

TOWN OF BOWDOINHAM
PLANNING BOARD MINUTES
JOHN C. COOMBS MUNICIPAL BUILDING
January 23, 2020 – 7:00 P.M.

MEMBERS PRESENT: Nate Drumond
 Alyson Dame
 Mark Favreau
 Tracy Krueger
 Justin Schlawin
 Reeve Wood

MEMBERS ABSENT: 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 23, 2020.

1. **CALL TO ORDER**

Chairman Drummond called the meeting to order at 7:05 p.m.

2. **DETERMINE QUORUM AND VOTING MEMBERS**

It was determined that a quorum was present.

3. **SITE PLAN REVIEW**

TIER II APPLICATION – SITE PLAN REVIEW – ATDT, LLC (Doug Tourtelotte) IS PROPOSING TO CREATE A GENERAL STORE ON THE RIVER ROAD, MAP U03, LOT 026

The Board followed the procedure for a Site Plan Review and reviewed the Application Checklist for a Tier II Application. The applicant said there are no changes to add to the application since those reviewed in the workshop held last October.

During review of the checklist, Pat Harty was present to answer any questions posed by the Board. During review several items were noted that need to be addressed, including:

- Copy of the deed is on file but needs to be updated with the LLC Agreement.
- Cost of the proposed development has not yet been turned in by the applicant.
- In response to “*Location and size of existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, etc.*” a letter noting the size of the water line needs to be submitted.
- Letter needs to be received from the Water District stating the adequacy of water to meet the proposed use.

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- Regarding “*location, dimensions and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, etc..*” Mr. Harty said the walkway has been extended along the parking area and area to be loamed and seeded will be shown on the plan. He said approximately 2-inches of fill will be necessary to level the area.
- Need spec sheet on proposed lighting and also on signs and where placement of each will be.
- Need to show where silt fence will be placed during construction.
- Show on plan exactly where sidewalk will go.

The Board also reviewed the Shoreland Zoning Application Checklist and found that most of the required items had been submitted. Applicant will respond to:

- The need to submit a narrative list to correspond to the shoreland. same as for the Site Plan Review Application – review page 86 an 87 of the ordinance.
- Cost breakdown of the proposed project needs to be submitted.

The Board told the applicant if all required information was provided, the application will be found complete at the next meeting, followed by a Public Hearing.

4. **TIER II APPLICATION – SITE PLAN REVIEW – SOULHAVEN, LLC IS PROPOSING TO CREATE A WEDDING AND EVENT VENUE AT 22 BATCHELDER ROAD, MAP R05, LOT 043**

Applicant Will Zell told the Board he has had low water use flush toilets installed inside the building since he last came before the Board. He is still waiting for approval letter from the Department of Environmental Protection. Mr. Zell said he will be requesting a waiver for ground floor elevations of the existing building. He said there is no solid waste or hazardous and special waste impact on the site. Letter is on file from the Site Evaluator reading the septic system.

Mr. Zell said he has provided an updated plan including items requested from the Board at the last meeting.

With no further questions from the Board, motion was made by Mr. Wood, seconded by Mr. Favreau, and it was unanimously

VOTED

To find the Tier II Application for Soulhaven, LLC to create a wedding and event venue at 22 Batchelder Road complete.

The Board told the applicant that the next matter of business will be for the Board to do a Standards Review which can be done at the next meeting of the Board on February 27. A

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Public Hearing could be scheduled at that meeting after the Standards are shown to be met.

There was a discussion where the Board discussed Standards with the applicant suggesting he review page 201 of the ordinance. The Road Commissioner will look at the road conditions and how traffic will be handled and look at such things as if two vehicles can pass in the space suggested. Chairman Drummond read the list of Standards out loud. The applicant will show where the parking areas are on the plan, including where the gravel area is and also the grassed area . The handicap space should also be shown on the plan.

Mr. Zell said he may consider eliminating Lot B from the plan and use it for personal parking. The Board also asked that the fencing around the dumpster be shown on the plan. A secondary septic system design was requested, should the current system fail. Applicant was also asked to consider and respond to the noise from music and perhaps a reduced level after 9:00 p.m.

A site walk was scheduled by the Board for 7:00 a.m. on the date of the meeting (February 27) weather permitting. A Public Hearing on the proposed project will be scheduled for 6:50 p.m. on February 27.

5. **OTHER BUSINESS** – None noted.

6. **CONSIDERATION OF MEETING MINUTES**

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

VOTED

To approve the minutes of the December 18, 2019 meeting as submitted.

7. **ADJOURNMENT** – The meeting was adjourned at 9:50 p.m.

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