

**TOWN OF BOWDOINHAM  
PLANNING BOARD MEETING MINUTES  
VIRTUAL MEETING VIA ZOOM MEDIA  
July 1, 2021 – 7:00 P.M.**

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MEMBERS PRESENT:     Allen Acker  
                              Nate Drummond  
                              Richard Joyce (joined at 7:15)  
                              Tracy Krueger  
                              Reeve Wood

MEMBERS ABSENT:     Justin Schlawin and William Shippen

STAFF PRESENT:       Darren Carey, Code Enforcement Officer; Jennifer Curtis, Town Planner and Economic Development Coordinator

On Thursday, July 1, 2021, a continuation of the June 24, 2021 meeting of the Bowdoinham, Maine Planning Board was held via Zoom media with everyone participating from their residences due to the Covid-19 Pandemic.

*It was noted on the agenda that, for the time being, the Town of Bowdoinham will be conducting public meetings via video conferencing. This is in accordance with emergency legislation (PL 2019, c. 617) enacted by the Maine Legislature on March 17, 2020, which temporarily authorizes remote participation at municipal board and committee meetings by Board members and the public.*

*If joining by computer you may be required to download the Zoom app in order to connect. This is free and easy to use. Make sure to log in a few minutes early to ensure you can connect.*

*If joining by phone, if you cannot join by computer, you may call into public meetings and participate by phone. At the time of a scheduled public meeting, call (646) 876-9923. When prompted, the meeting ID is 894 1148 5907 and the password is 281934.*

**1. REGULAR MEETING CALL TO ORDER**

Chairman Nate Drummond called the meeting to order at 7:00 p.m.

**2. DETERMINE QUORUM AND VOTING MEMBERS**

It was determined that a quorum was present.

**3. SITE PLAN REVIEW – TIER 2 APPLICATION**

Applicant - Scott Gallant

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Property - 17 School (U01-017)

Project - Applicant is proposing to develop a marijuana establishment.

The Board reviewed the application for completeness.

Chairman Drummond brought up the requirement for a technical review fee to be submitted. The Board chose not to waive the fee. They also determined that not having the fee yet did not need to hold up a finding of application completeness.

The Board discussed the difference between the submission requirement and the performance standards with regard to the setback requirements.

N. Drummond made a motion to find submission requirement 2.B adequate with regard to the submission requirement.

R. Wood seconded the motion

It was discussed that the Board would consider separately during performance standard review if there is a need for certification of setbacks.

3 voted in favor (N.Drummond, T. Krueger, R.Wood); 1 opposed (A. Acker)

The Board discussed the related submission requirements of estimated water usage 4(a) and signoff from all utility districts serving the project. The Board agreed that the applicant needed to provide more information about water usage, with regard to submission requirement 4 (a. that is specific to the type and intensity of uses proposed.

The Board discussed that submission requirement 4(d) was met, but the submitted information did not appear to meet the performance standards.

The Board discussed submission requirement 4 (k) and stated that the applicant needs to include a narrative of proposed uses that includes the commercial kitchen, retail store, and delivery services.

The Board requested that the engineered plans be submitted in hardcopy – 11 copies, per the ordinance, at full size.

If there are going to be sprinklers in the building, the Board said they needed to see those shown on the plans.

A. Acker made a motion to deny the written waiver request from the submission requirement for signoff from the Water Utility District.

R. Wood seconded the motion

The Planning Board voted in favor, 4:0

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**4. SHORELAND ZONING SETBACK DETERMINATION**

Applicant – Jane Bradley & Peter Bradley

Property – 61 Bayview (R09-036)

Project – Applicant is proposing to lift, move, and place a foundation under an existing nonconforming principal residential structure, and requires the Planning Board or its designee to determine that the new location will meet the shoreland zoning setback requirements to the greatest practical extent.

The Board reviewed the determination criteria at Article 7,E).3),c) of the Land Use Ordinance.

The applicant stated that they are proposing to increase the setback by 15 feet, as shown on the plan, and install a new approved septic system, to replace the existing septic.

Code Officer Darren Carey stated that the applicant had received a variance approval from the State of Maine Subsurface Wastewater Disposal Program for the proposed septic system. The proposed system was designed by a stated licensed site evaluator.

The Planning Board discussed the review that had been done by the Maine Shoreland Zoning Coordinator Colin Clark, who wrote a letter stating that he approves of the proposed relocation.

After reviewing the project against the criteria at Article 7,E).3),c) of the Land Use Ordinance, the Board came to a consensus that the applicant was proposing to relocate the camp to the greatest practical extent, given the constraints of the site which include a triangular shape with shoreland zoning setbacks applicable on two sides, the location of existing structures, the impacts to vegetation, and the need to relocate the septic.

T. Krueger made a motion that the proposed relocation conforms to the setback requirements to the greatest practical extent and that the proposed septic will conform to the state requirements and is locally approvable.

A. Acker seconded the motion

The Planning Board voted unanimously to approve the motion 4:0

**ADJOURN MEETING**

Motion was made, seconded, and approved unanimously

**VOTED**

To adjourn the meeting at 8:30 p.m.