

Re: LUO Article 5 changes for LD1829

From Jason Hodde <Jhodde@bowdoinham.com>

Date Fri 3/6/2026 8:29 AM

To Yvette Meunier <planning@bowdoinham.com>; Code Enforcement <ceo@bowdoinham.com>

Cc Nathan Drummond <sixriverfarm@gmail.com>; Jason Hodde <Jhodde@bowdoinham.com>

In looking at the requirements, you end up with something like this:

Growth areas

Minimum lot size with sewer: 5,000 sq. ft.

Minimum lot size without sewer: 20,000 sq. ft.

Minimum density with sewer: 1,250 sq. ft. For the first 4 DU, then 5,000 sq. ft. for each additional DU

Minimum density without sewer: 4 DU allowed on a lot of minimum lot size 20,000 sq. Ft.

Non-growth areas

Minimum lot size with sewer: 5,000 sq. ft.

Minimum lot size without sewer: 20,000 sq. ft.

Minimum density with sewer: 5,000 sq. ft. for the first 2 DU within a single structure, not including any ADU; up to 4 DU may be allowed on the lot

Minimum density without sewer: 3 DU allowed on a lot of minimum lot size 20,000 sq. ft.

It's just going to take a bit of additional reformatting and changing in Article 5 to make the new requirements clear to the general public.

Jay

From: Yvette Meunier <planning@bowdoinham.com>

Sent: Thursday, March 5, 2026 9:05 AM

To: Jason Hodde <Jhodde@bowdoinham.com>; Code Enforcement <ceo@bowdoinham.com>

Subject: RE: LUO Article 5 changes for LD1829

Have you been in touch with Nate? He also expressed desire to work on this. We should only have one draft to submit in the packet.

The circles on the map do encompass the majority of those districts as growth areas and would agree that they per the ordinance they are allowing for more growth just in slightly different scales. I am still not sure if we should be further defining anything beyond how it was written in the comprehensive plan. I have an inquiry in with the State Planning Office (forget its real name) and with Speaker Fecteau who wrote the legislation for clarification.

It took a lot of political will to create these districts so any explicit changes may be scrutinized. I would ask Nate about his opinion on that. I may be making a mountain out of a molehill.

Yvette

From: Jason Hodde <jhodde@bowdoinham.com>

Sent: Thursday, March 5, 2026 8:41 AM

To: Code Enforcement <ceo@bowdoinham.com>; Yvette Meunier <planning@bowdoinham.com>

Cc: Jason Hodde <jhodde@bowdoinham.com>

Subject: LUO Article 5 changes for LD1829

Jason and Yvette,

I think I can recreate the text for the dimensional requirements for lot sizes in densities in a format similar to the existing Article 5. I'm pretty busy today, but can get that to you before midday Friday.

Do you think it is accurate to say that all of the land in the current Village I and Village II districts are also in designated growth areas? Am I safe to assume that?

Jay