

Town of Bowdoin
Planning Board Minutes
July 22, 2025

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas

M. 12 August 2025

Tom Giggey



Absent:

Dennis Douglass, Code Enforcement Officer, Helen Watts, Vice-chair, Lauren Leclerc

The meeting was called to order at 7:00 pm.

In the absence of secretary Leclerc, Mulvey was appointed secretary pro tem.

The minutes of June 24, 2025, previously approved with revisions, were signed. The minutes of July 8, 2025 were reviewed. Giggey moved to accept the minutes as printed. Thomas seconded. Mulvey and Giggey voted to approve, Thomas abstained.

Members of the Public Present:

Shayne Felcher, Kyle Hersey

New Business:

Shayne Felcher discussed the possibility of adding a garage with two Accessory Dwelling Units (ADUs) above, on a lot on Wagg Road. The Board requested that the owner attend a Board meeting to answer questions.

Old Business:

Kyle Hersey, 919 Augusta Road

Section 9B: Accessory Dwelling Units, Findings of Fact:

- 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 which was found potable and acceptable for domestic use.
- 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.

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

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

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

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Michaeline Mulvey, Secretary pro tem

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