

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
APRIL 12, 2016**

Record of Minutes and dates Minutes were approved.

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|---------------------------|---------------------------|
| 11/24/15 Approved 1/26/16 | 02/09/16 Approved 3/08/16 |
| 12/08/15 Approved 1/26/16 | 02/23/16 No Quorum. |
| 12/22/15 Approved 1/26/16 | 03/08/16 Approved 3/22/16 |
| 01/12/16 Approved 1/26/16 | 03/22/16 Approved 4/12/16 |
| 01/26/16 Approved 2/09/16 | |

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

The meeting was called to order at 7:03 PM with members Lauren Leclerc, Brad Totten, Karen Marston and Michaeline Mulvey in attendance. Members of the public attending were Heidi and Michael Morrill, Cory Edwards and Cody Edwards. The meeting was audio taped.

Map 10-29-01, Cory Edwards, owner

Mr. Edwards and his son, Cory, approached the Planning Board in response to a letter from the Codes Enforcement Officer stating that any small business activities conducted from his home require approval by the Planning Board. They discussed the presence of junk cars and possible sale of antiques.

Mulvey reviewed the content of the Site Plan Review and informed them of the application fee as well as the review process. The Edwards planned to return with an application.

Mulvey opened a Public Hearing for Heidi's Sweet Treats at 7:38 PM and subsequently closed it at 8:15 PM with no members of the public attending.

Map 7, Lot 2-3, Heidi and Michael Morrill, owners

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

1. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements to preserve and enhance the landscape. No new construction is planned. The motion passed unanimously.
2. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for the relationship of proposed buildings to the environment. There are no proposed buildings. The motion passed unanimously.
3. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for vehicular access. There is no change to vehicular access and minimal additional traffic. The motion passed unanimously.
4. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for parking and circulation. Existing

- parking is adequate with minimal additional traffic. The motion passed unanimously.
5. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for surface water drainage. No changes are proposed. The motion passed unanimously.
 6. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for existing utilities. Utilities are private not public. The motion passed unanimously.
 7. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for advertising features. There will be no signage. The motion passed unanimously.
 8. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for special features of the development. There is no new construction or outdoor storage proposed. The motion passed unanimously.
 9. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for exterior lighting. No exterior lighting is proposed. The motion passed unanimously.
 10. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for emergency vehicle access. Existing access is adequate. The motion passed unanimously.
 11. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for municipal services. There is no impact on municipal services. The motion passed unanimously.
 12. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements of no undue water pollution. The private septic system is adequate. The motion passed unanimously.
 13. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements of no undue air pollution. Bakery aromas are non-polluting. The motion passed unanimously.
 14. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for water available. Water is provided by a private well. The motion passed unanimously.
 15. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable burden on existing water. A private well provides water. The motion passed unanimously.
 16. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable soil erosion. No construction or soil disturbance is proposed. The motion passed unanimously.
 17. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for adequate sewage disposal. The

provided HHE 200 has 30-gallon excess capacity. The motion passed unanimously.

18. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no adverse effect on natural beauty. No new construction is proposed. The motion passed unanimously.
19. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements that the applicant has adequate financial and technical capacity. The applicant has stated self-financing. The motion passed unanimously.

Mulvey made a motion seconded by Totten to waive the Trust account fee because there is no new construction.

Mulvey made a motion to approve Heidi's Sweet Treats, an in-home bakery with products to be delivered to retail stores. Both motions passed unanimously.

Leclerc made a motion seconded by Totten to approve the minutes of March 8th as written. The motion passed unanimously.

Mulvey gave a report of the Selectmen's meeting. She also announced an MMP Planning Board Training June 2nd as well as a Board of Appeals Conference. Two members were interested in attending.

The meeting adjourned at 8:25 pm.

Respectfully submitted by,

Marie Murray, Secretary

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

