

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
APRIL 25, 2024 – 6:00 P.M.**

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

STAFF PRESENT: Matthew James, Codes Enforcement Officer

**1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM**

On Thursday, April 25, 2024, a meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. Tracey Krueger called the meeting to order at 6:00 p.m. It was determined that a quorum was present.

**2. CONSIDERATION OF MEETING MINUTES FROM MARCH 28, 2024**

The Board reviewed the minutes at the meeting. Motion was made by Mr. Wood, seconded by Ms. Krueger, and it was unanimously approved (of those present on March 28, 2024 meeting).

**3. SITE PLAN REVIEW- TIER III APPLICATION – PUBLIC HEARING**

R02-63F Indoor Woodworking Facility

Applicant: Scott Libby Woodworking

Applicant is proposing a 7,200 square foot indoor Woodworking Facility at 112 Pond Rd.

The public hearing convened at 6:15 pm and adjourned at 6:25 pm there were no comments from the public.

**4. SITE PLAN REVIEW- TIER II APPLICATION – PUBLIC HEARING**

R12-15 Wedding/Event Venue – Guest Lodging and Parking

Applicant: Hatch Point Enterprises

The applicant is proposing 16 one-bedroom one-bathroom 256 square foot cabins and a new parking lot at 1411 River Road.

The public hearing convened at 6:30 pm and adjourned at 6:40 pm there were no comments from the public.

**5. SITE PLAN REVIEW- TIER III APPLICATION**

R02-63F Indoor Woodworking Facility

Applicant: Scott Libby Woodworking

Applicant is proposing a 7,200 square foot indoor Woodworking Facility at 112 Pond Rd.

The Board reviewed the Site Plan Review Findings and Conclusions based on the Approval Criteria and Performance Standards and voted on each item as follows:

- 1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

**Finding:** *The purposed project meets the Vehicular Access performance standards.*

**Conclusion:** **The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin

• **Vote: 5-0 in favor**

- 2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passengers, service, and emergency vehicles through the site.

**Finding:** *The proposed project meets the Internal Vehicular Circulation performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 3) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

**Finding:** *The proposed project meets the Pedestrian Circulation performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 4) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

**Finding:** *The proposed Indoor Woodworking Facility will not have an unreasonable adverse impact on the Municipal Services.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 5) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

**Finding:** *The proposed Indoor Woodworking Facility meets the Visual Impact performance standard.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 6) Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

**Finding:** *The proposed lighting will avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and unnecessary lighting of the sky.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 7) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

**Finding:** *The proposed Indoor Woodworking Facility is not proposing additional sign for the business than already exist.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 8) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

**Finding:** *The proposed building is similar to buildings on the property.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 9) Landscaping – The proposed development will provide adequate landscaping to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

**Finding:** *The project requires no additional landscaping than what already exist.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 10) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

**Finding:** *The purposed project already has adequate buffering in place.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 11) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

**Finding:** *The proposed Indoor Woodworking Facility will not impose an unreasonable burden on existing utilities.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 12) Water Supply – The proposed development will be provided with an adequate supply of water.

**Finding:** *The proposed development will be provided with an adequate supply of water because it will utilize a private well.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 13) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

**Finding:** *The proposed project meets the Sewage Disposal performance standard.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 14) Fire Protection – The proposed development will have adequate fire protection.

**Finding:** *The applicant shall receive all applicable permits and approvals from the Maine Fire Marshall's Office before building permits are issued.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 15) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

**Finding:** *The applicant has operated business for ten years and has met the Capacity of Applicant performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 16) Shoreland – The proposed development will be in compliance with the Town's Shoreland Zoning Ordinance.

**Finding:** *This is not applicable to the application because the property is not located within the Shoreland Zone.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 17) Floodplain – The proposed development will be in compliance with the Town's Floodplain Management Ordinance.

