

TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
JOHN C. COOMBS MUNICIPAL BUILDING
FEBRUARY 28, 2019 – 7:00 P.M.

MEMBERS PRESENT: Nate Drummond
 Tracy Krueger
 Reeve Wood

MEMBERS ABSENT: Anne Avilés
 Justin Schlawin
 William Shippen

STAFF PRESENT: Nicole Briand, Director of Planning and Development

A regular meeting of the Bowdoinham, Maine Planning Board was held at the John C. Coombs Municipal Building, 13 School Street, Bowdoinham, Maine in the Kendall Room on Thursday, January 31, 2019.

1. CALL TO ORDER

Chairman Drummond called the meeting to order at 7:00 p.m.

2. DETERMINE QUORUM AND VOTING MEMBERS

It was determined that a quorum was present.

3. DISCUSS PROPOSED AMENDMENTS TO LAND USE ORDINANCE

The Board discussed the proposed amendments to the Land Use Ordinance and all agreed with the changes as submitted and discussed at previous meetings and those made by the State Model Ordinance to comply with digital flood insurance rate maps.

The Board's package for review prior to the meeting contained a sheet of marijuana definitions which were discussed. The sheet was provided from the State and was accepted, except for some grammatical/typographical corrections that need to be made.

Chairman Drummond brought up the importance of a discussion of fire dangers. He said a lot of butane is used on site and there is a need to be sure employees have proper safety training. This concern will be mentioned during site plan review and investigations by the fire marshall and local fire department personnel. Planner Briand noted there was no definition for Caregiver Retail Stores. She said she was not satisfied with the definition of a registered caregiver. Board member Krueger noted from previous discussions that registered caregivers need a site plan review, but unregistered caregivers do not.

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It was recently learned that the State has updated their Model Floodplain Ordinance in 2016 and 2017 to be consistent with Federal rules. The Town was not notified of the updates and will include them to be consistent. Changes are basically in the definition on page 1, other changes are on page 4&5 and 6&7 on how people can determine their elevations if they are in the A Zone. We have always said residential construction would be at least 3 feet above the base flood elevation. In “b” it says at least one foot above the base flood elevation and added *”in the absence of all the data described above in subsection I, at least two feet above the highest adjacent grade to the structure.”* Therefore, you could be in Zone A and independently verify your flood elevation. It appears they only mapped the elevation along the rivers and put the other areas in Zone A. It was agreed that this can be discussed further at the public hearing in March, if necessary.

4. **OTHER BUSINESS** – None noted.

5. **CONSIDERATION OF MEETING MINUTES**

September 27, 2018 – Motion was made by Ms. Krueger, seconded by Mr. Wood, and it was unanimously

VOTED

To approve the minutes of the September 27, 2018 meeting.

December 27, 2018 – (To be approved at a future meeting.)

January 31, 2019 – (To be approved at a future meeting.)

6. **ADJOURNMENT** – The meeting was adjourned at 8:10 p.m.

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