

Town of Bowdoin
Planning Board Minutes
March 10, 2026

Members Present:

Michaeline Mulvey, Chair *M. 12 May 2026*
Lauren Leclerc *LL*

Tom Giggey *THG*

Absent:

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

The meeting was called to order at 7:02 pm. Giggey moved to accept the February 24, 2026 meeting minutes, as amended. Mulvey seconded. Unanimous approval. The February 10, 2026 minutes were further revised and will be signed at the next meeting.

Members of the Public Present:

Linwood Greenleaf, Chris and Cam Gould

New Business:

Linwood Greenleaf, 668 West Burrough Road, Map 3, Lot 44

Greenleaf's parcel has two buildings: one is a shop and the second is a residence under construction. Greenleaf would like to sell off a piece of land containing the front building (the shop). The parcel has 600 feet of road frontage on the discontinued portion of West Burrough Road. The school bus turnaround is to the west of Greenleaf's property boundary.

Greenleaf plans to give the front lot with the building 300 feet of road frontage and give 300 feet of road frontage to the lot further back from the road. He could also do a backlot as the house under construction is about 800 feet back from the road. Reuben Wheeler is going to do a survey, which Greenleaf will need to give to the Code Enforcement officer.

Only one residence (a back lot) is allowed on a discontinued road. The Board needs to know if the lot existed back in the 1970s. It is a non-conforming lot now because it doesn't have sufficient road frontage for two structures. Greenleaf's wife owns the parcel back from the road and the front lot is owned jointly by Greenleaf and his wife. They can create 300-foot road frontage lots, with 2 acres, and a right-of-way if needed for access, if the lots were in separate ownership back in the 1970s. Unless Greenleaf can create road frontage to Town standards, he cannot divide the lot.

Chris and Cam Gould in re. Map 15, Lot 51-06 and Lot 51-07, West Road

A neighbor (Judy) owns Map 15 Lot 51-07 and wants to sell the back of her lot to Cam Gould, on which he plans to build a house. Chris Gould owns abutting lot Map 15 Lot 51-06. This division of land would include dividing a subdivision lot. Map 15 Lot 51-07 has ~360 feet of frontage. The Board advised that title companies like to see something that modifies the subdivision plan. Couture (the subdivision designer) told the Goulds that further subdivision could be done after 5 years. Note #7 on the subdivision plan states that all lots are to be single family dwellings. The Board has dealt with this subdivision note before and it doesn't mean that the lot can't be further divided.

To build a residence, the Goulds would need to create a back lot with a 50-foot right way (ROW), will have to build 300 feet back from the road (which is fine because the proposed building site is approximately 600-700 feet back from road), get soils test done to make sure the site has a suitable location for septic, and make sure road frontage is acceptable to Road Commissioner. The ROW could also be designed to access Map 15 Lot 51-06 if desired.

The Planning Board advised that the Goulds probably want the Board to sign off on a modification of the subdivision plan and provide a plan that is recordable at the Sagadahoc Registry of Deeds. The Board also advised the Goulds to ask an attorney for what they need (if they need a recordable plan since they are modifying a subdivision).

Old Business:

None

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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