

**MINUTES
PLANNING BOARD MEETING
TOWN OF BOWDOINHAM
13 SCHOOL STREET-KENDALL ROOM
MAY 23, 2024 – 6:00 P.M.**

MEMBERS PRESENT: Tracy Krueger, Reeve Wood Justin Schlawn, Chris Vonderweidt

STAFF PRESENT: Matthew James, Codes Enforcement Officer

1. REGULAR MEETING - CALL TO ORDER AND DETERMINE QUORUM

On Thursday, May 23, 2024, a meeting of the Bowdoinham, Maine Planning Board was held in the Kendall Room at the Town Office. Tracey Krueger called the meeting to order at 6:00 p.m. It was determined that a quorum was present.

2. SITE PLAN REVIEW- TIER II APPLICATION -PUBLIC HEARING

R08-12C Vegetable Washing Facility

Applicant: Nathan Drummond and Gabrielle Goselin

The applicants are proposing a 50x80 foot vegetable washing and packing facility at 52 Center Point Road.

The public hearing convened at 6:15 pm and adjourned at 6:25 pm there were no comments from the public.

The Board reviewed the Site Plan Review Findings and Conclusions based on the Approval Criteria and Performance Standards and voted on each item as follows:

- 1) Vehicular Access – The proposed site layout will provide for safe access to and egress from public and private roads.

Finding: Access to and egress from Centers Point Road will remain the same, and signage will be posted indicating the entrance to and exit from the site. Traffic will be directed one-way through the site, with a separate employee parking area.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawn
- **Vote: 4-0 in favor**

- 2) Internal Vehicular Circulation – The proposed site layout will provide for the safe movement of passenger, service, and emergency vehicles through the site.

Finding: The driveway will be extended to provide access to the proposed and existing loading pads. Traffic signs will be posted along the driveway.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawn
- **Vote: 4-0 in favor**

- 3) Pedestrian Circulation – The proposed site layout will provide for safe pedestrian circulation both on-site and off-site.

Finding: Pedestrian circulation to the existing farm stand will remain the same. The proposed development will not be open to the public.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 4) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.

Finding: Municipal Service impact concerns were solicited from department heads. No concerns were noted.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 5) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.

Finding: The applicant states that the proposed development will maintain the existing vegetation along Centers Point Road and Blue Jay Way .

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 6) Lighting – All exterior lighting will be designed to avoid undue glare, adverse impact on neighboring properties and rights-of-ways, and the unnecessary lighting of the night sky.

Finding: The application states that lighting will be shielded and will be turned off when the business is not in operation.

Conclusion: This standard shall has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 7) Signage – The proposed signage will not detract from the design of the proposed development and the surrounding properties and will not constitute hazards to vehicles and pedestrians.

Finding: Four traffic signs have been proposed along new and existing sections of the driveway.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 8) Buildings – The proposed structures will relate harmoniously to the terrain and to existing buildings in the vicinity, so as to have a minimally adverse effect on the environmental and aesthetic qualities of the neighboring areas.

Finding: The proposed washing facility will be 50x80 feet, including a fully enclosed space of 32x50 feet. During Phase 2 of the project, a 20x40 foot workshop will be constructed. The proposed buildings will be in keeping with existing structures on the site.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 9) Landscaping – The proposed development will provide adequate landscaping in order to define, soften, and/or screen the appearance of parking and developed areas as well as to enhance the physical design of the buildings and the overall development.

Finding: Annual flowers will be planted along the driveway between the existing farm stand and the storage building.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 10) Buffering – The proposed development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas.

Finding: Dumpsters will be screened by approximately 4-foot-tall fencing and existing vegetation will be maintained along Centers Point Road and Blue Jay Way.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 11) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.

Finding: The proposed development will utilize the existing electrical and telecommunication services.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 12) Water Supply – The proposed development will be provided with an adequate supply of water.

Finding: The proposed development will rely on drilled well water, due to the lack of access to public water.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 13) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.

Finding: The applicant submitted a subsurface wastewater disposal system application prepared by licensed Site Evaluator Brady A. Frick, dated October 20, 2023. The design flow will be 240 gallons per day, up to 20 employees at 12 gallons per day. The proposed location of the septic system is shown on the plan.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

14) Fire Protection – The proposed development will have adequate fire protection.

Finding: The applicant is proposing to install smoke detectors, fire extinguishers, and lighted exit signs. The road will be adequately constructed to support fire trucks access and there will be adequate space to turnaround. A fire hydrant is located on Brown’s Point Road, approximately 0.5 mile away from the proposed site of development.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

15) Capacity of Applicant – The applicant has the capacity to carry out the proposed project:

Finding: The applicants have supplied a deed to the property and a letter from Farm Credit East attesting to the applicant’s ability to complete Phase I of the project.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

16) Shoreland – The proposed development will be in compliance with the Town’s Shoreland Zoning Ordinance.

