

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
DECEMBER 19, 2024 – 6:00 P.M.**

MEMBERS PRESENT: Tracy Krueger
Justin Schlawin
Reeve Wood

MEMBERS ABSENT: Nate Drummond (Chair), Richard Joyce, William Shippen,
Chris Vonderweidt

STAFF PRESENT: Yvette Meunier, Director of Planning and Development
Jason Lorrain, Code Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Wednesday, December 19, 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 September 26, 2024, meeting which was tabled to October 3, 2024.~~ Ms. Krueger 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, OCTOBER 24, 2024, AND NOVEMBER 21, 2024

Ms. Krueger noted that the 2nd meeting was not a continuation. She then noted that under the November minutes on page two, question three there is a typo where “have a care” should read “have a car”.

Mr. Wood added that there was an additional clerical error on page two of the minutes from October 24, 2024. He then added that he was present at this meeting, which should be recorded properly.

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes from October 3, 2024.

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes from October 24, 2024.

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes from November 11, 2024.

3. Addams Family Construction LLC – Sign approved Site Plan and Approval Letter

The Board signed the approved site plan and approval letter for Addams Family Construction.

4. PLANNING BOARD WORKSHOP – PROPOSED LAND USE ORDINANCE EDITS

THE PLANNING BOARD WILL DISCUSS PROPOSED EDITS TO THE LAND USE ORDINANCE REGARDING:

- a) **SPELLING, GRAMMAR, AND CLARITY**
- b) **CANNABIS LAWS PER RECENTLY APPROVED LEGISLATION**
- c) **AND SELECT BOARD LICENSE APPROVAL CRITERIA**

Ms. Krueger asked if there were any substantive changes to be concerned with. Ms. Meunier described the first set of changes as mostly administrative, correcting typographical and grammatical errors.

Mrs. Françoise Krueger

Ms. Meunier then described the changes to the language surrounding subdivisions and recognized that these changes should be voted on separately, to which the Board agreed. She then explained the process wherein she is seeking to gauge Planning Board support on whether to recommend language to the Select Board. She then suggested a secondary workshop for the public to weigh in and provide feedback prior to a Public Hearing,

that was proposed last year and voted down at town meeting

Mr. Wood asked if there had been any input from the Comp Plan Committee. Ms. Krueger stated that she had not discussed the amendments with the Committee but noted that overlay districts should have no impact on the language within the ordinance. Mr. Wood then spoke about the benefits of moving slowly in order to get things right, to which Ms. Krueger agreed.

Ms. Meunier agreed with the Board's plan for moving forward. She noted that the Town will ~~hire a consultant eventually to help bring the final documents together.~~ The Planning Board then suggested a joint meeting of the Comp Plan Committee and Planning Board to get a better picture of the Committee's vision.

is considering an open space plan

Discussion followed on the density increases and open space requirements and whether the public would be receptive to proposed changes. The Board agreed that if changes were presented properly with the acknowledgement of public input the changes may be more successful. Mr. Schlawin suggested holding off on changes that do not relate to the Comp Plan.

Ms. Krueger suggested potentially drafting changes with numbers density changes in order to begin a conversation with the public.

~~Ms. Meunier explained that the Comp Plan Committee is still gathering information from organizations but has agreed to adopt an open space plan.~~ Discussion followed on the purpose of open space and the impact it may have on the Town. Ms. Meunier spoke to the Committee's passion for conservation. Ms. Krueger cautioned that the Town had historically had difficulty when it came to dividing the land into districts and agreed that ordinance language should not be developed until the Planning Board has an opportunity to hear public input.

Ms. Krueger suggested that the Town may need to budget in the future for a consultant to assist in updating the subdivision language. The Planning Board agreed that it would be beneficial to the Town to ~~rewrite the entire Ordinance at some point.~~
revise for coherence

Ms. Krueger continued to review the red-lined ordinance and noted that outside of Dwelling Unit per acre, all other substantive changes should be removed for the time being. Discussion followed on proposed edits as well as additional clerical mistakes identified by the Board.

When reviewing proposed corrections specific to *Article 5* subdivisions, the Board clarified which changes are clerical and which are substantive and should be postponed for further consideration, ~~as well as what information should be included on the subdivision plan specifically and what information is sufficient to be included strictly in the application.~~

Ms. Meunier confirmed that the Board does not need to vote on any proposed changes until after the Public Hearing, at which point the Board would then vote on whether to recommend changes to the Select Board.

