

**TOWN OF BOWDOIN**  
**Planning Board Minutes**  
April 24, 2018  
Adopted May 22, 2018



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**Members Present**

Michaeline Mulvey, Chair - M.  
Helen Watts, Vice Chair -  
Lauren Leclerc -  
Karen Marston -  
Brad Totten -

**Members Absent**

**Staff**

Dennis Douglas, Code Enforcement - Absent  
Marie Murray, Recording Secretary

Michaeline Mulvey, Chair, called the Bowdoin Planning Board meeting to order at 7:15 PM. The meeting was recorded as Tape #22.

**Consideration of minutes: April 10, 2018**

Helen Watts moved seconded by Brad Totten to approve the minutes with editorial changes given in writing to the Recording Secretary. Motion approved 5-0.

**Map 8-17 and 8-17-02 - Jesse & Raina Levasseur – 586 Litchfield Road, Bowdoin – Site Plan Review – Open an auto repair business – in garage.**

**Public Hearing:** Michaeline Mulvey called the hearing to order at 7:30 PM and closed the hearing at 8:17 PM.

**Audience Concerns:** storage and disposal of tires, auto parts and pollutants; hours of operation, traffic, noise, lighting and advertising

**Under Site Plan Review Ordinance:**

**Section 7A.1. Preserve and Enhance the Landscape**

Helen Watts moved seconded by Brad Totten that this standard is met because the business will use an existing garage. Motion approved 5-0. See Condition 1.

**Section 7A.2. Relationship of Proposed Buildings to the Environment**

Helen Watts moved seconded by Brad Totten that this standard is met because the building exists and there is a limited area for building envelope on the subdivision plan. Motion approved 5-0.

**Section 7A.3 Vehicular Access**

Helen Watts moved seconded by Brad Totten this standard is met. Access remains the same as that approved for the subdivision. Limited additional traffic for the business is expected. Motion approved 5-0.

**Section 7A.4 Parking and Circulation**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. The area around the garage shows sufficient room for parking and turning around. Expected foot traffic will be/is minimal. Motion approved 5-0.

**Section 7A.5 Surface Water Drainage**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. No new construction is proposed. Motion approved 5-0

**Section 7A.6 Existing Utilities**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. There are no public utilities. Motion approved 5-0.

**Section 7A.7 Advertising Features**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard for advertising. Two signs are proposed on site. One will be double-sided near the road and large enough to be seen by traffic passing in either direction without lighting. A small sign on the garage to identify the work area may be lit briefly after dark if the business is open. Helen Watts moved seconded by Brad Totten that the site plan meets the standard of not detracting from surrounding properties. Motion approved 4-0. Lauren Leclerc abstaining.

**Section 7A.8 Special Features of the Development**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard to minimize adverse impact within the development area and surrounding properties with conditions. Motion approved 5-0. See Condition 2.

**Section 7A.9 Exterior Lighting**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard to minimize adverse lighting impact on neighboring properties with a condition. Motion approved 5-0. See Condition 3.

**Section 7A.10 Emergency Vehicle Access**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. Access has been approved for the subdivision and the Fire Chief has been consulted. Motion approved 5-0.

**Section 7A.11 Municipal Services**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. There are no municipal services impacted. Motion approved 5-0.

**Section 7A.12 No Undue Water Pollution**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. The septic system design is sufficient for the proposed business without employees. Appropriate treatment for fluid leaks and proper disposal of used fluids is planned. There will be minimal tire storage properly screened. Motion approved 4-0, Leclerc abstaining.

**Section 7A.13 No Undue Air Pollution**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. The owner does not plan to do body work and repair work has low emissions. Motion approved 4-0, Leclerc abstaining.

**Section 7A.14 Sufficient Water Available**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. There will be limited water use. Motion approved 4-0, Leclerc abstaining.

**Section 7A.15 No Unreasonable Burden on Water**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. The business will use limited water. Motion approved 4-0, Leclerc abstaining.

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**Section 7A.16 No Unreasonable Soil Erosion**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. Work will occur in an existing garage and a hardened, existing driveway provides access. Motion approved 4-0, Leclerc abstaining.

**Section 7A.17 Adequate Sewage Disposal**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. Sewage will go through an existing septic system and leach field. Motion approved 4-0, Leclerc abstaining.

**Section 7A.18 No Adverse Effect on Natural Beauty**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. No new building is planned. Motion approved 4-0, Leclerc abstaining.

**Section 7A.19 Applicant Adequate Financial and Technical Capacity**

Helen Watts moved seconded by Brad Totten that the site plan meets this standard. The applicant has 15 years of automotive experience and is self-financing. Motion approved 4-0, Leclerc abstaining.

**Section 9 Trust Account Fee**

Helen Watts moved seconded by Brad Totten that a Trust Account Fee is not required because no new construction is planned. Motion approved 5-0.

**The Town of Bowdoin Planning Board finds that the applicant, Jesse Levasseur, has met the standards of the Site Plan Review Ordinance.** Helen Watts moved seconded by Brad Totten that the Planning Board approves the application and site plan with the following conditions:

7A.1 Condition 1. Business-related materials will be stored within the building or in a location screened from the road.

7A.8 Condition 2. Business-related noise would be restricted to the hours between 7 AM and 7 PM.

7A.9 Condition 3. There shall be no flashing lights, no neon lighting, and no lighting reaching neighboring properties.

**Motion approved 4-0, Lauren Leclerc abstaining.**

**Adjournment:** The meeting adjourned at 9:18 PM.

Respectfully submitted by:

Marie Murray  
Recording Secretary

