

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
NOVEMBER 21, 2024 – 6:00 P.M.**

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MEMBERS PRESENT: Nate Drummond (Chair)  
Richard Joyce  
Chris Vonderweidt  
Tracy Krueger

MEMBERS ABSENT: Justin Schlawin, William Shippen, and Reeve Wood

STAFF PRESENT: Jason Lorrain, Codes Enforcement Officer

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

On Thursday, November 21, 2024, a meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. 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.

**CONSIDERATION OF MEETING MINUTES FROM SEPTEMBER 26, 2024, OCTOBER 3, 2024, AND OCTOBER 24, 2024.**

The Board reviewed the minutes for September 26, 2024, at the meeting. A motion was made by Tracy Krueger, seconded by Richard Joyce, and it was unanimously (of those present)

**VOTED 4-0 In Favor:**

To approve the minutes as amended. (*Amendment: Pg. 2, Change Mr. Eramo to Mr. Lamoreau*)

**OLD BUSINESS:**

**2. PUBLIC HEARING – ADAMS FAMILY CONSTRUCTION, LLC: TIER II**

**PUBLIC IN ATTENDANCE:**

1. Roy Mitchell - 130 Fisher Rd.
2. Gary Bergendoff - 196 Main St.
3. Jonathan and Kelsey Willard – 86 Fisher Rd.
4. Taylor Knowles – 79 Fisher Rd.
5. Kurt Schneider & Molly Hogan – 69 Fisher Rd.

**THE APPLICANT IS PROPOSING TO CONSTRUCT A NEW RESIDENTIAL CARE FACILITY WITH 6 BEDROOMS ON THE FISHER ROAD, IDENTIFIED BY MAP R01, LOT 5E.**

The applicant gave a brief description of the proposed project to the Board and the public who were in attendance, where they described the proposed project as a 6-bedroom residential care facility.

The Public Hearing was declared open. The Public commented:

1. A concerned neighbor asked if the proposed project would be utilizing town water or sewer.

Response: The proposed project would utilize a private well and septic.

2. A concerned neighbor asked if there was a timeline for construction, concerned about noise and if they would be building 7 days a week.

Response: The applicant stated that construction would be Monday through Saturday 7am to 5 pm.

3. A concerned neighbor asked how much traffic will be generated at this proposed facility. They also asked if the people under care of the facility would have vehicles.

Response: The applicant stated that the people under care could possibly have a care, but most likely are on the tail end of being able to legally drive.

4. A concerned neighbor asked about lighting for the facility. Would they see it from their property or the public road.

Response: The applicant stated that the driveway would not have lights, however, the building would have a motion sensor lighting system facing the driveway and parking area. The lights will not be on consistently.

5. A concerned neighbor asked if the facility would be locked down, and what kind of patients would be living there.

Response: The applicant stated the patients would have cognitive problems, and it would not be locked down.

6. A concerned neighbor commented that when the existing driveway was installed, it was noisy and disruptive.

**FIRST DRAFT**

Response: The applicant apologized for the inconvenience. They stated that the driveway was contracted out to a subcontractor, but the house will be built by their family run business, so they plan to be cognizant of the noise impact.

7. A concerned neighbor asked if the applicant was proposing to expand in the future.

Response: The PB Chair told the public that they are only reviewing what is being proposed in the current application, and any expansion would need to come back in front of the Planning Board.

There being no one else wishing to comment, the Public Hearing was declared closed.

The Board reviewed the materials submitted, which was followed by finalizing the Approval Criteria and Performance Standards for Site Plan Review.