**Finding:** *This is not applicable to the application because the property is not located within the Floodplain Management Area.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 18) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

**Finding:** *This is not applicable to the application because the property is not located within Wetlands and Waterbodies.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 19) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

**Finding:** *This is not applicable to the application because the property is not located within Historic or Archaeological sites.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 20) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

**Finding:** *The applicant has met the Groundwater performance standard.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 21) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

**Finding:** *The property will not affect wildlife habitat.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 22) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

**Finding:** *The proposed project will not have an undue adverse effect on any natural areas.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 23) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

**Finding:** *The proposed project will maintain existing landscaping.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 24) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

**Finding:** *Dumpster service is already provided.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 25) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

**Finding:** *This is not applicable to the application because the property is not using Hazardous, Special, and Radioactive Materials.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 26) Air Quality – The proposed development will not result in undue air pollution or odors.

**Finding:** *The proposed project meets the Air Quality performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 27) Water Quality – The proposed development will not result in water pollution.

**Finding:** *The proposed project meets the Water Quality performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 28) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

**Finding:** *The proposed project meets the Stormwater performance standards.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 29) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

**Finding:** *The proposed project shall comply with best Sedimentation and Erosion Controls practices.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 30) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

**Finding:** *The purposed hours of operation are 6 am to 6 pm and meets the Noise performance standard..*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 31) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

**Finding:** *The proposed project is found to be in compliance with Town regulations and ordinances.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 32) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

**Finding:** *The project proposed is located in the Village II district in an area where industrial development is encouraged in the Town's Comprehensive Plan.*

**Conclusion: The Approval Criteria has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

Based on your application and the above findings and conclusions, we the Planning Board approve the Site Plan Review- Tier II application, with a motion to approve by Tracy Krueger, and seconded by Justin Schawlin, by a vote of 5-0, with the following Conditions of Approval:

1. The applicant shall reimburse the Town for all notice fees.

2. The applicant shall comply with the Erosion and Sediment control measures in the Town's Land Use Ordinance.
3. The project shall receive all required permits and approvals from the Maine Fire Marshall's Office before building permits are issued.

**6. SITE PLAN REVIEW- TIER II APPLICATION – PUBLIC HEARING**

R12-15 Wedding/Event Venue – Guest Lodging and Parking

Applicant: Hatch Point Enterprises

The applicant is proposing 16 one-bedroom one-bathroom 256 square foot cabins and a new parking lot at 1411 River Road.

The Board reviewed the Site Plan Review Findings and Conclusions based on the Approval Criteria and Performance Standards and voted on each item as follows:

- 1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

**Finding:** *Access remains as approved on November 18, 2021, and the applicant has received all appropriate permits.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

**Finding:** *There is adequate turnaround space for emergency vehicles. The proposed parking area is sufficient to accommodate traffic turnaround and movement. Five cabins will be accessed by a new 12-foot gravel roadway.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 3) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

**Finding:** *The proposed site layout will provide for increased space and visibility for pedestrians, particularly those utilizing the proposed cabins. The applicant states that golf carts or other such vehicles will be available to transport pedestrians. The application also states that there will be 4-foot-wide wood chip paths connecting the parking area with the venue and the new cabin.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 4) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

**Finding:** *Municipal Service impact concerns were solicited from department heads. No concerns were noted.*



**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 5) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

**Finding:** *The applicant states that the proposed development will maintain a vegetated wooded buffer on the North, West and South property lines. No new development in the shoreland zone is proposed.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 6) Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

**Finding:** *The application states that lighting will be shielded and downward facing. The direction of lighting is shown on the plan.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 7) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

**Finding:** *The signage remains as approved on November 18, 2021, apart from newly proposed handicap parking signs.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 8) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

**Finding:** *The proposed cabins are 16x16 feet and the proposed storage building is 20x40 feet and will be in keeping with the existing buildings on site.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 9) Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

**Finding:** *No new landscaping is proposed.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

10) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

**Finding:** *A 50-foot vegetated buffer will be maintained around impervious surfaces and property lines.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

11) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

**Finding:** *The proposed development will utilize the existing electrical and telecommunication services.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

12) Water Supply – The proposed development will be provided with an adequate supply of water.

