

**TOWN OF BOWDOINHAM
PLANNING BOARD AGENDA
February 26, 2026, AT 6:00PM
Town Office – Kendall Room**

This meeting will be held in-person and virtually.

Joining by Computer - You may be required to download the Zoom app in order to connect. This is free and easy to use. Make sure to log in a few minutes early to ensure you can connect.

Meeting Link:

<https://us02web.zoom.us/j/81209650859?pwd=Tm5lY2VqYVdpYVc0dG9lVVRTc3NQZz09>

Meeting ID: 812 0965 0859

Passcode: 649558

Joining by Phone - If you cannot join by computer, you may call into public meetings and participate by phone. At the time of a scheduled public meeting, call (646)-876-9923. When prompted, the meeting ID is 812 0965 0859 and the passcode is 649558.

Item 1: Call Regular Meeting to Order & Determine Quorum.

Item 2: Consideration of Meeting Minutes of January 22, 2026. Also, previously approved minutes for October 23, 2025, November 20, 2025, and December 18, 2025, need to be signed by Planning Board members that voted.

Old Business:

Item 3: No Old Business.

New Business:

Item 4: **Completeness Review- Site Plan Review – Tier II**

- i) Tax Map: R02, Lot: 62
- ii) Applicant: Town of Bowdoinham
- iii) Representative: Pine Tree Engineering, Inc.
- iv) Location: 121 Pond Road
- v) Zones: Village II District and Zone A within the Flood Plain Management Area.
- vi) Proposal: The applicant is proposing an expansion that will create 1.38 acres of additional gravel lot area for the Public Works storage and will include a secondary entrance for public access to the expanded transfer station and recycling facility.

Item 5: **Site Plan Review- Tier I Application**

- i) Tax Map: R02, Lot: 63-C-On
- ii) Applicant: Verizon Wireless c/o Darryl Gresham
- iii) Property Owner: Timothy Dubuc
- iv) Tower Owner: American Tower/Global Tower Holdings
- v) Location: 12 Quarry Lane
- vi) Zone: Village II District
- vii) Proposal: The applicant is proposing to remove three (3) sector mounts and 12 antennas. Also, install three (3) sector mounts, 9 antennas, six (6) RRHs, one (1) OVP's, one (1) NGOVPs, one (1) 6 x 12 hybrid, and one (1) 3 x 6 hybrid cable.

Item 6: **Completeness Review- Site Plan Review – Tier II**

- i) Tax Map: R06, Lot: 40
- ii) Applicant: Sumner Properties, LLC
- iii) Representative: Yunjin Zhang
- iv) Location: 205 Carding Machine Road
- v) Zone: Residential/Agriculture District
- vi) Proposal: The applicant is proposing a medical cannabis cultivation facility within an existing structure.

Other Business:

Item 7: Land Use Ordinance: Reorganization Discussion:

- Articles 1, 2, 5, 9, and 10 of the Land Use Ordinance.
- Discussion of LD 1829: An act to build housing for Maine families and attract workers to Maine businesses by amending the laws governing housing density.
- Discussion of LD 427: An act to regulate municipal parking space minimums.
- Discussion: Adding language to the Land Use Ordinance in Article 11. that would exempt the Town of Bowdoinham from town application fees and charges.

Item 8: Future Meeting Discussion.

Item 9: Adjourn.