

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
SEPTEMBER 25, 2025 – 6:00 P.M.**

MEMBERS PRESENT: Reeve Wood
 Richard Joyce
 Tracy Krueger
 Chris Vonderweidt

MEMBERS ABSENT: Nate Drummond, Chair
 William Shippen
 Justin Schlawin

STAFF PRESENT: Yvette Meunier, Director of Planning and Development
 Jason Lorrain, Code Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Thursday, September 25, 2025, a meeting of the Bowdoinham Maine Planning Board was held in the Kendall Room at the Town Office. Mr. Wood 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 passcode: 649558 with a Meeting ID of 812 0965 0859. It was noted that, joining by phone, if a 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.

Mr. Vonderweidt addressed procedure regarding adding items to the agenda. Members agreed that it is appropriate for members to communicate regarding setting the agenda, so long as no side conversations take place between members.

Motion was made, seconded and it was unanimously

VOTED

To add an agenda item to discuss the Open Space Plan and the Planning Board's role in developing it.

2. CONSIDERATION OF MEETING MINUTES OF APRIL 24, 2025

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes of April 24, 2025, as amended.

OLD BUSINESS:

3. NO OLD BUSINESS

NEW BUSINESS:

4. SITE PLAN REVIEW – TIER II APPLICATION (COMPLETENESS REVIEW):

- i) Applicant: Griffin & Ingrid Leschefske**
- ii) Tax Map: R09, Lot: 23**
- iii) Location: 415 Bay Road**
- iv) District: Residential/Agricultural District**
- v) Proposal: The applicant is proposing to demolish and rebuild a non-conforming structure in the Residential/Agricultural District.**

Mr. Wood suggested that the application should not be a Site Plan Review – Tier II, but rather a Setback Determination, citing Article 11, page 216, of the Land Use Ordinance. The Planning Board agreed that this is how similar applications have been handled previously.

Ms. Krueger confirmed with CEO Lorrain that abutters were notified. CEO Lorrain added that no comments were received regarding the application.

Motion was made, seconded, and it was unanimously

VOTED

To amend the application to be treated as a Setback Determination, and to approve the use of the application under this new classification.

CEO Lorrain instructed staff to work with the applicant to refund any overpayment of application fees. He then advised the Board that under the new classification, they will need to determine whether the setback is sufficient for the application.

The applicants presented the site plan sketch to the Board, identifying the current and proposed locations of structures, as well as property lines and the right-of way on the abutting property. Mr. Leschefske stated that they are unable to locate the project further from the property line based on the proximity of the other buildings on the property. He then described the flow of water, which drains from the abutting property onto his, and confirmed that the new structure will be the same height as the existing building. CEO Lorrain added that in order to obtain a building permit, the applicant would need to satisfy the Land Use Ordinance height restrictions.

Board members agreed that the plan would not make the structure more non-conforming than it currently is, observing that the existence of the right-of-way allows the abutters to maintain the property.

Mr. Wood asked the Board if there was any interest in a site plan visit or public hearing. The Planning Board agreed that because abutters were notified, they were comfortable moving forward without a public hearing or site visit.

Motion was made, seconded, and it was unanimously

VOTED

To approve the setback determination as presented.

OTHER BUSINESS:

5. OPEN SPACE PLAN

Mr. Vonderweidt opened the discussion by stating that, according to the Comprehensive Plan, the Planning Board is one of four groups tasked with developing the Town's Open Space Plan. He spoke to the importance of this plan and his belief that the Planning Board is responsible for participating in this process.

Discussion followed on what the Planning Board's involvement should look like moving forward, and how the Open Space Plan may or may not impact the Land Use Ordinance. The Planning Board agreed to invite the Comprehensive Plan Committee to an upcoming meeting to present to the Board and determine how to move forward.

6. LAND USE ORDINANCE: REORGANIZATION DISCUSSION

Mr. Wood stated that the intent of reorganization is to make the Land Use Ordinance more comprehensive for the Planning Board, as well as applicants.

CEO Lorrain referenced an email he sent to Board members with suggested edits which include a proposed outline structure for the Ordinance, edits to improve the consistency between articles, notes regarding definitions, and an amendment to the table of uses to include a column for any use requirements.

Mr. Wood expressed his gratitude to CEO Lorrain for his efforts and suggested that the Board continue the discussion to further review and allow absent members to be included in the discussion. CEO Lorrain suggested that he move forward with a draft restructuring the Ordinance, then hold workshops for the Board to discuss the separate articles in more detail. The Board agreed, stating that workshop discussions would be appropriate.

CEO Lorrain noted that the reorganization may require adopting a new Ordinance, rather than amending the existing Ordinance and will require a conversation with the Town Attorney.

The Planning Board agreed to tentatively schedule the workshop for October 23 and will reschedule, if necessary, based on any applications received by the Town.

7. FUTURE MEETING DISCUSSION

None

8. ADJOURN

The meeting adjourned by unanimous acclamation at 7:32 pm.
