Town of Bowdoin
Planning Board Minutes
September 22, 2026

Members Present:
Michaeline Mulvey, Chair 15 October 2026 M.
Tom Giggey
Lauren Leclerc
Helen Watts, Vice-chair
Gwen Thomas

Absent:
Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:00 pm. The Board reviewed the meeting minutes of September 8, 2026. Giggey moved to accept the meeting minutes as amended. Mulvey seconded the motion. Three votes for approval. Watts and Thomas abstained. The meeting minutes will be signed at the next meeting.

Members of the Public Present:
Sheila Wenger, Roy Wenger, Cheryl McMaster, Tim McMaster

New Business:

Cheryl and Tim McMaster, Litchfield Road, Map 10, Lot 4
The McMasters bought the parcel around 40 years ago and are probably not going to build it. They are looking at options for the parcel and don't want to see it as a gravel pit or as a subdivision. They could probably divide the property into three lots. They have contacted Reuben Wheeler for survey and have talked to an appraiser to see what the land is worth.

The lot is 12.3 acres at the end of Wagg Road. They paced out 1,200 feet of road frontage. All of their abutters have had surveys done; three sides of the property have been surveyed except the side with road frontage.

The Board suggested that they might want to talk to a real estate attorney about restrictions that can be placed on the deed when selling.

Old Business:

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

The Wengers came in with a few follow-up questions on their Site Plan Review approval. The Wengers said originally that they would not have a website and would only rent to homeschoolers, but are now considering having a website and expanding rentals to non-homeschools. As these specific items were not conditions of approval, they are not enforceable.

Haven Homeschool has backed out since approval wasn't given in time for their requirements. The Applicants plan to run a homeschool program on their own.

The Applicants forwarded an email to the Planning Board from the Department of Education (DOE) dated September 15, 2026 stating that "the program that you have described does

not fit the definition for an approved private school or equivalent instruction school."

If the Applicants want to do a lounge with a bathroom, they will need a subsurface wastewater disposal design/permit. As this was not a condition of approval, they can do so without revisiting the Planning Board with the aforementioned design/permit.

The Wengers discussed putting in two Accessory Dwelling Units (ADUs) on a proposed lot close to their house lot. The Wengers could break off a lot as long as it meets the Town of Bowdoin Land Use Ordinance standards. Because they have owned the land for more than 5 years, one division will not trigger subdivision review. Liberty Lane would need to be extended as a road to the new lot.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

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