

Town of Bowdoin
Planning Board Minutes
May 12, 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 7:00 pm. The April 14, 2026 meeting minutes were reviewed. Watts moved to approve the minutes as written, Giggey seconded. Unanimous approval. The April 28, 2026 meeting minutes were reviewed. Watts moved to approve the minutes as amended, Thomas seconded. Unanimous approval. The April 28th minutes will be signed at the next Board meeting.

Members of the Public Present:

Michelle Morrill, Wayne Caron, Brittney Duncan, Annette St. Pierre, Joe Nelson, Bob Nelson, John Weeks

Old Business:

Nelson Gravel Pit, 383 West Road, Joe Nelson, Bob Nelson, John Weeks

The Nelsons (applicants) brought in the Maine-Land survey which was recently completed and shows the two parcels, Gillespie Brook, the natural gas line, and the access road. The applicants also brought in the original memo to the Board that they submitted previously, including the list of abutters, letters mailed to abutters for the previous state filing, Misery Whip lease agreement (redacted), and the test pits completed by Summit. They also brought in an unstamped boundary survey. They will get a stamped version to submit to the Board.

The Board reviewed the Site Plan Ordinance requirements:

A.1. The Board will waive the requirement for a 1"=50" map as the applicants have a scaled plan that is 1" = 150'.

A.1.a. See the narrative. The applicants have no other interest in land within 500 feet of the development.

A.1.b. Soils information from Summit Geoengineering Services has been provided.

A.1.c. The applicants have a list of abutting landowners from their Maine Department of Environmental Protection (MDEP) state filing. They will verify the list of abutters and will also include map and lot numbers and provide an excel list to the Board Secretary.

A.1.d. The applicants provided a boundary survey of the parcel, showing 90.7 acres of surveyed property. The applicant will provide a plan stamped by surveyor Main-Land.

A.1.e. No electric lines or plumbing are proposed for the pit. There is an existing pipeline crossing the parcel. The existing electric lines along the roads are shown. The applicants have constructed a timber mat pipeline crossing. They have a wheeler trailer with a generator and porta-potties.

A.1.f. There will be no buildings other than a portable trailer and a porta-potty.

A.1.g. No subsurface disposal system is necessary for the pit. There is a porta-potty onsite.

A.1.h. The applicants have included the entrance off West Road and have shown the paved entrance (~300 feet of pavement) on the Site Plan, to reduce material getting onto West Road. Applicants have brought a non-potable water truck to keep dust down.

A.1.i. No landscape plants are proposed, but a forested buffer has been left along the road. The sign location (4x8 feet) is shown on the Site Plan along the access. It will not be lit. There is a swinging gate and a camera on the entrance.

A.1.j. See attached plan with 2-ft contours (based on LiDAR). 8.5 x 11" provided. A full size plan will be submitted by the applicants.

A.1.k. Little Gillespie Brook is shown on the plan as well as the 100-year flood zone. The applicants are required to have the wetlands located.

A.2.a. The applicants provided the purchase/lease agreement for Misery Whip Timber.

A.2.b. See narrative description (references the mining application with the state).

A.2.c. There is a construction trailer and a porta-potty onsite. There are no permanent structures associated with the pit.

A.2.d. See narrative.

A.2.e. A dumpster and a porta-potty are utilized onsite.

A.2.f. There is an erosion control berm located 100 feet from the perimeter of the pit, as indicated in the MDEP application the applicants will be providing with their Site Plan Review application.

A.2.g. The applicants provided a thumb drive which includes letter to abutters.

A.2.h. The applicants provided a certificate of standing from the State of Maine.

A.2.i. There will be no use of off-site public facilities other than streets.

A.2.j. The applicants must contract the Fire Chief.

A.2.k. A paved entrance is located onsite and is shown on the Site Plan. The gate is set back on the property, to allow a tractor trailer to pull in.

A.2.l. See narrative. The applicants have included language in the application narrative that they have a water truck onsite that is used for dust control. They will also include a statement that they have sorters and grinder and how they handle dust (to be included as I.5; materials piles will be sprayed to limit dust).

A.2.m. See narrative. The pit is already in existence and conducting business. Pit is expected to be in use for another 5-10 years of mining. The applicants will discuss future uses with the Town at least one year before the end of mining.

3.a. The Board expressed concern about the ability of West Road to support the impacts of loaded trucks.

3.b. The applicants will send request letters to Maine Natural Areas Program (MNAP) and Maine Historic Preservation Commission (MHPC).

The needs highlighted above need to be submitted before the application is deemed complete. The applicants will also provide a \$300 applicant fee payment (check) at next meeting they attend. Seven copies of the Site Plan Review application package will be needed for the next meeting.

The Board Secretary will provide MNAP and MHPC consultation email addresses to the Applicants.

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

Morrill went to the Registry of Deeds and pulled the new deed which combines the two lots in the description. The Board reiterated to Morrill that a surveyor needs to verify that it is a May 12, 2026

legal backlot. If it is a backlot, Flicker Lane does not need to be paved. If it is not a backlot, Flicker Lane will need to be paved to create road frontage. For a backlot, the structure will need to be 300 feet back from Store Road.

Brittney Duncan, Annette St. Pierre

The lot appears to be 17 feet short on road frontage. The existing buildings are falling down. There may never have been a building permit issued. There is no electric or water onsite.

The Board suggested hiring a surveyor to verify that the lot has at least 50 feet of road frontage. The applicant could request a surveyor verify that the write a letter stating such or could ask that a plan be developed. If 50 feet of road frontage can be confirmed, the lot can be built on, but the building would have to constructed 300 feet back from the road.

The Town Code Enforcement Officer (CEO) has already said no to issuing a building permit with the current frontage.

The Board reviewed the Land Use Ordinance, Section 9A. Additional Permitted Uses for Road Frontage on Lots with Large Acreage. There can only be one dwelling unit on the lot as it has less than 300 feet of road frontage per Section 9A.c.

The applicant can decide whether or not to research whether the little triangle (~1.3 acres) is in their ownership or not.

New Business:

None.

The meeting was adjourned at 8:26 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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