

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
FEBRUARY 26, 2026 – 6:00 P.M.**

MEMBERS PRESENT: Nate Drummond, Chair
Tracy Krueger
Chris Vonderweidt
Reeve Wood

MEMBERS ABSENT: Richard Joyce
William Shippen
Justin Schlawin

STAFF PRESENT: Jason Lorrain, Code Enforcement Officer

PUBLIC PRESENT: Jeremy Prue, Pine Tree Engineering
Darryl Gresham, Verizon (via Zoom)
Christian Neeley
Yvette Munier, Town Planner (via Zoom)
Jay Hodde

1. CALL TO ORDER AND DETERMINE A QUORUM WAS PRESENT

On Thursday, February 26, 2026, a meeting of the Bowdoinham, Maine Planning Board was held in person. Chair Nate 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 passcode: 649558 with a Meeting ID of 812 0965 0859. It was noted that, joining by phone, if a 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 OF JANUARY 22, 2026

Reeve suggested edits to the minutes:

- Change “register” in the registry of deeds to “record” in the registry of deeds.
- Clarify that “parcel” and “property” be defined in Article 9, not the whole Land Use Ordinance.

Tracy Krueger motioned to approve the minutes of January 22, 2026 as edited, seconded by Reeve Wood; no further discussion; VOTE unanimous to approve the Minutes of January 22, 2026.

OLD BUSINESS:

3. NO OLD BUSINESS

NEW BUSINESS:

4. SITE PLAN REVIEW, TIER II TOWN OF BOWDOINHAM

Jeremy Prue from Pine Tree Engineering presented information on the Site Plan Review to the Planning Board for the Public Work Facility in Bowdoinham.

The site plan will add 1.38 acres of impervious surface and repurpose the facility site to a recycling facility. DEP permitting for the recycling facility and for stormwater are pending.

The project will add a second entry to the site to separate public and operational traffic.

Planning Board Discussion:

- Tracy Krueger noted that Jason found the application to be complete, except for the two waivers that were requested by the applicant.
- Nate Drummond clarified that there was no new signage being proposed, although there is a new public entrance being proposed.
 - Jeremy Prue will clarify this with the applicant before final request.
- Nate Drummond noted that there are no new structures being proposed in the transfer station area.
 - Jeremy Prue will clarify with the applicant from an operations standpoint but clarified that no buildings are being proposed at this time.
 - Jeremy Prue clarified that there was a temporary, portable garage that would be shared with public works next to the salt and sand shed.
- Tracy Krueger clarified that the sand and salt area that will cross the line into the floodplain line.
 - Jeremy Prue clarified that yes, the salt and sand area would cross into the floodplain and that the applicant would need to receive a floodplain permit.
- Nate Drummond noted that there were two waivers being requested.
 - 1. Evidence of payment
 - 2. Buffer landscaping
 - Jeremy Prue stated that the existing buffer would remain and be maintained except to develop the new public entrance there. The current buffer was approved with Public Works facility application and approval.

Planning Board Decisions:

- *Tracy Krueger motioned to accept the waiver for payment and buffer and landscaping requirements; Chris Vonderweidt seconded the motion; no discussion; unanimous VOTE to accept the waivers requested by the applicant.*
- *Reeve Wood motioned that the application submissions requirements for the Town of Bowdoinham's for Public Works facility expansion to be found complete, Tracy Krueger seconded; no further discussion; VOTE unanimous to find the application complete.*

- The Board scheduled a site walk for the site for Tuesday, March 24, 2026, at 9:00 am.
- A public hearing for this application will be scheduled on Thursday, March 26, 2026.

5. SITE PLAN REVIEW, TIER I – UPDATES TO VERZION WIRELESS TOWER

Jason Lorrain presented to the Planning Board why this application is being reviewed by the Planning Board. Condition 10 of the original approval requires that any modification to the tower be reviewed by the Planning Board.

The application is still classified as a Tier I application.

