

**Town of Bowdoin**  
Planning Board Minutes  
May 27, 2025

**Members Present:**

Michaeline Mulvey, Chair *M. 6-10-2025*  
Gwen Thomas

Helen Watts, Vice-chair *HW*  
Lauren Leclerc *LL*

**Absent:**

Tom Giggey, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:03 pm. Thomas moved to approve the minutes of April 22, 2025, Watts seconded. Three votes for approval, Watts abstained. Watts moved to approve the minutes of May 13, 2025, Thomas seconded. Two votes for approval, Thomas and Leclerc abstained.

**Members of the Public Present:**

Kyle Hersey

**New Business:**

Kyle Hersey, 919 Augusta Road

Hersey is looking to build an accessory dwelling unit (ADU) on his property for his mother. His property is comprised of 3.76 acres and has 300 feet of road frontage. The proposed ADU size is approximately 768 square feet (24 feet x 32 feet) and one story. His existing house is 6 years old. Hersey plans to drill a new well.

The Board reviewed the ADU section of the Land Use Ordinance with Hersey and advised that a well test will need to be provided showing potability (quality test). A statement from a Maine Licensed Site Evaluator will also be required stating that the existing septic system is adequate for the additional unit, or a septic system design either for an addition to the existing system or for a new system will need to be provided.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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