**Finding:** *The proposed development will rely on drilled well water, due to the lack of access to public water. The well produces approximately 200 gallons per minute.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

13) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

**Finding:** *The applicant submitted preliminary soil profiles prepared by licensed Site Evaluator Mark J. Hampton, dated February 13, 2024. The design flow will be 50 gallons per day per cabin. The possible location of the septic systems are shown on the plan.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

14) Fire Protection – The proposed development will have adequate fire protection.

**Finding:** *The applicant is proposing to install smoke detectors, smoke alarms, and egress windows in each cabin. The road will be adequately constructed to support fire trucks access and there will be adequate space to turnaround. A fire hydrant is located on South Pleasant Street, approximately 1 mile away from the proposed development. The State Fire Marshall's Office has approved the venue, and the cabins are not subject to the Fire Marshall's review due to their size.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin

- **Vote: 5-0 in favor**

15) Capacity of Applicant – The applicant has the capacity to carry out the proposed project.

**Finding:** *Justin Fletcher, Inc., the owner, submitted a commercial lease for the use of the property by Hatch Point, LLC, the applicant. The applicant submitted a letter from CPA Lawrence Robinson dated March 13, 2024, stating that Justin Fletcher has the financial capability and capacity to complete the construction of the 16 proposed cabins. The proposed development is able to be completed incrementally. The applicant has hired professional site evaluators, surveyors, and design professionals, demonstrating an understanding of and efforts to carry out the project, and was previously approved by the Planning Board on November 18, 2021. The applicant does not have any outstanding violations or a history of unfinished work.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

16) Shoreland – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance.

**Finding:** *The proposed development is not within the shoreland zone.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

17) Floodplain – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.

**Finding:** *The proposed development is not within a floodplain hazard zone.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

18) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

**Finding:** *A Permit by Rule has been requested where the proposed 12-foot gravel roadway crosses a stream. The stream is delineated on the plan.*

**Conclusion: This standard shall be adequately met with adherence to Conditions of Approval.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

19) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

**Finding:** *A letter dated November 8, 2021, from Maine Historic Preservation Commission stating that they agree with the report submitted by Bertrand Pelletier, dated November 5, 2021, concluding that there were no archeological sites present, and that there will be no historic or archeological properties affected by the proposed dock and access road for the wedding venue project.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 20) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

**Finding:** *The proposed development will maintain appropriate buffers for water supply and runoff. The existing and proposed on-site subsurface wastewater disposal systems are appropriately sized and are not proximal to the public water supply system.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 21) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

**Finding:** *The applicant has received comment from Maine Inland Fisheries and Wildlife, regarding significant wildlife habitats within the property. No new development is proposed within the shoreland zone, and a Permit by Rule shall be obtained for the stream crossing.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 22) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

**Finding:** *The proposed development is not located within the area previously identified by the Maine Natural Areas Program as freshwater tidal marsh on a tidal river.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 23) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

**Finding:** *The landscape will be preserved in its natural state to the extent that it is practical.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 24) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

**Finding:** *The plan includes a dumpster to be relocated on-site adjacent to the new parking area. The application states that it will be screened with existing landscaping or new fencing.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

25) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

**Finding:** *The proposed project will not handle, store, or use materials identified as hazardous, special or radioactive.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

26) Air Quality – The proposed development will not result in undue air pollution or odors.

**Finding:** *The proposed development will not result in any change to air quality.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

27) Water Quality – The proposed development will not result in water pollution.

