

Comprehensive Planning Committee (CPC)
Meeting Minutes
November 12, 2025

Present: Peggy Christian (Chair), Yvette Meunier (Staff), Buddy Schott, Jan Marks, Bill Stanton, Jason Lamoreau (Vice Chair), Allison Tanner, & Mike Roland (Guest)

The meeting was called to order at 6:00 pm, with Peggy presiding, and Allison recording the minutes. The October meeting minutes were approved. (Jan 1st, Bill 2nd, AIF with Jason abstaining) No items were added to the agenda.

Role of the CPC:

Everyone went around the room providing introductions for our guest, Mike Roland.

Mike is a potential new member who is already on the Tree subcommittee. Each member of the CPC provided information on the role of the CPC, the purpose of the Comprehensive Plan, our current goal of planning for open space (as part of the Comprehensive Plan), and guidelines for members [who are expected to attend monthly meetings (second Wednesday of each month from 6-7:30 pm), for a term of at least 3 years.] The CPC team also holds occasional forums and performs community outreach.

Land use ordinances are the purview of the Planning Board, but may be changed based on the Comprehensive Plan. For example; the CPC works with other groups such as the Maine Farmland Trust, to gain a better understanding of farmer's needs, which could then become part of the Comprehensive Plan. Any legal power for the CPC comes from the links between the Comprehensive Plan and ordinances.

Bill gave a nice analogy using the tale of the Golden Goose, and related it to Open Space Planning. Basically, the farmer that owned the goose became greedy, and instead of waiting for a golden egg each month, he killed the goose to harvest the eggs all at once only to find that there were no more eggs. This could be similar to Bowdoinham permitting development without planning for open space which among many other functions, helps to maintain the town's rural character.

Open Space Plan:

The team worked to craft a Vision Statement for the open space plan based on a statement written by Jan, as well as Open Space vision statements from other Maine towns. Based on discussion, Jan will try to provide a new vision statement for the next meeting.

Comments from the Committee:

Peggy attended a Planning Board meeting, and believes everyone agreed that an Open Space Plan was a good idea.

Jan stated the Tree Committee hopes to have a municipal tree plan available for review for the next CPC meeting.

Agenda for December 10 meeting:

Review and discuss the Open Space Plan vision statement

Start to craft a definition of the Open Space

Review the Tree Committee Plan

The meeting was adjourned at 7:30 pm. (Jan 1st, Buddy 2nd, AIF)

A true copy, attest.

Yvette Meunier DATE

