

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
March 12, 2026 – 6:00 P.M.**

MEMBERS PRESENT: Nate Drummond, Chair
Reeve Wood
Tracy Krueger

MEMBERS ABSENT: Richard Joyce
William Shippen
Justin Schlawin

STAFF PRESENT: Jason Lorrain, Code Enforcement Officer
Yvette Munier, Director of Planning and Development

PUBLIC PRESENT: Jason Hodde, Selectperson

1. CALL TO ORDER AND DETERMINE A QUORUM WAS PRESENT

On Thursday, March 12, 2026, a meeting of the Bowdoinham, Maine Planning Board was held virtually. Chair Nate Drummond called the meeting to order at 6:05 p.m. This Planning Board meeting was held as a workshop without a quorum 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.

OLD BUSINESS:

2. Land Use Ordinance Review, Re-organization Discussion

The Board reviewed comments provided in advance of the meeting by the town attorney.

Article 3: No discussion.

Article 4:

- The Board prefers keeping the word “General” in Performance Standards.
- There will be separate warrant articles for administrative changes and changes related to LD 1829.
- Removing the definition of Farm Stand from Article 4 moving it to Article 10.
- Solar Standards were also removed from Article 4 and moved to Article 10.

Article 6:

- Formatting changes, including repeating District categories on each page.

Article 7

- Formatting changes, including subsection formatting.

Article 8

- Inclusion of additional definitions.

Article 11

- Updates to the procedures for setback determinations.
- Formatting changes throughout.

Article 12

- A clarifying comment that nine printed copies of application materials were needed.
- The Board accepts the town attorney's recommendation to not remove Section I, section 3 to prevent reconsideration appeals to be heard within one year and clarifies that state law requires reconsideration appeals be heard within 45 days of the original decision.

LD 1829 Amendments

- The Board reviewed definitions required by the LD, including "affordable housing" and "base density", "comparable sewer system" and state requirements for engineered systems, "designated" growth areas, "accessory dwelling units", "subdivisions" being triggered by 5 or more units replacing 3 or more units.
- Change "municipality" to "Town of Bowdoinham" throughout the document.
- The Board discussed recommending a minimum size for an ADU, which is currently 1,600 sq ft in the existing ordinance.
- The ordinance will reflect that the affordable housing density bonus will be 2.5 times the base density, which is the minimum allowed under LD 1829.
- The Board recommend Village 1 and 2 districts be considered growth areas.
- Additional Height Allowance should remove the language "no less than", to not imply that affordable housing developments can be built to any height.
- Jay Hodde will incorporate dimensional requirements into Part 3.
 - Section G, Subsection 2 won't be needed and subsection 3 may not be necessary.

NEW BUSINESS:

No new business.

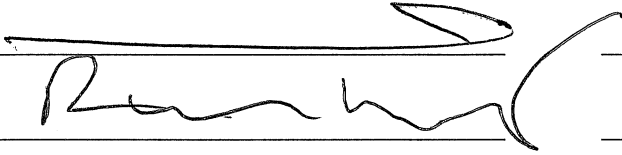
OTHER BUSINESS:

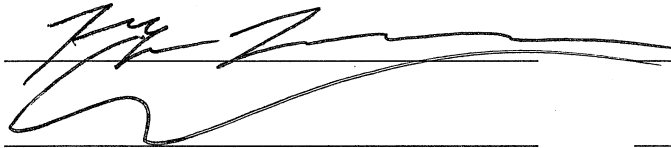
3. FUTURE MEETING DISCUSSION

Next meeting will be on March 26, 2026.

4. ADJOURN

The meeting adjourned at 7:42 pm.

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