

Town of Bowdoin
Planning Board Minutes
June 24, 2025

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas

7-22 July 2025

Tom Giggey
Lauren Leclerc

Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:02 pm. Giggey moved to approve the minutes of June 10, 2025 as written and read, Thomas seconded. Three votes for approval, Thomas abstained.

Helen Watts, Vice-chair, arrived at 7:26 pm.

Lauren Leclerc will be absent from the 7-22-2025 meeting.

Members of the Public Present:

Bob Nelson and John Weeks

New Business:

Nelson Bowdoin Pit, 383 West Road, Bob Nelson and John Weeks

The Board reviewed the Bowdoin Site Plan Review Ordinance, Section 6: Site Plan Content and Application Procedures with the applicants.

A.1. The Board will waive the requirement for a 1"=50" map as the applicants have a scaled plan that is 1" = 120'.

A.1.a. See the narrative. The applicants have no other interest in land within 500 feet of the development.

A.1.b. Soils are shown on the Site Plan.

A.1.c. The applicants have a list of abutting landowners from their Maine Department of Environmental Protection (MDEP) state filing. They will verify the list of abutters and will also include map and lot #s and provide an excel list to the Board Secretary.

A.1.d. The applicants need to provide a boundary survey of the parcel.

A.1.e. No electric lines or plumbing are proposed for the pit. There is an existing M&N pipeline crossing the parcel. The applicants have constructed a timber mat crossing over their pipeline crossing.

A.1.f. There will be no buildings other than a portable trailer and a porta-potty.

A.1.g. No subsurface disposal system is necessary for the pit. There is a porta-potty onsite.

A.1.h. The applicants will bring the second Site Plan sheet in which shows the pit entrance off West Road, which is paved for 300 feet to keep road dust down.

A.1.i. There is a 100-foot buffer from the road to the pit. The applicants put in 6 or 8 spruce trees at the entrance. The applicants are to include information in the

narrative about the sign, dimensions and if it is lit.

A.1.j. See attached plan with 2-ft contours (based on LiDAR).

A.1.k. Little Gillespie Brook is shown on the plan as well as the 100-year flood zone. The applicants indicated that Summit did a 100-year flood map. The Board requested a wetland scientist do a walk-over on the parcel and provide a findings memo.

A.2.a. The applicants need to provide title, right, or interest to the property. They will provide their lease agreement.

A.2.b. See narrative description.

A.2.c. There is a construction trailer and a porta-potty onsite. There are no permanent structures associated with the pit.

A.2.d. See narrative.

A.2.e. A dumpster and a porta-potty are utilized onsite.

A.2.f. There is an erosion control berm located 100 feet from the perimeter of the pit, as indicated in MDEP application the applicants will be providing with their Site Plan Review application.

A.2.g. The applicants are to provide the abutters list, with map, and draft letter language to the Board Secretary.

A.2.h. The applicants are to include a copy of the lease agreement in the application. No further development is proposed; the pit is already in existence and conducting business.

A.2.i. There will be no use of off-site public facilities other than streets.

A.2.j. The applicants will request an opinion of the Fire Chief on the situation of the gravel pit.

A.2.k. The pit entrance has been paved, which complies with the Road Commissioner's request. No new road construction is proposed.

A.2.l. See narrative. The applicants will include language in the application narrative that they have a water truck onsite that is used for dust control. They will also include that they have sorters and grinder and how they handle dust.

A.2.m. See narrative. The pit is already in existence and conducting business. When the pit is exhausted the Town may require permitting of any change of use.

3.a. The Board expressed concern about the ability of West Road to support the impacts of loaded trucks.

3.b. The Board requested a wetland scientist do a walk-over on the parcel and provide a findings memo. The Board may request the applicants consult with the Maine Historic Preservation Commission (MHPC).

The Board will need 7 copies of the complete application.

The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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

July 8, 2025

June 24

M. GOT
ORAL