

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
APRIL 24, 2025 – 6:00 P.M.**

MEMBERS PRESENT: Nate Drummond, Chair
 Tracy Krueger
 Chris Vonderweidt
 Reeve Wood

MEMBERS ABSENT: William Shippen
 Richard Joyce
 Justin Schlawin

STAFF PRESENT: Jason Lorrain, Code Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Wednesday, April 24, 2024, a meeting of the Bowdoinham Maine Planning Board was held in the Kendall Room at the Town Office. Mr. 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 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.

2. CONSIDERATION OF MEETING MINUTES OF MARCH 27, 2025

Motion was made, seconded, and it was unanimously

VOTED

To approve the Minutes of March 27, 2025, as amended.

3. PUBLIC HEARING #3 – PROPOSED LAND USE ORDINANCE EDITS:

The Planning Board will discuss:

- a) Proposed amendments to Article 10. Site Plan Review, Section E – Use – Specific Standards, (5) Automobile Service Station.**

Mr. Drummond opened the Public Hearing. He introduced the change as recommended by the Select Board, noting that the majority of businesses are reviewed by the Planning Board under the Site Plan Review process, which include use-specific standards particular to the specific business. He noted that the proposed edit would remove the performance standard restricting the allowable number of nozzles with all other standards remaining the same and renumbered. This amendment is proposed to make

the standard less restrictive in order to attract business to Bowdoinham with the closing of the existing service station.

The Board pondered how the proposed amendment would be received by the public and agreed that the Comprehensive Planning Committee may offer an opinion as well. They discussed the history of the existing service station and the profitability of smaller service stations in the current market.

Seeing no comment from the public, Mr. Drummond closed the Public Hearing.

Ms. Krueger confirmed with CEO Lorrain that this proposed amendment will be its own warrant article at Town Meeting.

Motion was made, seconded, and it was unanimously

VOTED

to advance the proposed change to the Land Use Ordinance to the Select Board for inclusion on the Town Meeting warrant.

4. **FUTURE MEETING DISCUSSION**

None

5. ADJOURN

The meeting adjourned by unanimous acclamation at 6:28 pm.

