

**Town of Bowdoin**  
**Planning Board Minutes**  
**April 14, 2026**

**Members Present:**

Michaeline Mulvey, Chair  
Gwen Thomas  
Lauren Leclerc

M. 12 May 2026

Helen Watts, Vice-chair  
Tom Giggey

**Absent:**

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:02 pm. The meeting minutes of March 10 and March 24, 2026 were reviewed. Watts moved to accept the minutes of March 24<sup>th</sup> as amended, Thomas seconded. Four votes for approval, Giggey abstained. Giggey moved to approve the March 10<sup>th</sup> meeting minutes as amended, looking up map and lot number for Greenleaf. Watts seconded. Two abstentions (Watts and Thomas), three votes to approve. These minutes will be signed at the next Board meeting.

**Members of the Public Present:**

Tracy Rousseau, Jordan Glover, MacKenzie Caraway, Tyrese Joseph, Jay Raitt, Jermaine-Raylin Glover, Hannah Glover, Michelle Gosselin Ervin, Tracy Farrington, Alicia Nurnberger, Joaquin Nurnberger, Chris Gould, Cam Gould

**Old Business:**

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

Jay Raitt indicated that paving the access road would be cost prohibitive. The Town Code Enforcement Officer (CEO), Dennis Douglass, provided information to the applicants about paving. Raitt also did research and found that in the Road Ordinance, construction requirements can be waived. Raitt inquired if the Planning Board would approve the subdivision road if the applicants could get the Road Commissioner and Fire Chief to waive the paving requirement on the road down to reclaim.

The Board indicated that it has waived the requirement from paving to reclaim for two lots, never more, in the past per the approval of the Road Commissioner.

The Board read the letter from Dennis Douglass, CEO re. the Road Design Standards.

The Board discussed whether it can waive road requirements. Leclerc stated that the Road Commissioner can find materials other than bituminous concrete acceptable per the Road Ordinance. The Board would also like the Fire Chief to be consulted. The Board reviewed Section 12.2 of the Subdivision Ordinance: Waivers of Certain Improvements Authorized.

Watts suggested that an alternative to requesting a waiver from paving would be putting a timeframe after construction to complete paving. The subdivision road would be designed and constructed to Town Road Design standards. A deferred pavement condition could be possible.

Raitt indicated that he had reached out to the Road Commissioner to see if he would approve reclaim. The Board indicated that it would be required to accept reclaim if both the Road Commissioner and the Fire Chief found it acceptable.

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

The Goulds brought in a small plan showing a 50-foot right-of-way (ROW) to the division into Map 15 Lot 51-06B. The ROW will be 20 feet wide after the lot line. This division and ROW is a revision to a subdivision so the Board will need to sign a mylar or whatever the Sagadahoc Registry of Deeds requires currently.

Tracy Rousseau, Rousseau Drive, Map 16, Lot 15-01

Rousseau brought in three copies of her water test, septic design, and site design. She will need to provide manufacture's information/paperwork for the composting toilet. Dennis Douglass will need to approve the HHE-200. Rousseau will request updates to the HHE-200 from the designer indicating the primitive system and that a 1,000 gal tank is required. Existing well-water lab tests were submitted showing that the Environmental Protection Agency (EPA) secondary levels of iron and manganese are elevated. The EPA classifies iron and manganese as a secondary drinking water contaminants, meaning they are regulated for aesthetic reasons (taste, color, odor) rather than health risks.

Alicia and Joaquin Nurnberger, 938 Lewis Hill Road, Map 11, Lot 19-05, Lewis Hill Arms, LLC

The Nurnbergers are proposing to start a firearms sales business from their home. They have or are obtaining a Federal Firearms License. There will be limited potential VIP sales onsite, though most sales will be online. Typically firearms would be mailed. Background checks will need to occur in person. No sign is proposed. No address will be posted on the website. There will be minimal traffic onsite.

The Board stated that as long as sales are infrequent, that the storefront is limited and no new construction is proposed, that no Site Review application is required. If changes are proposed to the business such as regular sales onsite (which would increase traffic), a sign, hiring of employees to work onsite, or something of this nature, the Nurnbergers will need to come back to the Board to determine if a Site Plan Review permit is needed.

The Applicants indicated that the Bureau of Alcohol, Tobacco, Firearms and Explosives inspector will need a contact person. The Board chair gave her email address.

Giggey moved that Site Plan Review is not required for this business. Watts seconded. Unanimous approval.

**New Business:**

None

The meeting was adjourned at 8:41 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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