

**Town of Bowdoin
Planning Board Minutes
March 24, 2026**

Members Present:

Michaeline Mulvey, Chair M. 12 May 2026
Gwen Thomas gvt

Helen Watts, Vice-chair

Lauren Leclerc

Absent:

Tom Giggey, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:05 pm. No meeting minutes were reviewed.

Members of the Public Present:

MacKenzie Caraway, Tyrese Joseph, Jay Raitt, Kyle Landry, Scott Deschaines, Jermaine-Raylin Glover, Hannah Glover, Tracy Farrington, Justin Allen

New Business:

John White, expanding boat storage business, Robert (Bob) Walton of Ray Labbe & Sons, Inc. in representing, Route 125/Main Street and Skelton Road, Map 6, Lot 26-05

John White has bought the whole parcel from John Pride. White is planning to construct a gravel parking lot/storage yard next to the existing building, which will be approximately the same size as the building.

The Board reviewed the Site Plan Review Ordinance to see if this proposed storage area triggers Site Plan Review. The Site Plan Review Ordinance "shall apply to all proposed changes in use, construction or alterations to new or existing, commercial, retail, industrial, institutional buildings, structures, multiple family dwellings, and land, and their accessory uses and structures." As the outdoor storage area is a change in use to a commercial business and will be an accessory use, the Board has determined that a Site Plan Review will be required.

The Planning Board Secretary offered to provide a copy of the previous Site Plan Review application to Walton, to aid in preparation of a new Site Plan Review application.

Farrington Family Subdivision, Jay Raitt of Little River Land Surveying, Inc. in representing the family, Skelton Road, Map 6, Lot 31-0

Tracy Farrington and family are proposing the creation of a five-lot residential (excluding open space) subdivision off the end of Skelton Road. They plan to have the remaining property used as common land for recreation or agricultural purposes and be held by a trust.

The property is currently for sale. The prior owners had forestry work performed on the property, consequently the land is fairly open in the area that is proposed to be developed. The proposed access road is just under 1,400 feet in length from the end of Skelton Road, which itself is approximately 600 feet long.

The Board discussed options for land division with the family. The family has two options: the parents can purchase the parcel and build two houses immediately, and then wait 5 years to build the rest (i.e., not trigger subdivision review); or do a subdivision, which would

include building the total length of road with pavement to all the parcels to create road frontage for the new lots.

The Board also discussed a "division accomplished by gift" under Title 30-A: MUNICIPALITIES AND COUNTIES, Part 2: MUNICIPALITIES, Subpart 6-A: PLANNING AND LAND USE REGULATION, Chapter 187: PLANNING AND LAND USE REGULATION, Subchapter 4: SUBDIVISIONS.

D-4. A division accomplished by gift to a person related to the donor of an interest in property held by the donor for a continuous period of 5 years prior to the division by gift does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter. If the real estate exempt under this paragraph is transferred within 5 years to another person not related to the donor of the exempt real estate as provided in this paragraph, then the previously exempt division creates a lot or lots for the purposes of this subsection. "Person related to the donor" means a spouse, parent, grandparent, brother, sister, child or grandchild related by blood, marriage or adoption. A gift under this paragraph cannot be given for consideration that is more than 1/2 the assessed value of the real estate.

The family stated that they do not want to wait 5 years to divide the parcel by "divisions accomplished by gift." They indicated that they would discuss as a family whether they wanted to pursue a subdivision and to be placed on the next Board meeting agenda to discuss their sketch plan.

Scott Deschaines, 94 Wagg Road, Map 10 Lot 09-01

Deschaines bought Debbie and Michael Crosses' parcel, which is 9.6 acres and has approximately 530 feet of road frontage. Deschaines wants to make another buildable lot but is shy 70 feet. It is possible that the location of the existing residence, a mobile home, could be the backlot (as it is greater than 300 feet back from the road).

There are two possible ways to make another lot without knowing the lot's background:

1. Could create a backlot: requires 2 acres of land with a 50-foot right-of-way; the house must be back more than 300 feet from the road. Deschaines indicated that the ROW would likely be on the other side of the lot from the driveway and existing house.
2. Create another lot with 300 feet of road frontage. Deschaines indicated he would probably keep all of the road frontage on the front lot. This would allow a gift lot of 1.5 acres and 150 feet of road frontage on the back lot.

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
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