

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
AUGUST 22, 2024 – 6:00 P.M.**

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

MEMBERS ABSENT: Richard Joyce, Reeve Wood, William Shippen

STAFF PRESENT: Yvette Meunier, Dir. of Planning and Development; Jason Lorrain,
Code Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Thursday, August 22, 2024, a 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 6:08 p.m.

2. CONSIDERATION OF MEETING MINUTES FROM JULY 25, 2024

The Board reviewed the minutes at the meeting. Motion was made by Ms. Krueger, seconded by Mr. Vonderweidt and it was unanimously (of those present)

VOTED

To approve the minutes as written.

OLD BUSINESS

3. SUBDIVISION APPLICATION REVIEW

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

4. SITE PLAN REVIEW – TIER II APPLICATION

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

Board members reviewed new materials submitted since the last meeting.

The applicant, Mr. Sammon, came to the Board table and distributed an updated plan showing the street layout. Ms. Krueger asked what was different on the plan distributed from other plans reviewed. Mr. Sammon said the revised plan responds to the concerns expressed from the last checklist reviewed. It was noted that the right of way has not been determined. The new width of the road is now on the plans. Mr. Sammon said after review of GIS maps, a driveway on Pond Road has now been added and the building setback are also included. The requested noted under Conditions of Approval has now been added, as has the name for the driveway accessing the parking area. Cross sections of the roads have been added. They show the road consisting of gravel and the proper thickness is now included.

Chairman Drummond said the subdivision application has not been found complete yet because the previous meeting was for review of the site inventory and analysis. This needs to happen before the formal review of the application. After both the subdivision and site plan are found complete, then we can set a date for a public hearing.

The Board then moved to the site plan review requirements. It was noted that the plan needs to show where the sign will be placed, its size and how it will be secured. The applicant then showed the Board a copy of an electronic document regarding these details that would be forwarded to the Board as part of the submission. The applicant said the builder claims there is no need for sprinklers to be installed, but he will have them installed if the Board requires him to do so. It was noted there is a fire hydrant next to the road. The Code Enforcement Officer said he is not requiring sprinklers, but the State Fire Marshall is.

Following the above discussion, motion was made by Mr. Schlawin, seconded by Ms. Krueger, and it was unanimously (of those present)

VOTED

That the Board finds the site plan application of SammCo Holdings, LLC to build two residential condo buildings with a total of 14 units on Pond Road to be complete.

Next, the Board reviewed and discussed the Subdivision Submission Checklist. When asked to explain the number of large trees to be cut, the applicant said there is probably about a dozen. He said most of them are pine trees and several are dead. A couple have fallen where the septic system will be placed. The Board asked the applicant to provide pictures of the tree area as depicted on an updated site plan with them noted. It was noted that a letter is in the works from the Water District. The applicant agreed to add the turning radii on the plan.

Motion was made by Mr. Schlawin, seconded by Mr. Vonderweidt, and it was unanimously (of those present)

VOTED

That the Board agreed to waive the need for the turning radii at the intersection.

The Board discussed that although it probably applies to larger projects, the applicant was asked to provide a signed and sealed letter stating that the road has been constructed to the Town of Bowdoinham's Design Standards. The Board was in agreement that a Hydrogeologic Assessment will not be necessary for this project.

The Board was in agreement to not decide on Standard 163, 14-A at this point and asked the applicant to have a septic designer provide a statement saying the distance between the septic design and property line is adequate, and also to state that the groundwater will not be an issue.

The applicant asked what conditions are attached to Performance Guarantees (Section 142). Chairman Drummond agreed to meet with the Town Manager to ask what is required under Performance Guarantees and he will report back to the applicant.

Motion was made by Ms. Krueger, seconded by Mr. Schlawin, and it was unanimously (of those present)

VOTED

To find the Subdivision Application for SammCo Holdings, LLC complete.

Motion was made by Mr. Drummond, seconded by Mr. Schlawin, and it was unanimously (of those present)

VOTED

To waive the need for the list under (9.D.3.a.i.A-G)

- Schools, including busing;
- Street maintenance and snow removal;
- Police and fire protection;
- Solid waste disposal;
- Recreation facilities'
- Storm water drainage;
- Water supply.

Motion was made by Mr. Vonderweidt, seconded by Mr. Schlawin, and it was unanimously (of those present)

VOTED

To request approval letters from Fire Chief and Road Commissioner for the file.

Chairman Drummond said at the next meeting (September 26) a Public Hearing will be held, then the Board will review the Performance Standards and, depending on timing, the Board may move into addressing the Approval Criteria.

OTHER BUSINESS

5. FUTURE MEETING DISCUSSION

There was no discussion on this item.

6. ADJOURN

Motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 8:09 p.m.
