

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
OCTOBER 24, 2024 – 6:00 P.M.**

MEMBERS PRESENT: \_\_\_\_\_  
Nate Drummond (Chair)  
Tracy Krueger  
Richard Joyce

MEMBERS ABSENT: Justin Schlawin, William Shippen, Chris Vonderweidt, Reeve Wood

STAFF PRESENT: Jason Lorrain, Codes Enforcement Officer

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

On Wednesday, October 24, 2024, a meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. The meeting is a continuation of the October 3, 2024 meeting which was tabled to October 24, 2024. Chairman Drummond called the meeting to order at 6:00 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 FROM OCTOBER 3, 2024**

The Board reviewed the minutes for October 3, 2024. Chairman Drummond expressed concern that the minutes for September had not yet been approved. CEO Lorrain suggested that the Board table approval of the minutes to allow for clarification, to which the Board agreed.

The Board discussed the upcoming meetings for November and December, both of which fall in line with holidays, and agreed to reschedule both the November and December meetings to the third Thursday of the month.

**OLD BUSINESS**

**3. COMPLETENESS REVIEW – TIER II APPLICATION (TABLED)**

**ADAMS FAMILY CONSTRUCTION, LLC, TRISTA ADAMS, IS PROPOSING TO CONSTRUCT A NEW RESIDENTIAL CARE FACILITY WITH 6 BEDROOMS ON THE FISHER ROAD, R01-5-E**

Ms. Krueger referenced the aerial photo provided with the application and asked for clarification on the location of the driveway. Applicant Trista Adams identified the location of the driveway and building on the photo.

Chairman Drummond announced that the Board would need to review the application for completeness based on the Planning Board's checklist. Ms. Krueger confirmed that CEO Lorrain has not reviewed the checklist since the applicant had submitted additional documentation. The Board then reviewed both the checklist and site plan for completeness.

**VOTED**

That the application for **Completeness Review** from Adams Family Construction, LLC proposing to construct a new residential care facility with 6 bedrooms on the Fisher Road, R01-5-E is found to be complete.

Motion was made by Mr. Joyce, seconded by Ms. Krueger, and unanimously approved.

Chairman Drummond recalled that the Board had previously reviewed the performance standards and asked if there were any concerns, to which there were none.

Ms. Adams noted the previous request for aerial photos, which she had provided. She then recalled concerns regarding whether a sprinkler system would be required, referencing materials supplied for the State of Maine safety standards for Residential Care Facilities. Ms. Adams then noted a letter from Midcoast Federal Credit Union which she is requesting be included in the application rather than statements previously provided, which the Board agreed is appropriate.

The Board continued to discuss the project, agreeing that it would have a minimal impact on either traffic or the environment.

Chairman Drummond explained the process moving forward to include a Public Hearing with approval to follow, barring substantial comments from the public. Ms. Krueger suggested that the Board forgo a site walk of the property, which the Board agreed is not necessary.

Ms. Krueger asked CEO Lorrain if there was sufficient time for public notice for November, having moved the meeting forward a week, to which he confirmed there is.

**4. FUTURE MEETING DISCUSSION**

CEO Lorrain asked the Board their opinion on an event to celebrate volunteers, to which the Board agreed is not necessary but would be interested in attending.

Ms. Krueger suggested that the Board begin discussion changes to the Subdivision Ordinance, which CEO Lorrain agreed.

**5. ADJOURN**

**VOTED**

To adjourn the meeting.

Motion was made, seconded, and it was unanimously approved.

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