

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
OCTOBER 3, 2024 – 6:00 P.M.**

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MEMBERS PRESENT: Nate Drummond (Chair)  
Tracy Krueger  
Reeve Wood

MEMBERS ABSENT: Richard Joyce, Justin Schlawin, William Shippen, Chris  
Vonderweidt

STAFF PRESENT: Jason Lorrain, Codes Enforcement Officer

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

On Wednesday, October 3, 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 September 26, 2024 meeting which was tabled to October 3, 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 SEPTEMBER 26, 2024**

The Board reviewed the minutes at the meeting. Motion was made by Mr. Wood, seconded by Ms. Krueger, and it was unanimously (of those present)

**VOTED**

To approve the minutes as amended.

**3. COMPLETENESS REVIEW – TIER II APPLICATION**

**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**

Applicant Trista Adams reviewed the proposed project consisting of a 6-bedroom home for the elderly who cannot live on their own. This will be new construction and appropriate plans will be submitted to the Board for review. There will be only one employee, Linda Adams who will manage the facility. Ms. Adams is also a member of the LLC.

A discrepancy was noted on the Town's Tax Map as the property does not extend as far as the Fisher Road and there is a small strip of land that does not appear on the map. This will be properly shown on the plan. The project has received approval from the Road Commissioner. The lot for the home has been cleared and the driveway put in. Remainder of the lot is wooded. The applicant presented a topographical map showing a small wet area which will not be disturbed.

The Board went through the application checklist and reviewed dimensions of the building and setbacks. The plan will need to show where the building will be located as well as the driveway, setback, parking area and location of utilities. Height of the building will need to be shown on the plan as well as any lighting, where it will be placed and the basic lighting design. A front view of the building should be included as well as from the side.

The applicant was asked to show a basic breakdown of the site work, septic design, where it will be located and where utility poles will be located. The Board agreed that it would be helpful to have an aerial photo of the property. The applicant was told that when the plans are drawn it would be helpful to show where the wetland and streams are located, trees, cemeteries, where dumpster will be placed, etc.

It is likely that residents will not have a vehicle on premises but applicant was asked to show on the plans where employee will park and where visitors will park. Driveway should be constructed so during rainstorm the water will not flow towards abutters. The driveway will be gravel based. Walkway from the parking lot to the building entrance should be shown on the plan. Driveway must be wide enough for emergency vehicles to navigate and for large truck to dumpster in and out. The Board also asked for a breakdown of the budget for the project and appropriate letter of ability from the bank. Need to make sure snow plowing will enable truck to reach dumpster.

The Board went through the General Performance Standards with the applicant and noted there were no significant issues to discuss.

**OLD BUSINESS**

**4. FINAL APPROVAL AND FILING – SUBDIVISION APPLICATION**

**SAMMCO HOLDINGS, LLC, IS PROPOSING TWO RESIDENTIAL CONDO BUILDINGS WITH A TOTAL OF 14 UNITS ON POND ROAD AT THE INTERSECTION WITH MAIN STREET (ROUTE 138), IDENTIFIED BY MAP U07, LOT R005**

**FINAL APPROVAL - TIER II APPLICATION**

**SAMMCO HOLDINGS, LLC, IS PROPOSIG TWO RESIDENTIAL CONDO BUUILDINGS WITH A TOTAL OF 14 UNITS ON POND ROAD AT THE INTERSECTION WITH MAIN STREET (ROUTE 138), IDENTIFIED BY MAP U07, LOT R005B**

Chairman Drummond read agenda item 3 and noted this meeting was a continuation from that of September 26, 2024 which held two public hearings. Only one person spoke at the public hearing expressing concern about landscaping buffering. The Board asked the applicant to include landscaping buffering on the plan, which has been done.

The Board reviewed the Subdivision Findings and Conclusions based on the Approval Criteria, Performance Standards and Design Standards and voted on each item as follows:

1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

**Finding:** The Planning Board found that the 24-foot-wide access road with a turn-around that leads to the 34 paved parking stalls will provide for safe access to and egress from public and private roads. Furthermore, the driveway has 3 percent or less slope 40 feet from the paved road. Therefore, the board has determined this standard has been met based on the Site Plan, dated July 3, 2021, prepared by SJR Engineering Inc., Project 2021-22.

