

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
SEPTEMBER 26, 2024 – 6:00 P.M.**

MEMBERS PRESENT: Nate Drummond (Chair)
Richard Joyce
Chris Vonderweidt
Reeve Wood

MEMBERS ABSENT: Tracy Krueger, Justin Schlawin, William Shippen

STAFF PRESENT: Jason Lorrain, Codes Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Thursday, September 26, 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 6:00 p.m. It was determined that a quorum was present. Those wishing to attend via Zoom, were given the passcode: 649558 with a Meeting ID of 812 0965 0859. It was noted that joining by phone, if computer was not available, interested parties could call into the public meeting and participate by phone by calling (646) 876-9923 when the meeting begins.

2. CONSIDERATION OF MEETING MINUTES FROM AUGUST 22, 2024

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

VOTED

To approve the minutes as amended. (*Amendment: Pg. 3, 2nd VOTED, motion was made by Mr. Schlawin, seconded by Mr. Drummond.*)

3. SUGGESTED VOLUNTEER APPRECIATION DAY (APRIL 2025) FEEDBACK

No action was taken on this agenda item.

OLD BUSINESS

4. PUBLIC HEARING - SUBDIVISION 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

The applicant reviewed adjustments to the plans as requested by the Board at the previous meeting. A tax map was displayed showing abutters and access coming off the Pond Road. An acceptable sight distance was noted. The parcel has two areas of wetlands and there will be two soil filter ponds to treat stormwater. Electricity will be above ground Placement of a new fire hydrant was shown. Sewerage will go to septic tanks. A walking trail was shown going through the undeveloped area. Acceptance letters are in file from the Fire Chief and Road Commissioner. Applicant is still waiting for receipt of a Road Entrance Permit from MDOT.

Applicant plans to erect a wooden stockade fence 6-feet tall on the property line. Has not been decided where mail boxes will be placed, but applicant assured the Board that they will be placed in acceptable area fir the postal department. The driveway will have 6 or 8 appropriate lights installed and will have a 20-foot radius at entrance.

The Public Hearing was declared open. One citizen commented:

Todd Lamoreau, 347 Main Street - Asked for explanation of the stockade fence, which the applicant responded to. Concerned if dogs will be allowed in the project. It was noted there is nothing in the ordinance regarding ownership of pet dogs and it is assumed that each resident may own a dog. If a neighbor's dog causes annoyance, animal control can be called to address the problem. Mr. Lamoreau asked that as many trees as possible be saved on the property line. Mr. Eramo said they do not have much of a back yard and his children play right next to the property line.

Chairman Drummond said the Board has requested certain landscaping and plantings from applicants in the past. He asked if the applicant would think about planting 10 to 12 trees that would grow over the fence.

There being no one else wishing to comment, the Public Hearing was declared closed.

The Board reviewed the materials submitted, which was followed by finalizing the Performance and Design Standards for Subdivisions and the Site Plan Review.

The Board unanimously agreed to table this item and move forward with the final approval at a meeting set for Thursday, October 3, 2024.

5. PUBLIC HEARING – 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 R005B

Due to the late hour, the Board unanimously agreed to table this item and to continue consideration at a meeting on Thursday, October 3, 2024 at 6:00 p.m.

NEW BUSINESS

6. COMPLETENESS REVIEW – TIER II APPLICATION

ADAMS FAMILY CONSTRUCTION, LLC, TRISTA ADAMS, IS PROPOSING TO CONSTRUCT A NEW RESIDENTIAL CARE FACILITY WITH 6 BEDROOMS ON THE FISHER ROAD, R01-5-E

Due to the ate hour, the Board unanimously agreed to table consideration of this agenda item to a meeting on Thursday, October 3, 2024 at 6:00 p.m. It was noted that the Adams Family Construction application will be first on the agenda for the meeting on the 3rd.

OTHER BUSINESS

7. FUTURE MEETING DISCUSSION

No action was taken on this item.

8. ADJOURN

Motion was made, seconded, and it was unanimously

VOTED

To adjourn the meeting at 10:00 p.m.

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