

Town of Bowdoin
Planning Board Minutes

April 28, 2026

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas
Lauren Leclerc

M 9 June 2026

Helen Watts, Vice-chair

Tom Giggey

Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:02 pm. The April 14, 2026 meeting minutes will be reviewed at the next Board meeting.

Members of the Public Present:

Tracy Rousseau, Ray Curit, Cam Gould, Ray Wenger, Sheila Wenger, Michelle Morrill, Wayne Caron

Old Business:

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

Cam Gould brought in a full-size paper plan for Board signature for the Sagadahoc County Registry of Deeds. The plan shows 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. The Board kept a copy for Town files.

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

Rousseau brought in three copies of her water test, septic design, site design, and manufacture's information/paperwork for the composting toilet.

The Board reviewed Section 9B: Accessory Dwelling Units (ADU) of the Land Use Ordinance, and made the following Findings of Fact:

- a. The dwelling is self-contained.
- b. There is an existing dwelling unit on the lot. The applicant is adding one dwelling to the property.
- c. There is an existing dwelling unit on the lot. The applicant is adding one dwelling to the property.
- d. The gross floor area of the proposed ADU is planned to be 8 feet x 28 feet (224 square feet).
- e. The owner of the dwelling unit will occupy either the principal or accessory dwelling unit.
- f. The ADU shall not be rented or leased for fewer than 30 days.
- g. The ADU shall not be deeded separately or converted into condominium ownership unless the parcel conforms with dimensional requirement of Sections 5 and 6 of the Bowdoin Land Use Ordinance.
- h. A subsurface wastewater disposal system designed by a licensed site evaluator was submitted by the applicant. Before construction commences, approval must be obtained from the Licensed Plumbing Inspector (LPI) and the Code Enforcement

Officer (CEO).

- i. There is an existing well onsite which was found potable and acceptable for domestic use.
- j. The deed was reviewed and does not appear to include any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties.

Giggey moved that the application for an ADU is complete with conditions and that the Findings of Fact are complete. Watts seconded. Unanimous approval.

The Board Secretary is to email Rousseau a copy of the approval letter and will copy the CEO. Rousseau will need to get approval from the LPI/CEO.

New Business:

Ray and Sheila Wenger, 17 Liberty Lane, Map 8 and Lot 28-01

The Wengers homeschool their children and are considering hosting a forest program on their property. The program would probably run the school year with a potential summer program. The kids would be outside and leaders would take kids through the property doing activities. To start, the Wengers are considering hosting 30 children and maybe go up to 60 children at some point in the future.

The Wengers indicated they would need facilities like outhouses for the kids. The Town of Bowdoin does not have an ordinance that allows portable toilets, so they would need composting toilets or outhouses.

The Board discussed that this project requires Site Plan Review as it is a change in use of the property. The Board reviewed the Site Plan Review Ordinance, Section 6. Site Plan Content and Application Procedures with the Wengers.

Michelle Morrill, Map 4, Lot 52-03, Derek Hilton is current owner, off of Store Road

Morrill came in to discuss if subdivision lots 1 and 2 (which have been combined and are jointly Lot 52-03 and approximately 4.06 acres) are a buildable lot. She received some information from Dennis Douglass, Code Enforcement Officer that the lot doesn't have enough road frontage. The Board pulled out the subdivision plan from the Town files and there is a note on the plan that the proposed road, Flicker Road, must be paved. Flicker Road would need to be built to Town Standards to be the road frontage for a building lot. Flicker Road was approved as a paved way; probably based on the number of lots that it is going to serve.

The Board indicated that Morrill could go to the Board of Appeals to request a waiver of the paving requirement.

The Board suggested that Morrill consult Reuben Wheeler (as he did the original survey work onsite) to get clarification on if the seller combining the 2 subdivision lots will make the joined lot a back lot. If Wheeler makes a plan and it can be a backlot (based on deed research), then there is a ROW and a newly constructed residence has to be back 300 feet from Store Road. This plan should delete the cross-section that shows paving.

Morrill also mentioned that the seller is requiring a 100-foot setback from property boundaries for any new structures. It looks like that requirement may need to be amended to be able to build on this lot.

Ray Curit, Roberts Road, Gravel Pit

Curit lives very close to Roberts Road and wants to put up a fence for privacy to block out noise, dust and visibility from the road. His house is about 25-30 feet off the Roberts Road. The Board discussed how he could determine the edge of the ROW so he can ensure any fence constructed is outside the ROW. The Board also suggested he could hire a surveyor to determine the edge of the ROW.

Curit also asked about if the Roberts Road is going to be repaved soon. The Board suggested he go talk to the Selectboard about noise and dust from the road, as well as his paving question.

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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