**Conclusion:** The Approval Criteria has been adequately met.

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

**Finding:** The Planning Board found that the applicant designed the entrance and parking areas to be harmonious with development grades. Also, the Board determined the proposed project would be safe for vehicular, pedestrian, cyclist, all season emergency access, and collection services, on the account that they are incorporated into the design, per the Site Plan, dated July 3, 2021, prepared by SJR Engineering, Inc., project 2021-22.

**Conclusion:** The Approval Criteria has been adequately met.

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

3) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

**Finding:** The Planning Board concluded that the sidewalks in front of each building, as shown on the Site Plan, dated July 3, 2021, prepared by SJR Engineering, Inc., project 2021-22, will provide for safe pedestrian circulation both on-site and off-site.

**Conclusion:** The Approval Criteria has been adequately met.

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

4) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

**Finding:** The Planning Board found that this standard had been met because the Board had only received Impact Statements from Town Officials that are in favor of the proposed project, thus, the development will not have an unreasonable adverse impact on municipal services.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

5) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

**Finding:** The Planning Board established that the proposed development will not have an adverse effect on the scenic or natural beauty of the area, because the proposed development is not on the side of a hill, site clearing will be minimized, and the use of existing woods as a vegetative buffer. Also, the board determined that the proposed development conforms with the land in terms of scale, massing, and height of the structures.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

6) Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

**Finding:** The Planning Board found the use of down-cast lighting for all exterior lighting will avoid undue glaring and will not have an adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

7) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

**Finding:** The Planning Board found that the size and location of the proposed sign, as depicted on the Site Plan, dated July 3, 2021, prepared by SJR Engineering, Inc., project 2021-22, will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

8) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

**Finding:** The Planning Board concluded that proposed buildings have been designed to fit harmoniously with the land, and as a result, it will have minimal adverse effect on the environment and the aesthetic qualities of the neighboring properties. Additionally, the applicant designed the project to create the least amount of impact to the wetlands located on the property, as shown on Site Plan, dated July 3, 2021, prepared by SJR Engineering, Inc., project 2021-22.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

9) Landscaping – The proposed development will provide adequate landscaping to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

**Finding:** The Planning Board found that these standards need a condition to alleviate concerns from the neighbor, Todd Lamoreau, and as a result, the applicant has agreed to identify and leave certain existing trees along the property line that abuts Mr. Lamoreau, as well as install a 6-foot tall, wooden fence with new plantings that will be shown on the Site Plan, dated July 3, 2021, prepared by SJR Engineering, Inc., project 2021-22.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

10) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

**Finding:** The Planning Board found that the proposed 12-foot by 24-foot concrete pad with an enclosed area for the dumpsters, will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

11) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

**Finding:** The Planning Board found that the Bowdoinham Water District has no objections to the proposed development and has the capacity to serve the proposed 14 dwelling units. In addition, CMP has demonstrated that there is ability to run power to each building from different power poles located on different roads, and as a result, the proposed development will not impose an unreasonable burden on existing utilities. Lastly, the Planning Board agreed to waive the requirement that all utilities serving a subdivision shall be installed underground, because of the location of two different power poles that will provide overhead power to the two different structures. Ultimately, the construction of underground power to the structures will be far more expensive than running overhead power, and it is for this reason that the Board waived the underground requirement for power only.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**

- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

12) Water Supply – The proposed development will be provided with an adequate supply of water.

**Finding:** The Bowdoinham Water District provided a capacity letter, dated August 29, 2024, that indicates the demand of 3060 gallons per day will not be an issue, and for this reason, the Planning Board found that the proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

13) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

**Finding:** The Planning Board found that the two septic systems were designed to meet the Maine Subsurface Wastewater Disposal Rules. Also, the septic system is being built on 2 AIII soils, and as a result, the proposed development will be provided with adequate sewage waste disposal. Notably, the applicant is not required to identify a second site with suitable soils as reserve site if the limiting factor is within 18 inches, because the limiting factor for this property was identified as between 20 and 40 inches, as described in a letter from Mark Cenci Geologic, Inc., dated July 23, 2024.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

14) Fire Protection – The proposed development will have adequate fire protection.

**Finding:** The Fire Chief for the Town of Bowdoinham confirmed that the applicants agreed to add an additional fire hydrant within the development, as depicted on the Site Plan, dated July 3, 2021, prepared by SJR Engineering Inc., Project 2021-22. And as a result, the Planning Board determined the proposed development will have adequate fire protection.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

15) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

**Finding:** The Planning Board found that the applicant has the right, title, and interest in the property, per the deed description in Book: 2021R, Page: 6330, registered at the Sagadahoc County Registry of Deeds. Next, the Board found that the applicant has the financial capacity, per a letter from Norway Savings, dated June 3, 2024. Lastly, the board concluded that the applicant has the technical ability to carry out the proposed development, because a letter from Norway Savings indicated that the applicant has more than 25 years of experience in both residential and commercial real estate development. And for these reasons, the Planning Board has determined that they have the capacity to carry out the project.

