

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
JANUARY 23, 2025 – 6:00 P.M.**

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MEMBERS PRESENT: Nate Drummond, Chair  
Reeve Wood  
Tracy Krueger  
Chris Vonderweidt  
Richard Joyce  
Justin Schlawin

MEMBERS ABSENT: William Shippen

STAFF PRESENT: Yvette Meunier, Director of Planning and Development  
Jason Lorrain, Code Enforcement Officer

**1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM**

On Wednesday, January 23, 2024, a meeting of the Bowdoinham Maine Planning Board was held in the Kendall Room at the Town Office. Mr. Wood called the meeting to order at 6:04 p.m. It was determined that a quorum was present. Those wishing to attend via Zoom, were given the passcode: 649558 with a Meeting ID of 812 0965 0859. It was noted that joining by phone, if computer was not available, interested parties could call into the public meeting and participate by phone by calling (646) 876-9923 when the meeting begins.

**2. CONSIDERATION OF MEETING MINUTES OF APRIL 25, 2024<sup>45</sup>, MAY 23, 2024, AND DECEMBER 19, 2024**

Ms. Krueger noted that the April minutes are missing a portion of the sentence under item 2 and should say that the minutes were unanimously approved. Mr. Wood noted that item 5 standard 30, the finding should read “meet the Noise performance standard” instead of met. Mr. Vonderweidt noted that the last sentence of the last page should read “vote” not note and the vote should be edited to “5-0” as ~~he had recused himself~~ [the board has only 5 voting members](#). Mr. Schlawin noted that his name was misspelled under members present.

Mr. Wood noted that the December minutes on page 3, referencing open space, should be edited for context and edited to read that the Town is considering an open space plan. The Board also agreed to remove language under Item 1 that the meeting was a continuation of a previous meeting, which it was not. Ms. Krueger questioned page 2 wherein the Planning Board discussed changes to the language surrounding subdivisions and should be edited to reflect language that had previously been proposed and voted down at Town Meeting. Ms. Krueger then noted that she had gauged Planning Board support and removed ~~d~~ any reference to the Select ~~B~~board. Ms. Krueger suggested language regarding edits to the Land Use Ordinance be reworded to note that the ordinance needs revisions ~~rather~~ [for coherence](#). Ms. Krueger noted that minutes should be amended to reference Article 5 rather than subdivisions and that any reference to subdivisions or applications be omitted. The Planning Board agreed that the detailed discussion of the Board was not necessary to be included in the minutes.

The Board agreed that Town staff may edit minutes for clerical errors prior to submitting for Planning Board Review.

Mr. Joyce noted that the April minutes should be amended for Items 3 and 4 should say that there were no comments from the public.

Motion was made, seconded, and it was unanimously

## **VOTED**

To approve the Minutes from April 25, 2025, May 23, 2024, and December 19, 2024, as amended.

3. **PLANNING BOARD WORKSHOP – PROPOSED LAND USE ORDINANCE EDITS**
  - a) **The Planning Board will discuss proposed edits to the Land Use Ordinance regarding spelling, grammar, and clarity,**
  - b) **and Select Board License Approval Criteria,**
  - c) **and discuss the proposed footnote for the Performance Standard of Road Design**

The Board reviewed administrative amendments to the Land Use Ordinance, beginning with proposed changes regarding [license renewals](#) ~~for cannabis licensing to allowing to allow for~~ flexibility as to whether a Public Hearing is held. The Board agreed that language should be edited for clarification that new licenses are required to hold a Public Hearing and that [the Select Board may choose to license renewals may request a waiver of the waive a Public Hearing for license renewals.](#)

The Board then reviewed an exception to the performance standard for roads which allows roads constructed prior to June 10, 2009, have a minimum right of way of at least 49.5 feet (three rods). The Board discussed how to best word the language, which CEO Lorrain noted was drafted by the Town Attorney.

Discussion then followed regarding changes to subdivision setbacks to replace the term “yard” with “lot line”, which is less subjective. Proposed changes also include reducing the minimum lot size from 1 acre to 20,000 sq ft within a subdivision and reducing the front lot line setback from 50 to 20 feet [in the Residential/Agricultural district](#). Ms. Krueger questioned making a substantive change to the ordinance. The Board continued to discuss the impact these amendments would have regarding open space. Ultimately the Board agreed that this change could be voted [on](#) separately from administrative changes.

The Board then discussed front lot line setbacks within a subdivision as opposed to those on a public way and agreed that lots facing a public road should maintain the standard minimum setback. The Board acknowledged that a road within a subdivision may eventually become a public way.

The Board discussed amending the definition of a subdivision but agreed that this language is derived from State statute and cannot be amended. Discussion followed as to how leasing property (for example, for farming purposes or to a snowmobile club) may unintentionally create a subdivision. The Board agreed that the Town Attorney may need to advise the Town on this matter prior to proposing amendments.

CEO Lorrain discussed “boat graveyards” and whether boat salvage should be addressed in the Ordinance. The Board agreed that this would be good to address for enforcement purposes and could be worded similar to automobile graveyard or junkyard. Ms. Krueger suggested that language be limited to motorized boats, not to include canoes. Mr. Vonderweidt asked if this was a specific issue that the Town was facing. CEO Lorrain suggested there may be illegal businesses operating in Town, noting that he was not necessarily interested in expanding the Land Use Ordinance, however this may be an area not unlike auto graveyards which could have a significant environmental impact on the Town. Mr. Drummond suggested that boat salvage be included in the definition as well. The Board debated the merits of moving forward with an ordinance amendment and agreed to discuss further at the Public Hearing, noting that any proposed amendment would be voted on separately from administrative amendments.

#### **4. FUTURE MEETING DISCUSSION**

[None.](#)

5. **ADJOURN**

The meeting adjourned by unanimous acclamation at 8:25 pm.