The Board continued to review changes related to cannabis laws in order to comply with State definitions and language. The Board agreed that because language is directly from the State all changes should be accepted as written.

The Board then reviewed license approval criteria as suggested by the Select Board to allow discretion on whether multiple reviews are necessary prior to approval of licensing. ~~Ms. Krueger questioned whether more explanation should be included to clarify that the site plan review process cannot be waived if the applicant has not previously gone before the Planning Board. Mr. Wood agreed that language should be edited for additional clarification.~~

Discussion followed by the Board on the approval process, wherein the Board agreed that each business has ~~specific performance standards~~ and discussed whether these performance standards could be attached to the license rather than the site plan. Mr. Wood agreed that if these standards were attached to the license, ~~it would allow the Select Board to more closely follow businesses to ensure compliance.~~

~~Mr. Wood then noted that the language speaks to permitting and not licensing.~~ The Board then discerned that the language was referring to the wrong section and should speak to licensing and not permitting. The Board agreed that the spirit of the amendment was understandable but that the language will need to be reviewed for clarification.

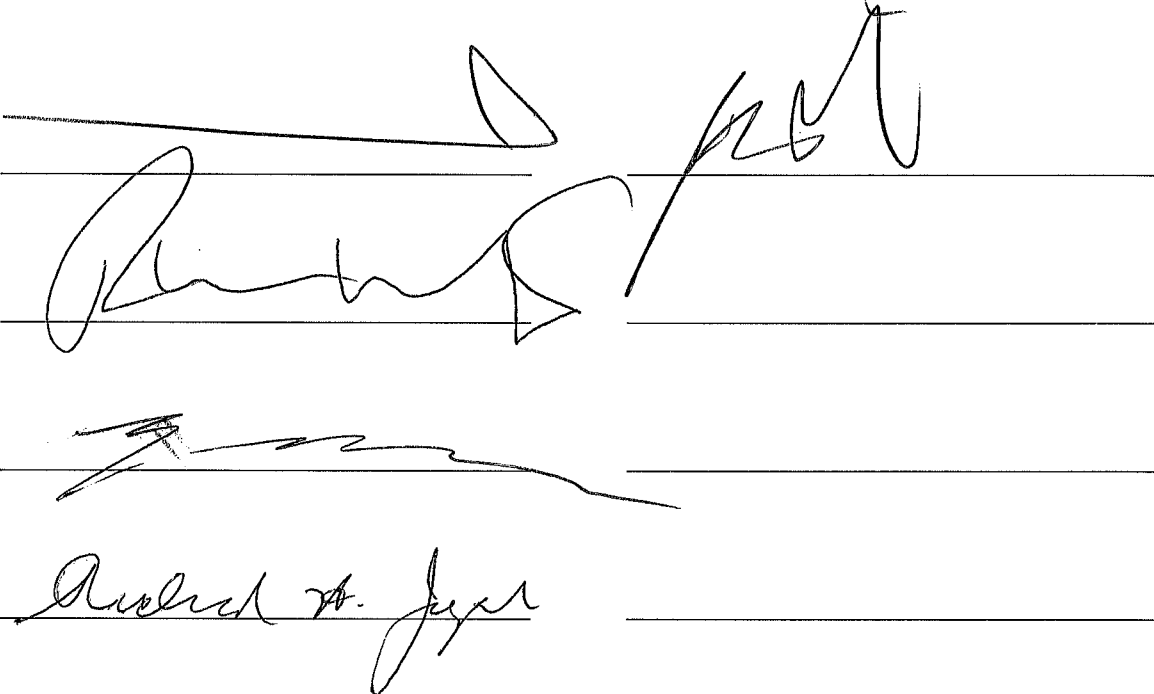
The Board agreed to have CEO Lorraine review the documents to prepare further revisions.

5. ADJOURN

Motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting.

The image shows four horizontal lines representing a signature strip. The first line has a signature that appears to be 'Lorraine'. The second line has a signature that appears to be 'P. G. T.'. The third line has a signature that appears to be 'J. M. J.'. The fourth line has a signature that appears to be 'Richard H. J. J.'.