

**MINUTES  
PLANNING BOARD MEETING  
TOWN OF BOWDOINHAM  
13 SCHOOL STREET-KENDALL ROOM  
DECEMBER 18, 2025 – 6:00 P.M.**

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MEMBERS PRESENT: Nate Drummond, Chair  
Reeve Wood  
Tracy Krueger

MEMBERS ABSENT: Richard Joyce  
Justin Schlawin  
William Shippen  
Chris Vonderweidt

STAFF PRESENT: Jason Lorrain, Code Enforcement Officer

**1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM**

On Thursday, December 18, 2025, a meeting of the Bowdoinham Maine Planning Board was held virtually using Zoom. 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 OCTOBER 23, 2025 AND NOVEMBER 20, 2025**

Motion was made, seconded, and it was unanimously

**VOTED**

to approve the Minutes of October 23, 2025, as amended.

Ms. Krueger noted that edits were made to submission requirements and summarized language to include in the minutes, adding that because the meeting did not have a quorum that this section may need to be reviewed again. Mr. Wood also noted that this discussion is for Article 10, not 5. In addition, Mr. Hodde will be reviewing Articles 6, 7, and 8 to be consistent with Article 10.

Motion was made, seconded and it was unanimously

**VOTED**

to approve the Minutes of November 20, 2025, as amended.

**OLD BUSINESS:**

**3. NO OLD BUSINESS**

**NEW BUSINESS:**

**4. LAND USE ORDINANCE: REORGANIZATION DISCUSSION OF ARTICLE 6: SHORELAND OVERLAY DISTRICTS, ARTICLE 7: SHORELAND ZONING, AND ARTICLE 8: FLOODPLAIN MANAGEMENT**

The Board began by reviewing Article 6, with Mr. Drumming noted that most shoreland zoning issues are handled by Code Enforcement and Town administration. Members agreed to retitle Article 6 as “Shoreland Zoning Overlay Districts” with similar edits to sections A and C.

The Board noted edits under Article 6.C.5, where Mr. Hodde had asked for verification and reviewed the amendments for accuracy, and agreed to reword to “The Shoreland Zone is hereby divided into the following districts”. The Board then confirmed the updated Article and Section for the Table of Land Uses is Article 6.1. They then agreed that formatting changes are appropriate as amended by Mr. Hodde. Mr. Drummond then agreed to continue verifying Mr. Hodde’s footnotes as requested in order to expedite the discussion.

The Board then reviewed the Land Use table and agreed that the CEO classification references permitting and therefore amendments should maintain their current classification of A<sup>11</sup>.

The Board then continued to review Article 7, beginning with edits to section 3 referencing the Local Plumbing Inspector and agreed that the LPI does not need to be included, as well as the initial sentence under section 3. Section 3.a. should be reworded to “Code Enforcement Officer Review Procedure”.

The Board agreed that submission requirements should be consistent for both CEO and Planning Board review and complimented Mr. Hodde on his work to improve Section D for Performance Standards.

In reference to piers, docks, wharves, and bridges, the Board agreed that the term “facility” should be changed to “structure”.

Under Section 9.a, the Board agreed that paragraph referencing itself should be worded as proposed by Mr. Hodde and that the grade table is also acceptable as amended.

In referencing discontinued roads, the Board agreed that the intent of the language is clear, however it may need to be reviewed at a later date.

The Board discussed the use of the word “bale” as a unit of measurement and agreed that this is a more substantive change than the Board is seeking to address at this time.

Ms. Krueger suggested that language regarding non-conforming should be reviewed for consistency with other articles referencing setbacks. Mr. Drummond agreed that Articles 3 and

11 should be structured similarly but noted that so much of the shoreland zoning is handled differently. Ultimately, they agreed that the sections are generally consistent.

The Board reviewed Special Exemptions and agreed to amend the title to “Special Exception for a Single-Family Residential Structure in a Resource Protection District”.

**OTHER BUSINESS:**

**5. FUTURE MEETING DISCUSSION**

The Board agreed to review Articles 8 and 9 at the next Planning Board meeting.

**6. ADJOURN**

The meeting adjourned by unanimous acclamation at 8:04 pm.

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