

Town of Bowdoin  
Planning Board Minutes  
August 26, 2025

**Members Present:**

Michaeline Mulvey, Chair

Tom Giggey

Lauren Leclerc

M. 9 September 2025

Helen Watts, Vice-chair

Gwen Thomas

**Absent:**

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:06 pm.

The minutes of August 12, 2025 will be reviewed at the next meeting.

**Members of the Public Present:**

Kyle Stoddard

**New Business:**

None

**Old Business:**

**Kyle Stoddard, 8 Wagg Road, Accessory Dwelling Units (ADUs) Proposed Above Garage, Map 10, Lot 02-02**

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

- a. The ADUs will be contained above the garage, which is to be constructed.
- b. This lot has had a dwelling unit since prior to July 1, 2023.
- c. The applicant began paying the mortgage on the property purchased by Stephanie O'Leary on May 6, 2021. Reference is made to a letter confirming that from O'Leary. The second ADU cannot be occupied until after May 6, 2026. Otherwise, subdivision approval will be required.
- d. There will be a one-story living area. Each ADU will be approximately 600 square feet. The applicant provided a building design.
- e. The applicant plans to occupy the principal dwelling.
- f. The ADUs shall not be rented or leased for fewer than 30 days.
- g. The ADUs 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. The Licensed Plumbing Inspector is to review for acceptability.

- 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.

Watts moved that the ADUs application is approved, pending receipt of a notarized letter from Stephanie O'Leary stating that the applicant has been paying the mortgage since May 6, 2021, when she was deeded the property. Thomas seconded the motion. Unanimous approval.

The Secretary will email the CEO and applicant an approval letter once the Board gets the notarized letter from O'Leary.

The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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