Nate Drummond asked Jason Lorrain whether the application had been found complete. Jason Lorrain stated that a checklist for a Tier I application could be found in the application packet.

Darryl Gresham representing Verizon Wireless presented via Zoom about the application. Verizon anticipates making modifications to their equipment on the existing cell tower at 88 Pine Road. Modifications include:

- Removing 12 antennas
- Remove 3 sector mounts
- Install 9 antennas
- Install 6 remote radio heads (RRH)
- Install 2 overprotection panels (OVP)
- Install 1 6x12 hybrid cable
- Install 1 6x9 hybrid cable

The height of the tower will not be extended, and area of compound will not be increased.

Planning Board Discussion:

- Nate Drummond asked about the hybrid cable and whether it is a structure part of the tower.
 - Darryl Gresham responded that the cables just connected the equipment cabinet to the equipment on the antenna.
- Chris Vonderweidt asked whether this work will be conducted by line workers or will big equipment be required.
 - Darryl Gresham clarified that a bucket truck would likely be sufficient and he could find out. The Verizon equipment is located 153' high on the 189' tower.
- Nate Drummond asked whether there is existing access to the tower and whether it will be sufficient for whichever equipment needed for this project.
 - Darryl Gresham clarified that the existing access is sufficient for this project.

Planning Board Decisions:

- ***Tracy Krueger motioned that the application submissions requirements for the Verizon Wireless application to be found complete, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.***

Nate Drummond noted that the decision on approval of the application would be subject to Tier II Performance Standards and read through the performance standards for consideration.

The Board clarified through this reading that the antennas and proposed equipment on the tower would not have any blinking or lighting features, that all equipment being removed would be taken away from the site, and that there would not be additional noises from the tower and equipment.

- *Nate Drummond motioned that performance standards 1-4, 6-14, 16-23, and 25- 30 not be applicable for this application, Tracy Krueger seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Nate Drummond motioned that performance standards 5, "Visual Impact", be met because the applicant is simply swapping equipment without substantive changes to appearance, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that performance standards 24, "Solid Waste Management", be met because all materials will be removed from the site, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Reeve Wood motioned that performance standards 15, "Capacity of Applicant", be met with the condition that the lease agreement between Verizon Wireless and American Tower, Tracy Krueger seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that all approval criteria except for 5, 15, 24, 31, and 32 have been met because the performance standards have been found to be not applicable, Chris Vonderweidt seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that approval standard 5, "Visual Impact", has been met because the performance standard was found to be met, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that approval standard 15, "Capacity of Applicant", has been met because the performance standard was found to be met, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that approval standard 24, "Solid Waste Management", has been met because the performance standard was found to be met, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application complete.*
- *Tracy Krueger motioned that the compliance of the ordinances approval criteria has been met because the proposed developed conforms to the provisions of the land use ordinance*

and other ordinances and regulations of the Town of Bowdoinham, Reeve Wood seconded; no further discussion; VOTE unanimous to find the application in compliance.

- *Tracy Krueger motioned that approval standard 31, "... approval criteria has been met because the proposed developed conforms to the provisions of the land use ordinance and other ordinances and regulations of the Town of Bowdoinham, Reeve Wood seconded; no further discussion; VOTE unanimous.*
- *Tracy Krueger motioned that approval standard 32, "Town Plans and Vision Statement", approval criteria has been met because the application is consistent with the town's plans, including but not limited to the comprehensive plan, the waterfront plan, and the transportation system, Reeve Wood seconded; no further discussion; VOTE unanimous.*
- *Nate Drummond motioned that the Planning Board approves the Tier I application with the following two conditions of approval: 1) the applicant provides proof a lease between Verizon Wireless and American Tower and 2) the applicant submits a letter of authorization on behalf of the agent, Darryl Gresham, Reeve Wood seconded; no further discussion; VOTE unanimous to approval the project with conditions.*

6. SITE PLAN REVIEW, TIER II APPLICATION – MEDICAL CANNABIS CULTIVATION FACILITY

Christian Neeley, owner of an existing property 205 Carding Machine Road, presenting information about a Tier II site plan approval for an existing building, built in 1991. The facility has existed as a medical cannabis cultivation business for the last six years. The application includes several waivers as this is not a new development, which are marked on the application.

