

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
AUGUST 23, 2016**

Record of Minutes and dates Minutes were approved.

| | |
|---------------------------|----------------------------|
| 11/24/15 Approved 1/26/16 | 04/12/16 Approved 4/26/16 |
| 12/08/15 Approved 1/26/16 | 04/26/16 Approved 05/24/16 |
| 12/22/15 Approved 1/26/16 | 05/10/16 Approved 05/24/16 |
| 01/12/16 Approved 1/26/16 | 05/24/16 Approved 06/28/16 |
| 01/26/16 Approved 2/09/16 | 06/14/16 No Quorum |
| 02/09/16 Approved 3/08/16 | 06/28/16 Approved 07/12/16 |
| 02/23/16 No Quorum | 07/12/16 Approved 07/26/16 |
| 03/08/16 Approved 3/22/16 | 07/26/16 Approved 08/23/16 |
| 03/22/16 Approved 4/12/16 | 08/09/16 Approved 08/23/16 |

Members: Michaeline Mulvey, Chair M Helen Watts _____ Lauren Leclerc LL
Karen Marston _____ Brad Totten BT

The meeting was called to order at 7:00 PM. Marston was not present. The meeting was audio taped.

Mulvey noted that Ryan Leighton is contracted to attend one Planning Board meeting per month.

The Board received a letter from Mann Associates to be filed with Map 9, Lot 36-01 & 36-05 Colson and a letter from Jan Boucher to be filed with Map 5, Lot 24 Marshall.

The Planning Board reviewed and signed corrected minutes for August 9th and July 26th.

Mulvey called a Public Hearing to order at 7:30 PM

Map 7, Lot 29-10, Sara Lacharite, owner

The Board reviewed Section 7: Performance Standards of the Site Plan Review as follows:

1. This site plan meets the minimum requirements to preserve and enhance the landscape. The building addition creates additional storage with minimal disturbance and is not visible from the road or next door.
2. This site plan meets the minimum requirements for the relationship of proposed buildings to the environment. The proposed addition is [lower than] the original building and does not substantially change the relationship to the environment.
3. This site plan meets the minimum requirements for vehicular access. There is no change to vehicular access.

4. This site plan meets the minimum requirements for parking and circulation. The addition is accessed from the interior of the main building [and the exterior of the addition] with no outside pedestrian traffic. This improves access for emergency vehicles.
5. This site plan meets the minimum requirements for surface water drainage. Existing drainage is adequate.
6. This site plan meets the minimum requirements for existing utilities. There are two bathrooms in the building with no [additional] proposed.
7. This site plan meets the minimum requirements for advertising features. No changes are proposed to the previously approved advertising features.
8. This site plan meets the minimum requirements for special features of the development. The addition provides secure storage and constitutes an improvement over the previous trailer storage.
9. This site plan meets the minimum requirements for exterior lighting. Exterior lighting is the same as previously approved.
10. This site plan meets the minimum requirements for emergency vehicle access. Emergency vehicle access is improved.
11. This site plan meets the minimum requirements for municipal services. There is no change impacting municipal services.
12. This site plan meets the minimum requirements of no undue water pollution. Best management practices [will be] used during construction.
13. This site plan meets the minimum requirements of no undue air pollution. The addition is used for storage only, not manufacturing.
14. This site plan meets the minimum requirements for sufficient water available. There is no additional water use.
15. This site plan meets the minimum requirements for no unreasonable burden on existing water. No change and no additional personnel are proposed.
16. This site plan meets the minimum requirements for no unreasonable soil erosion. Best management practices [will be] used.
17. This site plan meets the minimum requirements for adequate sewage disposal. No [additional employees are] proposed.
18. This site plan meets the minimum requirements for no adverse effect on natural beauty. No changes are proposed [to existing landscaping.]
19. This site plan meets the minimum requirements that the applicant has adequate financial and technical capacity. The [project is being financed by] the Atlantic Federal Credit Union.

Watts made a motion seconded by Totten to approve the site plan for an addition to the existing building at JLCustomFab. The motion passed unanimously.

Watts made a motion seconded by Totten to waive the Trust Account Fee. There is no construction [requiring inspection by the town.] A fee would not apply. The motion passed unanimously.

The Public Hearing was closed at 8 PM. Melanie Page attended [but did not comment.]

The Secretary asked the Planning Board if they would like to have a button for direct contact from the town website currently under revision. Their decision was to retain phone contact with the Chairperson as currently listed on the paper contact sheets distributed in the office.

With no further business, Mulvey adjourned the meeting at 8:05 pm.

Respectfully submitted by,

Marie Murray, Secretary

cc: Selectmen, Code Enforcement Officer, Webmaster, Planning Board Files