**Finding:** *The applicant is not proposing the use, storage, or discharge of any materials that will be odiferous, unsightly or harmful to humans, wildlife, or aquatic life, the septic system has been adequately sited and the applicant is not proposing to discharge any other water pollutants.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

28) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

**Finding:** *Runoff from the existing and proposed development will be collected and dispersed per the Stormwater Management Plan, and supporting letter from Stephen Roberge of SJR Engineering, dated March 1, 2024.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

29) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

**Finding:** *The applicant is proposing a combination of sediment and erosion control measures including silt fencing, bark mulch berms, seeding, and revegetation to prevent erosion during construction and until the site is stabilized. Best management practices and measures will be taken.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 30) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

**Finding:** *The application states that noise will be kept to a minimum between 9PM and 6AM and that noise will otherwise be kept to a minimum to the extent that is practical.*

**Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 31) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

**Finding:** *The proposed project complies with the Town's Land Use Ordinance.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

- 32) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

**Finding:** *Proposed project is in compliance with the intent and goals of the Town's plans. The proposed project intends to preserve and draw on the rural character aspects of the Town, building a commercial destination that will attract visitors and minimize impacts to the neighbors and natural resources.*

**Conclusion: This standard has been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

Use-Specific Performance Standards:

- 1) Hotel, Motel, & Inn – All impervious areas must maintain a 50-foot buffer from the side and rear property lines.

**Finding:** *The proposed development is set back 50 feet from the side and rear property lines.*

**Conclusion - The standards for this section have been adequately met.**

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 5-0 in favor**

Based on the above findings and conclusions, we the Planning Board voted to approve your Site Plan Review application with following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The development shall comply with the Sedimentation & Erosion Control Performance Standard of the Town's Land Use Ordinance.
3. The applicant shall obtain a Permit by Rule prior to construction of the stream crossing at the 12-foot gravel roadway.

- Motion to Approve: Reeve Woodl
- Seconded: Justin Schlawin
- Vote: 6-0 in favor

**7. SITE PLAN REVIEW- TIER II APPLICATION**

R08-12C Vegetable Washing Facility

Applicant: Nathan Drummond and Gabrielle Goselin

The applicants are proposing a 50x80 foot vegetable washing and packing facility at 52 Center Point Road.

Nathan Drummond excused himself from the Board because he is the applicant. He then answered questions from Board members concerning the purposed project.

Drummond expressed that the property line was an agreed upon line and no survey was done. Also, the abutting neighbor cut down the trees between the properties knowing of the projects in process. The Board agreed that no additional landscaping needed to be done by Mr. Drummond since this is an established business and the trees were removed by the abutter.

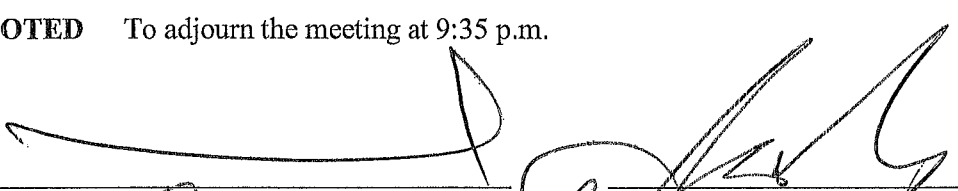
A Public hearing is to be held at the next Planning Board meeting on May 23, 2024, at 6:15 pm. A site walk is scheduled for May 20, 2024 at 6 pm at 52 Center Point Road.

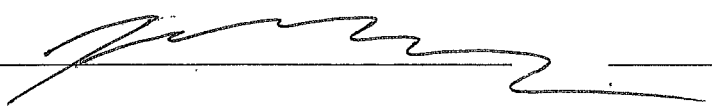
Reeve motioned that the board find the application complete subject to waivers granted; seconded by Schlawin. Vote was 5-0.

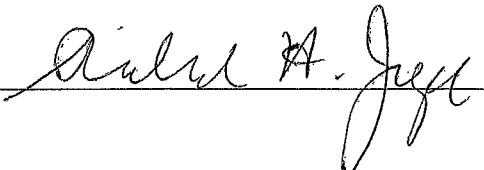
**8. ADJOURN**

Motion was made, seconded, and it was unanimously

**VOTED** To adjourn the meeting at 9:35 p.m.

  
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