

**Town of Bowdoin**  
Planning Board Minutes  
December 9, 2025

**Members Present:**

Michaeline Mulvey, Chair  
Lauren Leclerc

*M 13 January 2026*

Tom Giggey



**Absent:**

Gwen Thomas, Helen Watts, Vice-chair, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:05 pm. Giggey moved to accept the November 25, 2025 meeting minutes as written. Mulvey seconded. Unanimous approval. The meeting minutes were signed.

**Members of the Public Present:**

Eileen Johnson, Judy Colby-George, Viewshed

**New Business:**

None

**Old Business:**

The Board had a Shoreland Zoning discussion with Judy Colby-George of Viewshed and reviewed the draft Shoreland Zoning map she has developed. Colby-George discussed that the Shoreland Zones she mapped include areas: 250 feet back from the rivers; 250 feet back from Inland Waterfowl and Wading Habitat (IWWH) high priority wetlands; floodplain or steep slopes greater than 20% (Resource Protection); 10-acre non-forested wetland complexes not connected to other wetlands; and 1<sup>st</sup> order streams down to river or lake or whatever it flows into.

The Board is to review the Limited Residential (LR) Districts depicted on the draft Shoreland Zoning map and make sure they are shown appropriately. The LR definition in the ordinance is pretty vague: areas suitable for residential and recreational development.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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