

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Online Via Zoom
January 27, 2022 – 7:00 P.M.**

APPROVED -February 24, 2022

MEMBERS PRESENT: Reeve Wood
 Tracy Krueger (Vice Chair)
 Allen Acker
 Justin Schlawin

MEMBERS ABSENT: Nate Drummond (Chair)
 William Shippen
 Richard Joyce

STAFF PRESENT: Jennifer Curtis, Town Planner and Economic Development
 Coordinator

1. REGULAR MEETING CALL TO ORDER

Vice Chair Krueger called the meeting to order at 7:03 p.m.

2. DETERMINE QUORUM AND VOTING MEMBERS

It was determined that a quorum was present.

3. APPROVAL OF MINUTES FROM DECEMBER 16, 2021

Need to spell out “All in favor” before using it as an acronym

Mr. Wood joined as the Comp Planning Committee representative began presenting.

Mr. Acker made a motion to approve the minutes as amended

Mr. Schlawin abstained because he was absent

Mr. Wood 2nd the motion

All in favor (AIF)

4. Subdivision Amendment Review– Minor Application

Applicant – Southworth Investments, LLC

Property – Map R06, Lot 40B

Project – 3 lot subdivision of an 8.2 acre parcel at 241 Carding Machine Road.

- Public hearing at 7:15

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Online Via Zoom
January 27, 2022 – 7:00 P.M.**

Ms. Krueger opened the public hearing at 7:15.

The Board noted that changes to the plan since the November meeting included a change to the lot line between lots 2 and 3, and the locations of septic and well locations.

Public hearing closed at 7:20PM

The Board made the following findings:

1) Vehicular Access –

The subdivision is making use of an existing driveway opening for the new private road, proposed to be named North Fire Road. It provides for safe and convenient circulation with a 50' wide private right of way that includes a hammerhead near the end for turnaround. Due to the subdivision only adding one new lot to the driveway, no additional measures are necessary to safeguard against hazards to traffic. The proposal meets the standards for design standards, including dead-end streets.

2) Traffic – Only one lot is being added to the subdivision and the road is being developed from an existing driveway.

3) Visual Impact – The applicant is proposing an evergreen landscaping buffer on the north side of North Fire Road (see North Fire Road Plan) and that the site is harmonious with the neighborhood and the new lot is not intrusive to the view from the road. The board did not think street trees should be required.

4) Utilities – Existing dry-hydrant on site. Applicant agreed to maintain the dry hydrant.

The applicant is proposing to bring the utilities down north fire road until the pole and then go underground to the end of North Fire Road, and put a stake in the ground.

To the extent that the line runs overhead down the road, it will not have an undue visual impact because of the setting.

5) Water Supply – Water will be provided by private well water. A letter from local well-driller Temple Well Drilling was submitted, stating adequate water supply in the area.

6) Sewage Disposal – HHE 200 forms for Lot 2 and 3 were submitted, signed by licensed site evaluator James Mancini. The proposed location of the septic for Lot 3 has been added to the plan.

7) Fire Protection – Existing dry hydrant is on site. Comment from Fire Chief indicating no concern if dry hydrant is maintained. See FOF for Utilities.

8) Financial Capacity – Letter from Maine Capital Group indicating Brad Moll has been pre-approved for a loan of \$85,000 to construct the proposed road.

9) Technical Ability – The applicant has hired SJR Engineering Inc to design the project. Mr. Moll, or the Town will use a third party engineering inspection service to verify that the project has been built as shown on the plan.

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Online Via Zoom
January 27, 2022 – 7:00 P.M.**

- 10) Shoreland – No shoreland zone on the project parcel.
- 11) Floodplain – No floodplain on the project parcel.
- 12) Wetlands & Waterbodies – No wetlands or waterbodies were identified on the property.
- 13) Historic & Archaeological – The applicant submitted a review signoff from State Historic Preservation Officer dated 12/6/21
- 14) Groundwater – Not applicable
- 15) Wildlife Habitat – Applicant submitted beginning with habitat maps with the project boundary drawn in, indicating no overlapping impact areas. The applicant is proposing open space area that is contiguous with adjacent conserved area.
- 16) Natural Areas – Applicant submitted beginning with habitat maps with the project boundary drawn in, indicating no overlapping impact areas. The applicant is proposing open space area that is contiguous with adjacent conserved area.
- 17) Open Space – 1.84 acres of open space is shown on the plan. The property will be conveyed to the homeowners association for ownership with a deed restriction or other mechanism to ensure its permanent protection.
- 18) Environmental Impact – Minimal clearing of the road will be done and excessive grading and filling will be avoided as much as possible.
- 19) Solid Waste Management – It is a small subdivision with only three lots and each individual lot owner will take care of their own trash in an appropriate manner.
- 20) Air Quality – The proposed development will meet Maine DEP and EPA standards and have minimal impact.
- 21) Water Quality – Because of the location and nature of the project and that licensed professionals will be designing and constructing the road and stormwater practices will be in place. The project is not located in a watershed most at risk and is not adjacent to other water bodies.
- 22) Stormwater – The plans depict an internally drained system that utilizes the existing on-site stormwater management pond. The engineering consulting representing the applicant stated that the project will meet the DEP Best Management Practices and all drainage from the road will drain into the pond on site.

