

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
JUNE 27, 2024 – 6:00 P.M.**

MEMBERS PRESENT: Nate Drummond (Chair)
Tracy Krueger (Vice Chair)
Chris Vonderweidt

MEMBERS ABSENT: Richard Joyce, Justin Schlawin, William Shippen, Reeve Wood

STAFF PRESENT: Yvette Meunier, Director of Planning and Development

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Thursday, June 27, 2024 a workshop meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. Chairman Drummond 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

Minutes of the March 28, 2024 meeting were reviewed by the Board. Ms. Krueger posed a question on page 3, checklist #4, saying a letter of approval was requested by the Fire Chief. Her recollection was that the applicant was asked to provide a letter from the Chief. Board agreed to let the minutes remain as written and motion was made by Ms. Krueger, seconded by Mr. Vonderweidt, and it was unanimously (of those present)

VOTED

To accept the minutes of the March 28, 2024 meeting as written.

3. OLD BUSINESS

ITEM 2: WORKSHOP

SAMMCO CONDOS – APPLICANT, SAMMCO HOLDINGS, LLC IS PROPOSING A TOTAL OF 14 RESIDENTIAL CONDO UNITS ON POND ROAD AT THE INTERSECTIOIN WITH MAIN STREET (ROUTE 138), IDENTIFIED BY MAP U07, LOT R005

Chairman Drummond called the Workshop to order and read the agenda item to be discussed. He said the Board had received and reviewed materials submitted and asked who was present to represent the applicant.

Joshua Sammon was present along with Jesse Sammon who introduced the project.

Mr. Sammon said his firm manages properties and have several condos in Bath and Brunswick. He said he is working with the Project Manager, Steve Roberge, PE at SJR Engineering, Inc. He said he has been working on this project for the past 3 to 4 years with a goal to produce market rate housing.

Much effort has been considered to not disturb the natural habitat. The project is moving forward and the team is looking forward to coming before the Planning Board next month.

The septic system was not illustrated on the map but the applicant pointed out the approximate area two to three septic systems would be proposed uphill to the northwest of the 6 unit building.

Chairman Drummond said the Board has not done many subdivisions, which this project falls under because of the number of units.

There was a discussion of whether SammCo Holdings, LLC is the actual owner. Response was that they are as of this date and Chairman Drummond explained the process the Board would go through should the ownership change before final presentation. The Board will look to see if the applicant has title to the property and also the capacity to complete it.

It was determined that the Open Space Requirement will not apply to this subdivision in District 2. Chairman Drummond explained the importance of going over the Site Inventory Analysis where all materials are reviewed. The Site Inventory Analysis must be completed before a final application for approval may be submitted. It was agreed that a site inspection should be conducted before the next Planning Board meeting. The importance of reviewing Part D – Submission Requirements was noted.

Consideration was given to setting the date for a site inspection, noting that the next Planning Board meeting will be held on Thursday, July 25. The applicant's representative agreed to place markers on important areas such as where the septic systems will be located, where the buildings will be located, location of wetlands, etc.

OTHER BUSINESS

ITEM 3: FUTURE MEETING DISCUSSION – Not discussed.

ITEM 4: ADJOURN

Motion was made, seconded and it was unanimously

VOTED

To adjourn the meeting at 7:18 p.m.

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