

**TOWN OF BOWDOINHAM  
PLANNING BOARD MEETING MINUTES  
VIRTUAL MEETING VIA ZOOM MEDIA  
MAY 27, 2021 – 7:00 P.M.**

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MEMBERS PRESENT:     Allen Acker  
                              Richard Joyce  
                              Tracy Krueger  
                              Justin Schlawin  
                              Reeve Wood

MEMBERS ABSENT:     Nate Drummond and William Shippen

STAFF PRESENT:       Nicole Briand, Town Manager; Darren Carey, Code Enforcement Officer; Jennifer Curtis, Town Planner and Economic Development Coordinator

On Thursday, May 27, 2021, a meeting of the Bowdoinham, Maine Planning Board was held via Zoom media with everyone participating from their residences due to the Covid-19 Pandemic.

*It was noted on the agenda that, for the time being, the Town of Bowdoinham will be conducting public meetings via video conferencing. This is in accordance with emergency legislation (PL 2019, c. 617) enacted by the Maine Legislature on March 17, 2020, which temporarily authorizes remote participation at municipal board and committee meetings by Board members and the public.*

*If joining by computer you may be required to download the Zoom app in order to connect. This is free and easy to use. Make sure to log in a few minutes early to ensure you can connect.*

*If joining by phone, if you cannot join by computer, you may call into public meetings and participate by phone. At the time of a scheduled public meeting, call (646) 876-9923. When prompted, the meeting ID is 894 1148 5907 and the password is 281934.*

**1. REGULAR MEETING CALL TO ORDER**

Vice Chairman Tracy Krueger called the meeting to order at 7:00 p.m.

**2. DETERMINE QUORUM AND VOTING MEMBERS**

It was determined that a quorum was present.

It was noted that the Board conducted a site walk at the Town Waterfront on this date (5/27/21) at 8:00 a.m.

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A site walk was also conducted for T&H Excavation at 3:30 p.m. this date (5/27/21).

**3. APPROVAL OF THE MINUTES OF THE APRIL 22, 2021 MEETING**

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

**VOTED**

To approve the minutes of the April 22, 2021 meeting, as amended.  
(Amendment: Pg. 5 & 6 to correct spelling of David McCaskill.)

**APPROVAL OF THE MINUTES OF THE APRIL 29, 2021 MEETING**

Motion was made by Mr. Schlawin, seconded by Ms. Acker, and it was

**VOTED**

To approve the minutes of the April 29, 2021 meeting, as amended.  
(Amendment: Pg. 5, 3<sup>rd</sup> par., 3<sup>rd</sup> line down: correct “pervious” to “impervious.”)

**4. SITE PLAN REVIEW – TIER 2 APPLICATION**

Applicant: T&H Excavation  
Owner: Adam Samson  
Property: Millay Road (Tax Map R02, Lot 045-C)  
Project: Applicant is proposing to move existing business (T&H Excavation) onto property and into an existing 40 foot by 90 foot garage.

At 7:15 p.m., Vice Chairman Krueger closed the regular meeting and opened the Public Hearing for T&H Excavation. There was no one requesting to speak. After waiting for 5 minutes to see if anyone wished to speak, and there being no response, the Public Hearing was declared closed and the regular meeting reopened.

The Board reviewed each of the Performance Standards and provided the applicant with a list of the standards needing further review, including:

1. Dimension to parking spaces needs to be added to the plan and show the employee parking spaces.
2. Need letter asking for waiver, and on E (2), the lot line is only 1-foot from the line. Neighbor has noted no concerns.
3. Need description of lighting to be used and note that it will be shielded.

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4. Remove the power pole that is no longer needed from.
5. Show the building on the plan.
6. Show location of the dumpster on the plan.
7. Show location of storage tank on the plan.

T&H Excavation will be included on the agenda for the June meeting of the Board.

**5. SHORELAND ZONING AND SITE PLAN REVIEW – TIER II APPLICATION**

Applicant: Town of Bowdoinham  
Property: 8 River Road (U01-001)  
Project: Applicant is proposing to re-develop the old public works facility to a public park. This phase of the project includes the development of an access drive, parking spaces, boat trailer parking, construction of a 40-foot by 80-foot open air pavilion, multiple pathways, recreational areas, establish utilities and natural landscaping.

**PUBLIC HEARING SCHEDULED FOR 8:00 P.M.**

Vice Chairman Krueger closed the regular meeting and opened the Public Hearing at 8:04 p.m.

There being no one wishing to comment, the Board waited for 5 minutes to be sure no one wished to comment. There being no response, the Public Hearing was declared closed and the regular meeting called to order.