The Board reviewed the Site Plan Review Findings and Conclusions based on the Approval Criteria and Performance 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 driveway will be 550’ long and 16’ wide. Also, the Fire Chief has no objections to the driveway design. Lastly, the applicant received a Driveway Entrance Permit from the Town of Bowdoinham.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed driveway is 16’ wide and will provide parking and a turnaround. Also, the applicant received a driveway entrance permit from the Town of Bowdoinham. Next, the Board waived the parking stall General Performance Standard. Lastly, the parking design on the Boundary Survey provided by Cornerstone Professional Land Surveying, Inc., revised 7-21-23 (job #: 202307) indicates that each motor vehicle will be able to proceed to and from the parking space.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The proposed driveway is wide enough to accommodate pedestrians walking while vehicles enter and exit the Residential Care Facility. Also, there is a proposed walkway from the parking area to the building.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed Residential Care Facility will not have an unreasonable adverse impact on the Municipal Services because it will be like a single-family dwelling. Also, the Town Department Heads had no concerns about this proposed project.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed Residential Care Facility will be in an area that will not have an adverse effect on the scenic beauty of the area, because there a no water or scenic views in proximity to the proposed development. Also, the proposed development will be 550' from Fisher Road. Lastly, the applicant proposed to leave an existing tree line buffer for abutting properties.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed lighting will avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and unnecessary lighting of the sky because the proposed lighting is cut-off lighting with a shield to direct light towards the ground. Also, the proposed lighting will be motioning detected lighting.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed Residential Care Facility is not proposing a sign for the business.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed development will utilize existing grades and will be constructed to look like a single-family dwelling. Also, the proposed building will be 60' from the closest property line to the north. Next, the parking area will be located on one side of the building. Lastly, the applicant stated that the building is a single-story building and will not exceed the allowed 40 foot height requirement.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 applicant is proposing to leave an existing tree line as a buffer and that will provide adequate landscaping to define, soften, and/or screen the appearance of parking and developed areas. Also, the applicant stated that they will landscape along the driveway.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 applicant is proposing to leave an existing tree line as a buffer and that will provide adequate landscaping to define, soften, and/or screen the appearance of parking and developed areas. Lastly, the Board found that the existing vegetation will act as an adequate buffer for the dumpster.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The proposed Residential Care Facility will not impose an unreasonable burden on existing utilities because it is like a single-family dwelling. The proposed development will be provided with electrical, telephone, and telecommunications.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The proposed development will be provided with an adequate supply of water because it will utilize a private well.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The septic test pits were conducted by King's Arrow Company, specifically, Joseph F. Stevenson. He found the soil type to be ablation glacial till, profile 3C. Lastly, the design will be for 762 GPD (Gallons Per Day).

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The Planning Board added Condition # 1 to the approval criteria, specifically, that applicant shall receive all applicable permits and approvals from the Maine Fire Marshall's Office before building permits are issued.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The applicant has right, title, and interest in the property as described in Book: 2014R, Page: 1120. Also, the applicant has successfully constructed several residential homes, have the financial capacity to finish the project, and have over 30 years' experience in operating Residential Care Facilities. Lastly, the applicant provided a letter from the Mid-Coast Federal Credit Union that states they have sufficient funds to complete the proposed project.

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

- Motion to Approve: Tracy Krueger

- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** *This is not applicable to the application because the property is not located within the Shoreland Zone.*

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** *This is not applicable to the application because the property is not located within the Floodplain Management Area.*

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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:** *This is not applicable to the application because the property is not located within Wetlands and Waterbodies.*

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** *This is not applicable to the application because the property is not located within Historic or Archaeological sites.*

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 septic will be designed by a Maine Licensed Site Evaluator. Also, the development will utilize the Maine Department of Environmental, Best Management Practices to control erosion.*

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The development is like a single-family dwelling; therefore, it will not have an undue adverse effect on wildlife habitat.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** This is not applicable to the application because the proposed development is not within rare and irreplaceable natural areas.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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:** Tree removal is only projected in the areas of the proposed development where it is located on the site plan.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** There will be a dumpster onsite, and it will be emptied bi-weekly.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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:** This is not applicable to the application because the property is not using Hazardous, Special, and Radioactive Materials.



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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The proposed development is like a single-family dwelling and will not result in undue air pollution or odors.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The septic will be designed by a Maine Licensed Site Evaluator and will utilize Best Management Practices to control erosion. Also, there are no hazardous materials or waterbodies nearby.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 proposed development will utilize drainage ditches and culverts to handle stormwater. Also, the parking area will drain stormwater to a vegetated buffer.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 Board added the Condition of Approval # 2, which states the applicant will utilize the Maine Department of Environmental Protection's Best Management Practices to control erosion.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 in favor**

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

**Finding:** The noise levels will be like a single-family dwelling.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 Residential Care Facility shall receive all applicable permits and approvals from Maine Fire Marshall's Office, per Condition of Approval # 2..

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 Residential Care Facility is consistent with the Towns' Plans, specifically, to promote the health, safety, and general welfare of the residents of the community.

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

- Motion to Approve: Tracy Krueger
- Seconded: Chris Vonderweidt
- **Vote: 4-0 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 Tracy Krueger, and seconded by Chris Vonderweidt, by a vote of 4-0, with the following Conditions of Approval:

1. The project shall receive all required permits and approvals from the Maine Fire Marshall's Office before building permits are issued.
2. Erosion and Sediment control measures must be installed according to Maine Erosion and Sediment Control BMPS, dated March 2023 as required by 38 M.R.S.A. section 420-C prior to the commencement of any earthmoving activity for this project.

**OTHER BUSINESS**

**33) FUTURE MEETING DISCUSSION**

The Board decided to hold the regularly scheduled December 26, 2024, meeting on December 19, 2024.

**34) ADJOURN**

Motion was made, seconded, and it was unanimously

**VOTED**

To adjourn the meeting at 8:15p.m.

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Chair: Nathan Drummond

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Member: Reeve Wood

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Member: Tracy Krueger

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Member: Chris Vonderweidt

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Member: Justin Schlawin

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Associate: Richard Joyce

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Associate: William Shippen

