

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

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. Drummond 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, MAY 23, 2024, AND DECEMBER 19, 2024

The board provided edits to the December 2025 meeting minutes.

Motion was made, seconded, and it was unanimously voted

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 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 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 presented proposed language to address the concern of “boat graveyards”. The board debated the language and there was not unanimous agreement on the path forward. 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.










