

**Bowdoinham**  
**Board of Appeals**  
**AGENDA**



Date: August 25, 2025

**Call the meeting to order.**

**Determine if the Board has a quorum.**

**Rules & Procedure for the meeting:**

- As the Chair, I will read a statement of the case and identify all correspondence and reports the Board members have received.
- The Board will then determine whether we have jurisdiction to hear the case.
- If the Board accepts jurisdiction, we will have the appellant and/or their representative present the appeal. I would like to emphasize, the burden of proof is on the appellant to demonstrate his/her case, so this presentation is very important. During the presentation or after the presentation, the Board members may ask questions or request clarification.
- Once the appellant's presentation is complete, I will open a Public Hearing, during which interested members of the public may speak. Any questions raised by the public will be directed to the Chair or the Board members and not the appellant. This is not to be an open discussion between the public and the appellant but is an opportunity for the public to ask questions and voice support or opposition of the appeal.
- After members of the public have completed their remarks, the appellant will have an opportunity to respond.
- Once all public comments have been heard, the Public Hearing will be closed and no further comments from either the appellant or the Public will be allowed during the deliberations of the Board.
- The Board will deliberate and decide if they have enough information and if so, will vote on the appeal.

Note: The Board may Waive any of the above rules if Good Cause is Shown.

Any questions?

**Statement of the Case:**

Mr. John Cote, owner of 20 Main St property filed an application for the Appeals Board on August 14, 2025 requesting a variance stating the "lot too small, but doesn't apply to the 2nd floor small apartment". The property is described as Tax Map: U01, Lot: 80 and is located in the Village District. The property consists of 0.15 acres or 6,534 square feet of land. Mr. Cote is proposing to add a dwelling unit to the second floor of the existing brick building.

Article 5 Section E Subsection 1) of the Town's Land Use Ordinance establishes the Village I District requirements including a minimum lot size of 20,000 square feet (SF). Code Enforcement Officer (CEO) Jason Lorrain says the applicant appears to be able to meet all other standards pertaining to a dwelling unit except the 20,000 SF minimum lot size.