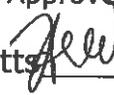


**TOWN OF BOWDOIN  
PLANNING BOARD MINUTES  
MAY 24, 2016**

**Record of Minutes and dates Minutes were approved.**

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

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

The meeting was called to order at 7:07 PM with members Lauren Leclerc, Brad Totten, Michaeline Mulvey and Helen Watts in attendance. CEO, Ryan Leighton, attended. John Mann attended from the public representing Melanie Page and Ryan Page. The meeting was audio taped.

The Board approved revised minutes of April 26<sup>th</sup>. After reviewing minutes of June 10<sup>th</sup> a motion to accept the minutes as written was seconded and unanimously approved.

Mulvey announced the schedule for Maine Municipal Association's planning board trainings. Watts and Leclerc may attend.

Map 15, Lot 38-01, Melanie Page and Ryan Page, owners

John Mann represented the Page family's plan to sell a portion of their 10-acre lot as a back lot with an existing well-constructed gravel road serving as a right-of-way (ROW). The lot is part of the White Birch Estates subdivision. Two notes on the deed may or may not require Planning Board review.

- One states that further subdivision would require Planning Board approval. Mr. Mann noted that the state defines a subdivision as the division of a lot into 3 or more parcels. This proposal would only divide one lot into two lots.
- Another states that an access road of 50 feet for future development requires Planning Board review.

After reviewing the deed and presented plan, Mulvey made a motion that the proposal to divide lot 1 of White Birch Estates into 2 lots does not create a subdivision according to state statute. Therefore Planning Board approval is not required for this division of Lot 1. Totten seconded the motion that was then unanimously approved.

Mulvey then made a motion that no further review by the Planning Board of the 50' ROW on the south side of lot 1 is required to create a back lot for Lot 1. Totten seconded the motion. The Board passed it unanimously.

John Mann requested a copy of the approved minutes.

Leclerc and Mulvey announced they would not be available for the June 14<sup>th</sup> meeting of the Planning Board. The secretary will post a cancellation due to lack of a quorum. The board will meet again June 28<sup>th</sup>.

Mulvey adjourned the meeting at 8:02 pm.

Respectfully submitted by,

Marie Murray, Secretary

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