

EDITS

MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
FEBRUARY 27, 2025 – 6:00 P.M.

MEMBERS PRESENT: Reeve Wood
Tracy Krueger
Chris Vonderweidt
Richard Joyce
Justin Schlawin

MEMBERS ABSENT: Nate Drummond, Chair
William Shippen

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, February 27, 2024, a meeting of the Bowdoinham Maine Planning Board was held in the Kendall Room at the Town Office. 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 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 23, 2025

The Board discussed amendments to the minutes for both brevity and clarity.

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes of January 23, 2025, as amended.

3. PUBLIC HEARING – PROPOSED LAND USE ORDINANCE EDITS

The Planning Board will discuss:

- a) Proposed edits to the Land Use Ordinance regarding spelling, grammar, and clarity.
- b) Proposed amendment to Select Board License Approval Criteria,
- c) Proposed footnote for the Performance Standard of Road Design,
- d) Proposed amendment to Article 5 Residential/Agricultural District, and
- e) Proposed amendment to Automobile Graveyard & Junkyard Definitions

The Board opened the floor to public comments regarding proposed edits to the Land Use Ordinance.

Jason Hodde addressed language for boat graveyards and whether there would be a distinction between boats with and without motors. He then expressed his concern that changes to subdivisions could double the population density. The Board clarified that density restrictions would remain the same, but the lot size would be reduced in an effort to minimize the impact of improvements on larger parcels, similar to a cluster subdivision. *and give developers more flexibility.*

Seeing no further comments, the Board closed the public comment session.

Ms. Krueger asked if any Board members had any specific issues to address.

Mr. Wood addressed amendments made regarding licensing wherein the Select Board will now have the option to waive the Public Hearing for renewals of licenses. Mr. Hodde suggested the Board consider whether they wish for the Select Board to have the ability to waive Public Hearing in the event that there had been complaints on a business in the previous licensing year. After discussion, the Board agreed to move forward with the proposed amendment as written.

The Board then reviewed proposed amendments to Automobile Graveyard & Junkyard Definitions. A definition for boat graveyards was added using the same language as the automobile graveyard without the statutory language. Ms. Krueger expressed her opinion that ~~having a definition for boat graveyard is harmless. She then referenced pending litigation which propelled Code Enforcement to recommend adding clarifying language, in addition to environmental concerns.~~ *If code enforcement address raised this as an issue the board should address it.*

Mr. Vonderweidt expressed concern as to what issue the Board is attempting to address with this amendment. He cautioned against modifying the ordinance based on a singular instance. He then recalled his research to the practices of other municipalities and recommended that if the Board did decide to move forward with amendments, language should be changed to motorboat as defined through IFW.

Mr. Schlawin ^{expressed} ~~agreed~~ that the ^{junkyard definition} language does not address ^{include} ~~potential issues with ATVs, snowmobiles, or the accumulation of junk, noting that the junkyard definition is intended to encapsulate these items.~~ ^{other sporting equipment that may contain hazardous waste} He then recommended that junkyard language be expanded to include hazardous waste.

CEO Lorraine ~~X~~ stated that he had reached out to Maine Municipal Association, whose recommendation was to create a separate standard rather than to further develop the junkyard restrictions. The Board then drafted language for waste and nuisance yards, including provisions for Tier 1 review by Code Enforcement and zoning restrictions and scrapped the boat graveyard language.

The Board then discussed how to present amendments at Town Meeting and agreed to divide the amendments into five articles.

Motion was made, seconded, and it was unanimously

VOTED

To approve recommending proposed Land Use Ordinance amendments as set forth in agenda item 3, sections A through D to the Select Board as presented.

Motion was made, seconded, and it was unanimously

VOTED

That the Planning Board schedule a Public Hearing on amendments to the Land Use Ordinance regarding waste and nuisance yards.

OTHER BUSINESS

4. DISCUSSION ON REFORMATTING AND REORGANIZATION OF THE LUO

Ms. Meunier asked the Board if they would support budgeting to hire a consultant to assist in improving the current Land Use Ordinance. The Board agreed that this would be useful but expressed concern with asking for funding in the current fiscal year. Ms. Meunier agreed to continue to research options including utilizing Comprehensive Planning resources.

5. PRE-APPLICATION:

- **Indigo Farms**
- **54 River Road**
- **Tax Map: U03, Lot: 3**
- **Proposal: Applicant is seeking approval to operate multiple businesses at 54 River Rd. (Country Store). Businesses being proposed are an eat-in deli/pastry shop, garden shop, and a cannabis dispensary to be located within the existing building.**

The Board agreed not to discuss these options without representatives present.

6. FUTURE MEETING DISCUSSION

None

7. ADJOURN

The meeting adjourned by unanimous acclamation at 7:55 pm.