The applicant expects that only three employees will be present at the facility.

Planning Board Discussion:

- The Board discussed whether or not there would need to be a plan to review and sign as part of the process and determined that this is a unique application review.
 - The Board will require a hand or digitally drawn site plan that include setbacks, parcel lines, and other basic information.
 - The name, number, and seal will not be required.
- The Board discussed the elements of the Tier II application with the applicant to determine what items were waived, needed to be provided, or were not applicable.
- The Board will require the following elements from the applicant:
 - A plan, on an aerial or hand drawn
 - Property lines, abutters, and zoning information
 - Wells and leach field identified.

Planning Board Decisions:

- *Nate Drummond motioned that the waiver requests be granted on requirements 2h, 2j, 3e, 3g, 3h, 3i, 4a, 4b, and 4m; RW seconded; no further discussion; VOTE unanimous to waive the referenced requirements.*

- *Nate Drummond motioned that with the waiver requests be granted that the applicant be found complete with the condition that the applicant submit a drawn plan with the requested information listed; Tracy Krueger seconded; no further discussion; VOTE unanimous to approve the application.*
- The Planning Board determined that no site visit was needed.

7. LAND USE ORDINANCE REORGANIZATION DISCUSSION

Planning Board Discussion:

Article 1:

- The term Board of Selectmen should be changed to Select Board throughout the document.
- Discussion of the timing of requests to change ordinances prior to January, which doesn't allow enough time to respond to requests prior to town meeting.
 - The Board will alter the changes to ordinance process to begin in November as an administrative change and flag it for the Select Board.

Article 2:

- Per discussion with the attorney, the definitions in the article that were not used in the ordinance have been removed; if definitions were used in other definitions, they remain.

Article 5:

- A column was added to Table 5.1 to include the performance standards from Article 10.
- Added the land uses listed in Article 10 that have performance standards, including:
 - Asphalt and concrete fabrication
 - Food processing
 - At-home daycare

Article 9:

- Application submission requirements have been moved up and the application review procedure has been moved down within the article.
- All applications will require nine copies to be submitted, except for Tier I applications provided only to the Code Enforcement Officer.
- Remove the language "section 1 to 811" to be "or the standards of this ordinance".
- Discussion of the town staff that should be receiving applications within this ordinance.
 - The Board determined that all staff should be reflected on both staff contact lists.
 - The "as applicable" language will remain in the ordinance.

Article 10:

- The requirements of the plan versus items that can be provided on supplementary documents is differentiated.
- One of the review procedures requires a site visit, and other requirements do not.
- The state and common definitions of day care and nursery school are not relevant to the performance of the land use and application in the ordinance and are used interchangeably.
- The term “solar energy system” is removed from the ordinance language and will be replaced by a “large” solar energy system.

Planning Board Discussion of LD 1829:

- Tracy Krueger suggested including the minimum lot size in subsection c. and d. in the ordinance, reflecting the applicable state minimum lot size to match subsections a. and b.
 - This suggested was later retracted due to complexity, to be revisited.
- Discussion about whether to designate the growth area in ordinances when the Comprehensive Plan designates the growth area.
- The Planning Board recognizes the need to better define growth areas that enable the Board to enforce land use ordinances.
- The Board recommends adding a footnote to the ordinance that refers to the designated growth areas in section G doesn't take effect until state requires it take effect.

Planning Board Discussion of LD 427:

- This requirement does not apply to the Town of Bowdoinham as parking requirements are already not restrictive within the town.

Planning Board Discussion on the Town of Bowdoinham being exempt from fees.

OTHER BUSINESS:

8. FUTURE MEETING DISCUSSION

Next meeting will be on March 12, 2026.

9. ADJOURN

The meeting adjourned by unanimous acclamation at 9:36 pm.