The General Performance Standards were reviewed by the Board and briefly listed below:

1. Vehicular access will be from Route 24. There were no concerns with access. Director of Public Works did not request a Traffic Impact Study. There were no questions during the site walk about the right of way. Question was asked if the access way might be paved. Braden Drypolcher, project engineer, responded that there is nothing in the design that prevents them from paving in the future. Will need access drive waiver.
2. There was a lot of detail regarding parking spaces. It was noted that access could be adjusted for snow storage. Road width is ample for emergency vehicles.
3. There are walkways throughout the site. Crosswalks and pathways will be defined with granite paving.
4. Will try for “carry-in” “carry-out.”

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5. Abutters (Sullivan) have no concerns with the project.
6. 80' on center to access. 16' poles. Cut sheet will be provided. Need waiver for splashes to the River Road. The lights will be programmable and the Town will decide when they will be on or off. Condition of approval may be added to be sure lights will be on a timer.
7. No signage proposed at the road at this time. May be a contest in the future to name the park.
8. Need waiver for the buildings. Building design has not been designed at this time. May be another condition of approval. Will come back to Planning Board for design. There is a blank spot on the plan right now for the building.
9. Board member Joyce expressed concern about cost of maintenance of the park. Grants will be applied for to cover same. It was noted that the Town approved the phased approach to a park at Town Meeting a couple years ago. Plantings will be focused on native species. Might want to change out Oak Trees due the infiltration of the Brown Tail Moths. Board member Schlawin responded that he thinks Oak Trees are a reasonable choice.
10. When considering buffering, it was agreed that the building should not be screened.
11. Utilities will be brought in though the access road. Will include some underground service.
12. Letter needed from the Water District on the ample water supply. Right now, a 4" main is on drawings which may be changed to a smaller main. The Fire Department has asked for a dry hydrant.
13. The sewer to the "Yellow House" shows that the tank has been disconnected. Need HHE200.
14. Fire protection to be determined.
15. There are no concerns regarding capacity. Need grant funding or approval from the town body. Will have to have Shoreland Zoning approval. Regarding, floodplain, the grade will be raised to meet ordinance requirements. Will get permit for wetlands and waterbodies from DEP. Shoreline will be stabilized.
16. Have received approval letter from the Historic Archeological Society.
17. No problem with groundwater.

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18. Need letter from Wildlife – maybe a condition of approval.
19. No concerns about natural areas.
20. There will be no solid waste management. Using the carry-in, carry-out plan. There will be trash receptacles on site.
21. No hazardous materials involved.
22. No problems with air quality.
23. No discharges to water.
24. Stormwater Management Plan was included in the Board Packet.
25. Will need to do Permit By Rule.
26. Condition of approval that the Town will have all State Permits in house.
27. Need Sedimentation and Erosion Control Plan.
28. No concerns with noise.

The Board reviewed and responded to the Shoreland Approval Criteria as follows:

1. ***Will maintain safe and healthful conditions.*** Board unanimously agreed.
2. ***Will not result in water pollution.*** Board agreed. DEP did testing.
3. ***Will provide adequate provisions for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces.*** Board agreed.
4. ***Will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.*** (Same as 3.)
5. ***Will take adequate measures to avoid and to minimize having an adverse effect on wetlands and/or waterbodies.*** Will maintain safe and healthful conditions.
6. ***Will provide for the disposal of all wastewater in accordance with the State of Maine Subsurface Wastewater Disposal Rules.*** Will be a Condition of Approval.

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7. *Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other riparian wildlife habitat.* Board Agreed.
8. *Will conserve natural, native vegetation along the shoreline.* Part of Plan.
9. *Will conserve visual corridors.* The Plan is designed with this in mind.
10. *Will conserve access to inland and coastal waters.* Board agreed.
11. *Will not have an adverse effect on historic and/or archaeological sites.* Board agreed.
12. *Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities District.* Smelt Shacks are allowed.
13. *Will be in compliance with the Town's Floodplain Management provisions.* Building will be raised.
14. *Will be in conformance with the provisions of Article 7, Section D, Performance Standards.* Board agreed.

It was agreed that this item will be placed on the agenda for the June meeting.

**OTHER BUSINESS**

It was noted that Town Meeting will occur before the next Board meeting in June. Chairman Drummond will present at the Town Meeting. Town Manager Briand said it would be good if all Planning Board members would be present at the Town Meeting to answer questions.

**ADJOURN MEETING**

Motion was made, seconded, and it was unanimously

**VOTED**

To adjourn the meeting at 9:55 p.m.

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