**Conclusion: The Approval Criteria has been adequately met, subject to the condition of approval #5.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

16) Shoreland – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance.

**Finding:** The Planning Board determined that the property is not located within the Shoreland District, per Article 6. Shoreland Overlay Districts of the Land Use Ordinance for the Town of Bowdoinham.

**Conclusion: The Approval Criteria is not applicable to this application.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

17) Floodplain – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.

**Finding:** The Planning Board determined that the property is not located within the Floodplain District, as delineated in the Land Use Ordinance for the Town of Bowdoinham.

**Conclusion: The Approval Criteria is not applicable to this application.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

18) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

**Finding:** The Planning Board found that the applicant placed and utilized the proposed development so that it will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable. The Board reviewed the Wetland Report, submitted Jones Associates, dated April 2020, Job #: 20-035BO, and found that the property consisted of one large wetland, classified as palustrine forested wetland with broad leaved deciduous vegetation and is seasonally flooded/saturated or hydrological indicators in this wetland consist of surface water, a high-water table, saturation, water-stained leaves, drainage patterns that begin in western portion of the property. Also, the total projected wetland impact is approximately 3410 square feet, which does not require a Permit by Rule form the Maine Department of Environmental Protection.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

19) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

**Finding:** The Planning Board determined the proposed development is not located within a Historical & Archaeological area; therefore, this standard is not applicable to this application.

**Conclusion: The Approval Criteria is not applicable to this application.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

20) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

**Finding:** The applicant designed the project to minimize the number of disturbed areas and is proposing two (2) water quality soil filter ponds (detention ponds) to treat stormwater. In addition, the applicant provided an erosion control plan that describes the Best Management Practices to be used to control erosion. Also, the detention ponds are designed to limit peak flow rates to existing conditions and to provide water quality enhancement to stormwater runoff, and it is for these reasons that the Board found that the proposed development will not result in water pollution. Additionally, the Board considered a letter from Mark Cenci Geologic, Inc., that states that nitrogen in wastewater is primarily ammonia leaving a septic tank, and become nitrified, or oxygenated, in the disposal area, where nitrate (NO<sub>3</sub>-N) is primarily the chemical component that enters the soil. This NO<sub>3</sub>-N travels in the ground water and is regulated by the Bowdoinham Subdivision Ordinance. The NO<sub>3</sub>-N becomes diluted as it leaves the disposal area but remains intact. If the NO<sub>3</sub>-N in the groundwater encounters wetland conditions, the carbon rich and oxygen poor environment acts to remove the NO<sub>3</sub>-N from the groundwater and convert it to nitrogen gas and carbon dioxide gas, effectively removing it from the groundwater before crossing property lines. Consequently, the Board is confident in the explanation from Mark Cenci, a Maine License Ste Evaluator, and as a result, the proposed development will not result in water pollution.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

21) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

**Finding:** The wetland Report, prepared by Jones Associates, dated April 2020 indicated that on-site or immediately adjacent wetland contains an Inland Waterfowl Wading Bird Habitat and contains a significant wildlife habitat, and as a result, a large majority of the proposed development is outside the wetland on the property. In fact, only 3410 square feet of the large wetland will be impacted. So, it is for these reasons, that the board found that the proposed development will not have an undue adverse effect on wildlife habitat.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

22) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

**Finding:** The Planning Board found that the property does not contain rare or irreplaceable natural areas, therefore, the proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

**Conclusion: The Approval Criteria is not applicable to this application.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

23) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.



**Finding:** The Planning Board determined that the landscape will be preserved in its natural state to the extent that is practical, because the applicant is avoiding wetland impacts as much as possible, as described on the Site Plan dated July 3, 2021, prepared by SJR Engineering Inc., Project 2021-22. The applicant identified large mature trees to be retained. They are also installing two soil filter ponds to deal with stormwater. In addition, the applicant is proposing to leave a natural vegetated buffer along public roadways and property lines. are the reasons that the Board found the standard met.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

24) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

**Finding:** The applicant has indicated on the site plan that there is a 10 foot by 24-foot enclosed concrete pad for dumpsters, and it is for this reason that the proposed development will provide for adequate disposal of solid waste.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

25) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

**Finding:** The Planning Board found that this standard was not applicable to this application.

**Conclusion: The Approval Criteria is not applicable to this application.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

26) Air Quality – The proposed development will not result in undue air pollution or odors.

