

Town of Bowdoin
Planning Board Minutes
July 14, 2026

Members Present:

Tom Giggey *Thomas & Giggey 9/8/2026*
Lauren Leclerc *LL*

Gwen Thomas

Absent:

Michaeline Mulvey, Chair, Helen Watts, Vice-chair, Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:05 pm. Giggey moved to approve the minutes of June 23, 2026, as written. Thomas seconded. Unanimous approval. The minutes were signed.

Members of the Public Present:

Sheila & Roy Wenger

Old Business:

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

The Applicants discussed that they don't believe there are any state requirements for being the location of a homeschool enrichment program. They will investigate whether they need a lodging certificate or license for campsite rentals (under five total) with inspections by the state.

The Applicants did not get a notarized letter from their neighbors agreeing with the proposed change in use of the road from private to commercial. A private right-of-way (Book 10 Page 103 in the Sagadahoc County Registry of Deeds) is shown on the boundary survey in the location of their road entrance onto Litchfield Road. Their driveway was in place prior to them upgrading their driveway to Town Road standards to provide frontage for their lot. The extent of their road is already being maintained by the Applicants; the neighbors do not do any maintenance on their road. Any road impacts would only affect the Wengers and their neighbor Mike to the south.

The Applicants are proposing building yurts to provide a location for homeschool enrichment classes. Classes are proposed to be staggered, one in the morning and one in the afternoon. They are hoping to start with one yurt, and will have no more than four in total and some composting toilets. They will be potentially renting the sites if timing permits. The State does not appear to require certifications/licensing for providing a location for homeschool enrichment classes, as the Applicants will not be teaching. Renting lodging/campsites will require state certification/licensing. The Board discussed provided Conditional Approval (i.e. Site Plan Review approval could be given, but state licensing would be required prior to renting out site location).

The Board reviewed the Site Plan Review Ordinance requirements, Section 6 for the Wengers' proposed forest exploration, homeschool resource and enrichment center and rental of overnight campsites business.

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

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

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

A.1.c. The Board went through the list of abutters with the Wengers at the June 23, 2026 Planning Board meeting.

A.1.d. The Applicants brought in a stamped and signed boundary survey. The existing road frontage was found acceptable by the Road Commissioner. The Applicants provided a text showing they have met with the Road Commissioner. The Applicants will submit an email from the Road Commissioner detailing more about what was discussed and that he is okay with their proposal. They also discussed parking and where the site will be accessed.

A.1.e. Utilities are shown on the boundary survey. A small overview map shows the proposed locations of the yurts and the existing house location.

A.1.f. The Applicants do 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. Parking is shown on the road plan and profile. The Road Commissioner found it adequate for up to 20 spots.

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 included a National Wetlands Inventory (NWI) map in their application and indicates on the narrative that there are no aquifers onsite.

A.2.a. See deed submitted.

A.2.b. The Applicants have provided a detailed description of what they propose onsite.

A.2.c. Locations of the yurts/tent platforms are shown on a small overview map in the application. The yurts will be less than 24 x 24 feet in size. A cabin, if constructed, will be 18 x 20 feet in size. Specifications were also provided of cabin and yurts.

A.2.d. See deed submitted.

A.2.e. The Applicants provided language about a dumpster to be provided on-site.

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 Applicants have 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 their neighbors with more information.

A.2.h. The Applicants have provided 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 Applicants have contacted the Fire Chief about where the nearest water source is for fire protection. The Caesar Pond dry hydrant is the closest water source and is included in the narrative.

A.2.k. The existing road frontage was found acceptable by the Road Commissioner. The Applicants provided a text showing they have met with the Road Commissioner. The applicants will submit an email from the Road Commissioner detailing a more about what was discussed and that he is okay with their proposal. They also discussed parking and where the site will be accessed.

A.2.l. Minimal emissions of dust are expected from road use.

A.2.m. The Applicants plan to start construction with one yurt and 2-3 composting toilets ASAP and add more as needed.

3.a. Not anticipated.

3.b. Not anticipated.

Seven copies of the application narrative and attachments (except full-size site plans) were provided. The Wengers will provide two more copies of the full site plans. A \$300 check was provided.

Thomas moved that the Site Plan Review application of the Wengers for a homeschool enrichment experience and yurt/cabin rentals is deemed complete, with an email to be provided from the Road Commissioner and two additional copies of the full site plan sets. Giggey seconded the motion. Unanimous approval was given.

A public hearing will be scheduled for August 11th at 7:30 pm, as some Board Members will be absent from the next Planning Board meeting on July 28th.

The Planning Board reviewed updated Shoreland Zoning map and the Secretary will provide comments to Viewshed.

New Business:

None

The meeting was adjourned at 8:22 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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