

Town of Bowdoin
Planning Board Minutes
February 10, 2026

Members Present:

Michaeline Mulvey, Chair

Helen Watts, Vice-chair

Tom Giggey

Lauren Leclerc

Absent:

Gwen Thomas, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:04 pm. Giggey moved to accept the January 27, 2026 meeting minutes as written. Watts seconded. Three votes for approval. Watts abstained. The meeting minutes were signed.

Members of the Public Present:

Tracy Rousseau, Andrea Terry and David Weidner

New Business:

Tracy Rousseau, Map 16, Lot 15-01

Rousseau is looking to put an Accessory Dwelling Unit (ADU) on her lot. Her parcel is a back lot and is not part of a subdivision.

The Board reviewed the requirements of the Town of Bowdoin Land Use Ordinance, Section 9B: Accessory Dwelling Unit and how it applies to Rousseau's ADU:

- a.) ADU must be a separate building.
- b.) Lot contains an existing dwelling unit.
- c.) The house was under construction on July 1, 2023.
- d.) ADU will be ~300 square feet.
- e.) Rousseau owns the main house.
- f.) ADU is intended to be a long-term residence for landowner's daughter.
- g.) The land containing the ADU can't be sold separately, unless it conforms to Town Land Use Standards.
- h.) Rousseau needs to provide proof of adequate sewage disposal (site evaluation; HHE 200). Subsurface wastewater system must be approved by the Local Plumbing Inspector. Could likely do a composting system but would need a graywater system (for dishes and shower etc.). Rousseau will need to contact a site evaluator for a design for graywater system and composting toilet.
- i.) Rousseau must demonstrate that the well has been tested and deemed potable and acceptable for domestic use. Rousseau has agreed to get a new water test on her existing well (which will be used for the ADU).
- j.) Does not abrogate any other regulations.

- k.) Rousseau needs Planning Board and Code Enforcement Officer (CEO) approvals, the HHE 200 and a building permit before ADU construction can begin.

The Board requested Rousseau bring a sketch of the lot alignment with the ADU location as part of the application.

Andrea Terry and David Weidner, 284 John Tarr Road

Terry and Weidner want to break 7-8 acres off their parcel to sell. John Tarr Road is paved up to and adjacent to their parcel (approximately 200 feet) but 300 feet of road frontage is required.

The Board discussed what would constitute a Town road. Commercial vehicles running over it to the dynamite dump does not make it a Town road. In the past, the Board has allowed turnarounds to count as road frontage. There is a turnaround that the Town has been using but the Town does not have an easement for its use. The Board stated that the landowners may be able to give a quit-claim deed to the Town for the turnaround. That may create enough road frontage to meet the 300-foot requirement.

Mulvey will meet at the next Selectboard meeting with the landowners to discuss this with the Selectboard.

Old Business:

The Board reviewed the updated, draft Shoreland Zoning map from Judy Colby-George of Viewshed. The Board has questions and recommendations for Colby-George and will continue review of the map at the first March meeting.

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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