has documented development experience in the area. Thomas seconded. Unanimous approval.

Section 8. General Provisions

The Planning Board is not requiring a Performance Bond or conditional agreement.

Section 9. Trust Account Fee

A Trust Account Fee is not being required as the Applicant is self-financing.

Leclerc moved that the application meets Section 7: Performance Standards for the Site

Plan Review of Building Systems, LLC Gravel Pit. Thomas seconded. Unanimous approval.

The Secretary will send the Applicant a letter of approval.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Lauren Leclerc, Secretary

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