Finding: The proposed development is not within the shoreland zone.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

17) Floodplain – The proposed development will be in compliance with the Town’s Floodplain Management Ordinance.

Finding: The proposed development is not within a floodplain hazard zone.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

18) Wetlands & Waterbodies – The proposed development will not have an adverse impact on wetlands and/or waterbodies, to the extent that is practicable.

Finding: Mark F. Hedrich and David P. Rocque of the Maine Department of Agriculture, Conservation & Forestry have reviewed the proposed wash-water discharge system, and the Department has approved its use.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 19) Historic & Archaeological – The proposed development will not have an adverse effect on historic and/or archaeological sites.

Finding: An existing cellar hole is located near the proposed location of development but will not be disturbed. No archaeological sites were found during a 2011 NRCS survey of the property.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 20) Groundwater – The proposed development will not adversely impact either the quality or quantity of groundwater available to abutting properties or to public water supply systems.

Finding: The proposed development will maintain appropriate buffers for water supply and runoff. The proposed development will not overburden wells on or adjacent to the property. Mark F. Hedrich and David P. Rocque of the Maine Department of Agriculture, Conservation & Forestry have reviewed the proposed wash-water discharge system, and the Department has approved its use. The on-site well produces approximately 25-30 gallons per minute. The proposed washing facility will utilize approximately 1250-1500 gallons per day during peak activity and will not be in use overnight.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 21) Wildlife Habitat – The proposed development will not have an undue adverse effect on wildlife habitat.

Finding: The proposed development will not encroach on wildlife habitats, and is located on existing, developed land.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 22) Natural Areas – The proposed development will not have an undue adverse effect on rare and irreplaceable natural areas.

Finding: The proposed development will not encroach on wildlife habitats, and is located on existing, developed land.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin

- **Vote: 4-0 in favor**

23) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.

Finding: The landscape will be preserved in its natural state to the extent that it is practical.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

24) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.

Finding: Two dumpsters will be used for the disposal of trash and cardboard. The dumpsters will be relocated to the site and will be buffered and screened by approximately 4-foot-tall fencing. Silt and organic waste will be composted at an existing location near 513 Brown's Point Road.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

25) Hazardous, Special & Radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.

Finding: Pesticides, fuel, and grease from normal farm operations will be disposed of per DEP guidelines. Diesel fuel will be appropriately stored per guidelines from the State Fire Marshal's Office.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

26) Air Quality – The proposed development will not result in undue air pollution or odors.

Finding: The proposed development will not result in any change to air quality.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

27) Water Quality – The proposed development will not result in water pollution.

Finding: Mark F. Hedrich and David P. Rocque of the Maine Department of Agriculture, Conservation & Forestry have reviewed the proposed wash-water discharge system, and the Department has approved its use. Soap and silt will be appropriately captured by the system.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 28) Stormwater – The proposed development will provide for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other impervious surfaces, which must not have an adverse impact on abutting or downstream properties.

Finding: Runoff from the existing and proposed development will be captured by the existing vegetated buffers. The site is gently graded and sedimentation and erosion control measures will be put in place during construction.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 29) Sedimentation & Erosion Control – The proposed development will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.

Finding: The applicant is proposing a combination of sediment and erosion control measures including silt fencing, bark mulch berms, seeding, and revegetation to prevent erosion during construction and until the site is stabilized. Best management practices and measures will be taken.

Conclusion: This standard shall be adequately met with adherence to the Conditions of Approval.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 30) Noise – The proposed development will control noise levels so that it will not create a nuisance for neighboring properties.

Finding: The application states that the facility will be in operation between 6:00 AM and 4:00 PM, Monday-Saturday, and the existing farm stand will be in operation between 9:00 AM and 6:00 PM, or between 9:00 AM and 4:00 PM during the winter.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 31) Compliance with Ordinances – The proposed development conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.

Finding: The proposed project complies with the Town's Land Use Ordinance.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

- 32) Town Plans & Vision Statements – The proposed development is consistent with the intent of the Town's Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.

Finding: Proposed project is in compliance with the intent and goals of the Town's plans. The proposed project intends to preserve and draw on the rural character aspects of the Town, building a

commercial destination that will attract visitors and minimize impacts to the neighbors and natural resources.

Conclusion: This standard has been adequately met.

- Motion to Approve: Reeve Wood
- Seconded: Justin Schlawin
- **Vote: 4-0 in favor**

Based on your application and the above findings and conclusions, we the Planning Board approve the Site Plan Review- Tier II application, with a motion to approve by Tracy Krueger, and seconded by Justin Schawlin, by a vote of 4-0, with the following Conditions of Approval:

1. The applicant shall reimburse the Town for all noticing fees.
2. The development shall comply with the Sedimentation & Erosion Control Performance Standard of the Town's Land Use Ordinance.

3. ADJOURN

Motion was made, seconded, and it was unanimously

VOTED To adjourn the meeting at 7:10 p.m.

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