

Town of Bowdoin
Planning Board Minutes
July 8, 2025

Members Present:

Michaeline Mulvey, Chair
Helen Watts, Vice-chair

M 22 July 2025

Tom Giggey
Lauren Leclerc



Absent:

Dennis Douglass, Code Enforcement Officer, Gwen Thomas

The meeting was called to order at 7:02 pm.

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

Members of the Public Present:

Gail Bennett representing Kyle Hersey, Barry Doyle

Old Business:

Kyle Hersey, 919 Augusta Road

Section 9B: Accessory Dwelling Units, review of requirements:

- a. The dwelling is self-contained.
- b. There is an existing dwelling unit on the lot. The existing garage will be demolished.
- c. The applicant is adding one dwelling to the property.
- d. The gross floor area of the proposed ADU is 24 x 32 feet (768 square feet) plus an entry-way equaling 822 square feet (if enclosed).
- e. The owner of the dwelling unit will occupy either the principal or accessory dwelling unit.
- f. The ADU shall not be rented or leased for fewer than 30 days.
- g. The ADU shall not be deeded separately or converted into condominium ownership unless the parcel conforms with dimensional requirement of Sections 5 and 6 of the Bowdoin Land Use Ordinance.
- h. A subsurface wastewater disposal system designed by a licensed site evaluator was submitted by the applicant.
- i. There is an existing well onsite. The applicant is proposing a new well. The Board needs a potable water test before the ADU can be approved; this can be a test of the existing well.
- j. A deed will need to be provided.

Map 9, Lot 7.01, 199 West Road, Barry and Elizabeth Doyle

Section 9B: Accessory Dwelling Units Findings of Fact:

- a. The dwelling unit is self-contained.

- b. There is an existing dwelling unit on the lot.
- c. The applicants are adding one dwelling unit to the property.
- d. The gross floor area of the proposed ADU is less than 1,000 square feet. The design to be built will be provided to the Code Enforcement Officer before construction commences.
- e. The owner of the dwelling unit will occupy either the principal or accessory dwelling unit.
- f. The ADU shall not be rented or leased for fewer than 30 days.
- g. The ADU shall not be deeded separately or converted into condominium ownership unless the parcel conforms with dimensional requirement of Sections 5 and 6 of the Bowdoin Land Use Ordinance.
- h. A subsurface wastewater disposal system designed by a licensed site evaluator for the ADU was submitted by the applicant.
- i. There is an existing well onsite which was found potable and acceptable for domestic use by A&L Laboratory.
- j. The deed was reviewed and does not appear to include any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties.

Watts moved that the application for an ADU is complete with conditions and that the Findings of Fact are complete. Giggey seconded. Unanimous approval.

Watts moved that the application for this ADU be approved. Giggey seconded. Unanimous approval.

The Board Secretary is to email Doyle a copy of the approval letter and will copy the Code Enforcement Officer (CEO).

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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

M.
JHC