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Online Via Zoom
January 27, 2022 – 7:00 P.M.**

- 23) Sedimentation & Erosion Control – The North Fire Road profile plan depicts use of riprap at the culvert inlet, silt fence, and erosion control blankets. There is a stormwater management plan on site and Best Management practices will be used in construction of the project.
- 24) Compliance with Ordinances – The plan conforms with the land use ordinance of the town of Bowdoinham.
- 25) Impact of Adjoining Municipality – not applicable
- 26) Spaghetti-lots – not applicable
- 27) Liquidation Harvesting – the lot has not been recently harvested for timber

The Board reviewed the standards of Maine State Statute Subsection 4330 and found that they had almost all been addressed previously in the town standards or were not applicable. The applicant was asked if all of the farmland on the property had been mapped. The applicant stated that all of the farmland on the property has been mapped.

Ms. Krueger made the following motion:

I make a motion that whereas the project as proposed in the application and represented in this meeting has been found to meet the approval criteria established by Title 30-A M.R.S.A §4404 and has been found to comply with the performance standards established in the Town of Bowdoinham Subdivision ordinance, it be approved with the following conditions of approval:

1. The common open space shall be conveyed to a homeowners association comprising all of the lot owners in the subdivision which deed shall be subject to deed restrictions ensuring that the common open space remains undeveloped
2. State and Federal laws and Best Management Practices shall be applied for sedimentation and erosion control during construction.
3. The dry hydrant shall be maintained

Mr. Wood seconded

AIF

Item 4: Public Hearings on proposed amendments to the land use ordinance:

Shoreland Zoning General Development District I proposed amendment (8:00 PM)

Ms. Krueger opened the public hearing at 8PM.

David Asmussen of Carding Machine Road spoke, saying he was part of the Comprehensive Planning Committee and felt that they had plenty of input and had no comments on it.

Ms. Krueger closed the public hearing at 8:09PM

Solar Energy Systems proposed amendments Public Hearing was opened at 8:10 PM

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Online Via Zoom
January 27, 2022 – 7:00 P.M.**

Mr. David Asmussen commented with some suggested additions from the Auburn ordinance.

Mr. Joyce made a comment about the quality of the Bowdoinham soils and that solar panels should be prohibited.

There was a discussion about the level or prohibition that is appropriate.

“with the goal of preserving future farmland uses. In order to make sure that the land is still useful for agricultural purposes.”

Add that the following may be required, applicable to all;

Require dual use scenarios and native pollinators be part of the plan, as proposed by Dave Asmussen.

The board felt that with these changes, the proposed changes were good to move forward as proposed.

Ms. Krueger called the hearing to a close at 8:29

Site Plan Review proposed amendment to renumber approval criteria (8:30 PM)

Ms. Krueger called the hearing to close at 8:35

Mr. Schlawin introduced the issue of accepting Beginning with Habitat Maps as evidence to meet the requirements of Wildlife and Natural Resources. He is not in favor of accepting Beginning with Habitat maps without agency consultation where necessary.

Findings can be that the site is already developed or signoff from the resource agencies

It was decided that the board could think more about the issue and propose specific changes.

Staff presented proposed ordinance amendments to Select Board Licensing, Site Plan Review sidewalk connection requirements, and the R/A Zoning.

The Board approved of the Select Board licensing proposals as written

The Board would like more information about the potential impacts of the sidewalk proposal and are interested in exploring an impact fee option.

The Board approved of the proposal to allow an accessory dwelling unit on all legal lots of record in the R/A and to allow smaller minimum lot sizes for lots in subdivisions. They wanted to explore options for incentives for clustering and designating more open space and wanted to table the changes to lot sizes and density for further discussion.

ADJOURN MEETING

Motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 10:06 p.m.