

Town of Bowdoin
Planning Board Minutes
June 23, 2026

Members Present:

Michaeline Mulvey, Chair
Tom Giggey
Lauren Leclerc

Helen Watts, Vice-chair
Gwen Thomas

7-14-2026

Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:03 pm. Watts moved to approve the minutes of June 9, 2026, as written. Giggey seconded. Unanimous approval. The minutes were signed.

Members of the Public Present:

Sheila Wenger

Old Business:

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

The Board reviewed the Site Plan Review Ordinance requirements, Section 6 for Wenger's proposed forest exploration, homeschool resource and enrichment center.

A.1. The Board will waive the requirement for a 1"=50' map as the Applicant has a scaled plan that is 1" = 100', based on the size of the property.

A.1.a. Name and address of owner is on the plan.

A.1.b. The Secretary provided Wenger with the web soil survey map of her property via email.

A.1.c. The Board went through the list of abutters with Wenger.

A.1.d. Wenger brought in a preliminary survey plan from John Mann. The Board requested a signed/stamped version of the boundary survey. Road frontage will need to be acceptable to the road commissioner.

A.1.e. The Board requested location of utilities, the house and proposed yurts be placed on the boundary survey.

A.1.f. The Applicant does not have to show structures abutting the site.

A.1.g. Composting toilets are proposed to be used. A design was included and a letter was provided from Mark Cenci, Site Evaluator.

A.1.h. The Board requested that parking be addressed in the application and/or shown on the plan. A loop could be helpful for handling traffic in and out.

A.1.i. No signs are proposed. Minimal lighting is proposed for safety.

A.1.j. See attached plan with 5-ft contours.

A.1.k. The Applicant needs to provide a statement about aquifers and wetlands onsite. The Secretary provide Wenger with a wetland maps (National Wetlands Inventory) via email.

There are no aquifers onsite.

The Board requested that Wenger get a notarized letter(s) from abutters to the right-of-way (ROW) that they are fine with the proposed use. A private ROW is shown on Book 10 Page 103.

The Applicant needs to clarify what is being proposed for this Site Plan Review. She will need to contact the State of Maine about what approval is needed at the state level. The Board will need the state approval before Site Plan Review can be completed.

A.2.a. See deed submitted.

A.2.b. The Applicant need a provide a good description of what is being proposed now.

A.2.c. The Applicant is to draw sketches of the yurts and tent platforms (use largest size might do) and will dimension them.

A.2.d. See deed submitted.

A.2.e. The Applicant is to add language about a dumpster to be used onsite.

A.2.f. Trails onsite are existing. If soil is disturbed, the Maine Department of Environmental Protection Best Management Practices (BMPs) will be used.

A.2.g. The Applicant has provided language to inform abutters of the proposed project. The Board suggests considering adding some details about number of students and maybe maximum number of campsites to provide her neighbors with more information.

A.2.h. The Applicant needs to provide a statement of self-financing.

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

A.2.j. The Applicant must contact the Fire Chief about where the nearest water source is for fire protection.

A.2.k. The Applicant will need to talk to the Road Commissioner about what would be required for the home school and campsites (if those are to be pursued with the Site Plan Review application at this time). Is the existing road sufficient or will it need to be paved?

A.2.l. None.

A.2.m. The Applicant is to add narrative about the timeframe of construction/development.

3.a. Not anticipated.

3.b. Not anticipated.

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

The Planning Board completed review and made comments on the draft Shoreland Zoning map from Viewshed. The Secretary will email the comments to Viewshed.

New Business:

None

The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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