

Town of Bowdoin
Planning Board Minutes
February 24, 2026

Members Present:

Michaeline Mulvey, Chair
Helen Watts, Vice-chair
Lauren Leclerc

M. 10 March 2026

Tom Giggey *[Signature]*
Gwen Thomas

Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:25 pm. Watts moved to accept the February 10, 2026 meeting minutes, as amended. Thomas seconded. Three votes for approval. Thomas abstained. The meeting minutes will be signed at the next meeting.

Members of the Public Present:

Brittney Duncan

New Business:

Brittney Duncan, Map 15 Lot 04

Duncan purchased land from a family member which has 60 feet of road frontage. The lot was sold to her under market value so is considered a gift lot.

The Planning Board suggested that Duncan ask Code Enforcement Officer (CEO) Dennis Douglass to research if any building permits were issued on Map 15 Lot 04-0 prior to 1990. If CEO records indicate a building permit was issued in the past, Duncan may be good to build a new residence on the lot as the Town would have considered this lot buildable at the time of building permit issuance. If no permits can be found by the CEO, Duncan could try to contact her abutter on Map 28-04 (the Hesters) to see if she can buy the corner of their lot adjacent to the road to obtain road frontage. A gift lot requires 150 feet of frontage and 1.5 acres of land. Duncan could try to get 90 additional feet of road frontage to meet the gift lot requirement or enough to get to 300 feet of road frontage (an additional 240 feet) for a standard Town lot.

Duncan's lot may be a back lot of the lot to the east.

Mulvey will do some research on lots. Duncan is to come back in to the Board in two weeks.

Old Business:

The meeting was adjourned at 8:16 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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