

**TOWN OF BOWDOINHAM
PLANNING BOARD MEETING MINUTES
Town Office – Kendall Rm
October 28, 2021 – 7:00 P.M.**

APPROVED -November 18, 2021

MEMBERS PRESENT: Nate Drummond (Chair)
Justin Schlawin
Reeve Wood
Richard Joyce
Tracy Krueger (Vice Chair)

MEMBERS ABSENT: William Shippen
Allen Acker
Richard Joyce

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

1. REGULAR MEETING CALL TO ORDER

Chair 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. APPROVAL OF MINUTES FROM SEPTEMBER 23, 2021 AND SEPTEMBER 30, 2021

The Board reviewed the minutes of the previous meetings

4. Site Plan and Shoreland Zoning Review – Tier 2 Application

Applicant – Hatch Point Enterprises, LLC

Property – Map R12 Lot 015

Project – Develop a wedding and event venue, including a barn and dock

At 7:15 PM a Public Hearing was initiated for the project proposed by Hatch Point Enterprises, LLC:

The applicant introduced the project and said that there was an additional update, a letter from the Maine historic preservation, which he handed out to the board.

Jason Jefferson from the property across from the proposed driveway spoke. He said he wasn't entirely opposed to the project, but they are concerned about the impacts, particularly the additional traffic that would be coming from the driveway across from the house, they also had light, noise, and safety concerns. They would rather not have the driveway directly across from their house and if it was moved that would alleviate most of their concern.

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The applicant said that DOT said the previously proposed driveway to the south was not approvable due to site lines. Additionally, the newly proposed location further south avoids additional wetland impacts.

Jim and Liz Granger – their north boundary line abuts the south boundary line of the subject property. Jim stated that he was pleased with the applicants response to his questions and concerns and generally supports the project. Mr. Grangers concerns are lighting, and light pollution, as well as lights attracting additional browntail moths.

Mr. Granger asked what considerations the Board has thought about with regard to amplified noise. Environmental impact concern – there is a very wet area on their property to the south. He is concerned that the parking lot and leechfield installation on their property will make their wet area wetter. He requested additional drainage on the south of the parking and leechfield area it would reduce the likely impact. He asked what if any limits are there on expansion of the site in the future.

The applicant stated that it was their intention to use motion detectors with lights to limit use of lights when not in use. He said the barn will be insulated that will help with the noise coming from the barn. He said he would take the acoustic music under consideration. He said the goal is that they wont even know they're there. He said that where the property is 32 acres and they are planning to allow the vegetation to stay natural and grow to its full potential. He stated that if they are having a negative impact on the abutting wetland, they should let him know and he would like to try and address the problems personally.

Public hearing was closed at 8PM and the meeting was reopened.

The board discussed impressions from the site walk, including drainage from the parking area, and the driveway placement. It was determined that the traffic safety was more important in the standards. The Board asked the applicant if he had considered any other driveway locations. The applicant said he had and explained why other options weren't better for safety reasons.

Chair Drummond asked if there was capacity for large vehicles to access the site. The board discussed how a bus could use the parking area. The applicant said they would use rope-type dividers and handicapped signs.

The applicant clarified that the lawn parking area will have permeable pavers under it.

The applicant stated that the area around the parking lot would be allowed to revegetate.

The board reviewed the performance standards and draft findings.

The board discussed the DOT requirement for a turnaround. The Board agreed that the width of the road would be sufficient to act as a turnaround for incidental turnaround traffic.

The chair asked if it would be helpful to have a closeup of the barn area and particularly, the grading needs in the area. Mr. Schlawin said he thought it would be helpful to have more information on grading and bank stabilization measures. Access for emergency vehicles and deliveries/pickup.

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There was a discussion about how an emergency vehicle would access the camp. The applicant stated that there would be a driveway covered in woodchip. The board requested an emergency access fire lane be shown on the plan, to the camp.

The board would like to have something stated on the plan in terms of the intended buffer. The chair suggested 10' was adequate on the north, south and west, and there was no further discussion.

The clearing vegetation standards in the shoreland zone were discussed. The Board discussed that the applicant should state what will be done to buffer the visual impact from the Kennebec.

The applicant stated that lighting would be motion-detector activated or on a timer. The applicant stated that the recessed lighting will be shielded by ceiling from above.

The board would like to see the location of septic by the camp and the well location.

The board asked about how the septic would function if the power went out. The applicant stated that the business would have a backup power generator and that it would be shown on the updated blow-up plan, and any associated storage tanks.

The applicant stated that he intends to get fire marshall permits, and intend to sprinkle the building.

There was a discussion about the need for a fire marshall permit. The Board agreed that where the applicant intends to sprinkle the building and obtain permits from the fire marshall, it makes sense to approve it as a condition of approval so that they could start on parts of the project that don't require it.

The applicant stated that he's hoping to have the archeological investigation report and NRPA permits by the time of the next meeting.

The Board requested the applicant to include Schedule 3 the LLC Agreement.

Soil erosion best management practices should be applied to the area where the road crosses the stream.

Chair Drummond requested the applicant show how the stormwater will flow off of the turnaround in front of the barn.

The board wanted to see that the runoff from the road wouldn't cause the road itself to be eroded and that it wouldn't increase erosion in the streams.

The board agreed that the applicant has done what they can to limit the impacts of noise.

The applicant stated that they intend to build the dock in accordance with DEP best management practices for building materials to be used over the water.

The board had no further concerns with the performance standards or shoreland zoning approval criteria.

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Item 4 Discuss Comprehensive Planning Committee recommended revisions to Land Use Ordinance

The Board considered recommendations from the Comprehensive Planning Committee. The CPC recommended prohibiting Automobile Graveyard, Automobile Recycling Business and Junkyard land uses in the Residential/Agricultural District and Village District; and Recommend support for modification of the General Development I Shoreland Zoning District where the gas station is located, to allow new petroleum or petroleum product storage, with some additional guidance.

The Board voted unanimously to support an ordinance change to allow the use in the GD I, with the caveats that the tanks be above ground and that the use be subject to site plan review.

The Board voted unanimously to support an ordinance change prohibiting Automobile Graveyard, Automobile Recycling Business and Junkyard land uses in the Residential/Agricultural District and Village District.

ADJOURN MEETING

Motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 10:57 p.m.