

TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
JOHN C. COOMBS MUNICIPAL BUILDING
AUGUST 22, 2019 – 7:00 P.M.

MEMBERS PRESENT: Nate Drummond
Alyson Dame
Mark Favreau
Tracy Krueger
Justin Schlawin
William Shippen
Reeve Wood

MEMBERS ABSENT: All present

STAFF PRESENT: Bill Najpauer, 3rd, Planning and Development Director, Mid-Coast Economic Development (filling in for Planner Nicole Briand who is temporarily holding the position of Interim Town Manager)

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, August 22, 2019.

1. CALL TO ORDER

Chairman Nate 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. SETBACK DETERMINATION

DOUG AND ANN TOURTELOTTE ARE PROPOSING TO REMOVE AN EXISTING GARAGE AND BUILD A NEW GARAGE ATTACHED TO THE HOUSE AT 39 ABBAGADASSET ROAD, R07-013

Applicant Doug Tourtelotte reviewed his proposed project before the Board. His property is in the Shoreland Zoning District. Mr. Tourtelotte said he would like to take down the existing garage on his property and build one in the same spot, but of a smaller size. Because the new garage will be of a smaller size, it will not be more non-conforming and therefore in accordance with ordinance criteria.

Chairman Drummond noted that the property is in the Shoreland District and the project needs to be reviewed as non-conforming. Mr. Tourtelotte said when he purchased his property it was situated six feet from the water. The new garage will be of smaller size and be attached to the house and will be 50-feet from the water; set back is on two sides. It was noted that the setback would have to be 100-feet back to be conforming. However,

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this setback is not possible due to the lay of the land. The applicant came forward to the Board table to show exactly where the house sits on the plan.

Mr. Tourtelotte said he will apply erosion controls when removing the garage and that he will re-vegetate any disturbed plants, grass and/or tree growth and fully follow Best Management Practices.

Following discussion by the Board, motion was made by Ms. Krueger, seconded by Mr. Wood, and it was unanimously

VOTED

To approve the setback determination to remove the existing garage and attach new garage to the house, meeting the setback requirement to the greatest practical extent. Included in this will be to re-vegetate the space where the existing garage will be removed per the ordinance and to make sure that Best Management Practices for erosion control are followed.

4. PLANNING BOARD WORKSHOP

APPLICANTS DOUGLAS AND ANN TOURTELOTTE ARE PROPOSING TO BUILD A NEW 1,800 S.F. BUILDING FOR RETAIL USE AT 50 RIVER ROAD U03-026

The Planning Board held a workshop to discuss Doug and Ann Tourtelotte's plans to build a new 1,800 s.f. building for retail use at 50 River Road. Mr. Tourtelotte was present at the workshop. Chairman Drummond noted a packet of information was provided by the applicant and said the Board would hear what the applicant is proposing, if any waivers will be requested, and get a sense of what is involved with the project.

Mr. Tourtelotte said he purchased the former gas station thinking it would be a good spot to have a store, wanting to keep businesses downtown. He said he wants to build a new store and has hired Sitelines to do the elevations. Plans are to put in a larger pre-treatment plant. The store will be placed outside of the flood plain. It will be a grocery convenient store located in the Shoreland District and General Development Zone. No gas pumps are planned. It was noted that parking has to be 50 feet from the high water mark. The parking lot will be paved. This will have to be approved under the Shoreland District and also under a Tier II for the Site Plan Review. Performance criteria will be reviewed.

The Board reviewed the Shoreland requirements of the ordinance beginning on page 86 and told the applicant a detailed plan will be required showing the Shoreland District and all setbacks, location of the building, wastewater disposal, utilities, etc. Valid plumbing permits will also be required, cost breakdown and narrative. Soil erosion control should be noted during and after construction. Height limit for buildings is 35-feet. A written

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Soil and Erosion Control Plan will be required with a soils report from a State certified individual.

Page 193 of the ordinance was reviewed advising the applicant of the need for a grading plan, topography, landscaping plan, description of signs, lighting and solid waste handling. The applicant was informed a Public Hearing would also be required.

There was a discussion of possible dates for submission with suggestion made that if the application is found complete at the October Planning Board meeting, a Public Hearing could be scheduled for November and if no big concerns expressed, the project could be approved. However, if the Public Hearing held too many concerns, the approval could go to the December Planning Board meeting.

5. **OTHER BUSINESS** – None noted.

6. **CONSIDERATION OF MEETING MINUTES**

Motion was made by Mr. Schlawin, seconded by Mr. Wood, and it was unanimously

VOTED

To approve the minutes of the June 27, 2019 meeting as corrected.

(Corrections included: Pg. 1: Add Mark Favreau as being present and eliminate name of Anne Avilés. Pg. 2: correct spelling of “Tourtelotte”. Pg. 5: Correct spelling of “Krueger.”

7. **ADJOURNMENT** – The meeting was adjourned at 8:05 p.m.

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