**Finding:** The applicant stated that the proposed development will meet the Maine Department of Environmental Protection and the U.S. Environmental Protection Agency standards, and as a result, the board found that the proposed development will not result in undue air pollution or odors.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

27) Water Quality – The proposed development will not result in water pollution.

**Finding:** The applicant designed the project to minimize the number of disturbed areas and is proposing two (2) water quality soil filter ponds (detention ponds) to treat stormwater. In addition, the applicant provided an erosion control plan that describes the Best Management Practices to be used to control erosion. Also, the detention ponds are designed to limit peak flow rates to existing conditions and to provide water quality enhancement to stormwater runoff, and it is for these reasons that the Board found that the proposed development will not

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result in water pollution. Additionally, the Board considered a letter from Mark Cenci Geologic, Inc., that states that nitrogen in wastewater is primarily ammonia leaving a septic tank, and become nitrified, or oxygenated, in the disposal area, where nitrate (NO<sub>3</sub>-N) is primarily the chemical component that enters the soil. This NO<sub>3</sub>-N travels in the ground water and is regulated by the Bowdoinham Subdivision Ordinance. The NO<sub>3</sub>-N becomes diluted as it leaves the disposal area but remains intact. If the NO<sub>3</sub>-N in the groundwater encounters wetland conditions, the carbon rich and oxygen poor environment acts to remove the NO<sub>3</sub>-N from the groundwater and convert it to nitrogen gas and carbon dioxide gas, effectively removing it from the groundwater before crossing property lines. Consequently, the Board is confident in the explanation from Mark Cenci, a Maine License Ste Evaluator, and as a result, the proposed development will not result in water pollution.

**Conclusion: The Approval Criteria has been adequately met.\**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

28) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

**Finding:** The Planning Board found that the two (2) stormwater detention ponds will keep peak flow rates to the natural/existing conditions. Also, the applicant calculated 29237 square feet of the project will be impervious (non-vegetated) out of a total of 315374.4 square feet of land, and as a result, the proposed subdivision will provide for adequate stormwater management.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

29) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

**Finding:** The applicant provided an Erosion Control Plan that was designed to meet the Best Management Practices , dated March 2003, from the Maine Erosion and Sediment Control Handbook for Construction, and it is for this reason that the proposed subdivision will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

30) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

**Finding:** The applicant stated the proposed development is a residential use, and the Planning Board found that no significant noise is anticipated.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

31) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham. **Finding:** The proposed development is being reviewed under Article 9. Subdivisions, as well as Article 10. Site Plan Review, and for this reason, the proposed subdivision conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

32) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town’s Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

**Finding:** The proposed subdivision will enhance our village and community, which is one of the goals of the Comprehensive Plan. Also, the Comprehensive Plan would like to promote a diversity of housing opportunities and encourage housing development in the Village district through infill and capitalize on our public water supply. Next, the Comprehensive Plan would like to identify, manage, protect, and enhance our natural resources, and as a result, the proposed subdivision as presented to the Planning Board, is consistent with the intent of the Town’s Plans.

**Conclusion: The Approval Criteria has been adequately met.**

- **Motion to Approve: Reeve Wood**
- **Seconded: Tracy Krueger**
- **Vote: 3-0 in favor**

Based on your application and the above findings and conclusions, we the Planning Board approve the Site Plan Review- Tier II application, with a motion to approve by Reeve Wood, and seconded by Tracy Krueger, by a vote of 3-0, with the following **Conditions of Approval:**

1. The applicant shall specify the estimated cost of the development and itemize the estimated major expenses, including the projected cost of measures taken to minimize or prevent adverse effects on the environment during construction and operation. The itemization of major costs may include, but is not limited to, the cost of the following activities: land purchase, roads, utilities, erosion control, pollution abatement and landscaping.
2. The applicant shall receive approval from Water District regarding the location of the hydrant.
3. The applicant shall follow Best Management Practices from the Maine Erosion Sediment Control Handbook.
5. The applicant shall provide a Letter of Capacity to the Code Enforcement Office that states that the commitment from the lender is 75% of the total projected cost of the project.

**6. ADJOURN**

Motion was made, seconded, and it was unanimously

**VOTED**

To adjourn the meeting.
