

**TOWN OF BOWDOIN**  
**Planning Board Minutes**  
**June 11, 2019**  
Accepted July 19, 2019

**Members Present:**

Michaeline Mulvey -

Lauren Leclerc -

Brad Totten -

Leroy Letourneau -

Helen Watts

**Absent:**

Dennis Douglas, Code Enforcement

**Staff Present:**

Marie Murray, Secretary

The meeting was called to order at 7:04 PM with Michaeline Mulvey, Brad Totten, Leroy Letourneau, and Lauren Leclerc present. Helen Watts arrived at 7:35. Deb Marquis and Mark Bernier attended from the Board of Selectmen. Members of the public attending were Eric Schroeder, Joy and John Johnson Jr., Jimmy Courbron, surveyor, Jarrod Bernier, Lori Bernier, and Kathryn Bernier. The meeting was recorded as Tape #37.

**Business:**

The Board received and reviewed pipeline safety information and information concerning safe habitat for pollinators.

A Public Hearing was called to order at 7:30 PM.

Map 4, Lot 17-5 and Lot 25-5, Jarrod Bernier, owner

Mr. Bernier addressed questions and concerns of neighbors as follows:

Number of employees – limited to two

Noise from milling – limited to within the building

Vehicular size & traffic – limited to lumber delivery; occasion tractor-trailer; 14-foot or 10-foot trailers during construction

Wet ground – workshop building located above the brook

Hazardous waste – not expected sawdust; latex paint; rarely any solvents

Rights-of-way – neighbors have free access

Security lighting – a motion light not visible to neighbors

Plans for living there – may build in the future but not now

The Public Hearing was closed at 7:40 PM. Mr. Schroeder and the Johnson family departed.

The Planning Board then conducted a Site Plan Review with Watts reading the items but not voting:

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. The building will be well set back from road, buffered by woods with minimal clearing. The motion passed by a vote of 4 with 1 abstention.
2. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for the relationship of proposed buildings to the environment. The building will be a one-story structure well screened by trees and set back from the road. The motion passed by a vote of 4 with 1 abstention.
3. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for vehicular access. There is adequate access and egress by an existing woods road. The motion passed by a vote of 4 with 1 abstention.
4. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for parking and circulation. There is adequate access on site,

- there will be no showroom and pedestrian traffic will be limited to employees. The motion passed by a vote of 4 with 1 abstention.
5. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for surface water drainage. The building will be located above a brook and wet area. The motion passed by a vote of 4 with 1 abstention.
  6. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for existing utilities. A septic system design, dumpster and private well are planned. The motion passed by a vote of 4 with 1 abstention.
  7. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for advertising features. There will be 2' x 4' sign with downward lighting. The motion passed by a vote of 4 with 1 abstention.
  8. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for special features of the development. There will be no exposed storage outside the building. The motion passed by a vote of 4 with 1 abstention.
  9. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for exterior lighting. Exterior lighting will be a floodlight with motion detector and signage with downward lighting. The motion passed by a vote of 4 with 1 abstention.
  10. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for emergency vehicle access. There is adequate turn around space and emergency access. The motion passed by a vote of 4 with 1 abstention.
  11. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for municipal services. There will be private solid waste disposal and no impact on schools. The motion passed by a vote of 4 with 1 abstention.
  12. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements of no undue water pollution. The structure will be located outside of wetlands and construction will utilize best management practices. The motion passed by a vote of 4 with 1 abstention.
  13. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements of no undue air pollution. The business is Volatile Organic Compounds (VOC) compliant. The motion passed by a vote of 4 with 1 abstention.
  14. Leclerc made a motion seconded by Letourneau that this site plan meets the minimum requirements for sufficient water available. Water use will be limited to toilets, showers, cleaning and will be tested for adequacy as drinking water. The motion passed by a vote of 4 with 1 abstention.
  15. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable burden on existing water. There is a private well on site that will be tested for drinking water adequacy and an on site water cooler is planned. The motion passed by a vote of 4 with 1 abstention.
  16. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no unreasonable soil erosion. Best Management Practices are planned. Proposed buildings to be constructed will be small. The motion passed by a vote of 4 with 1 abstention.
  17. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for adequate sewage disposal. A septic system will be installed. The motion passed by a vote of 4 with 1 abstention.
  18. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for no adverse effect on natural beauty. There is a forested buffer existing between the building location and neighboring properties. The motion passed by a vote of 4 with 1 abstention.
  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 is a builder and is self-financing the project. The motion passed by a vote of 4 with 1 abstention.

Leclerc made a motion seconded by Totten to waive the Trust Account Fee because no part of this construction requires municipal oversight. The motion passed by a vote of 4 with 1 abstention.

Leclerc made a motion seconded by Totten to approve the application for Forest's Bunker, LLC. The motion passed by a vote of 4 with 1 abstention.

Map 6, Lot 26-0 and Lot 26-05, John Pride, owner

Mark Bernier & Deb Marquis came to discuss a request that Mr. & Mrs. Pride brought to the Selectmen. The Planning Board suggested that they send the Codes Enforcement Officer to talk with them.

**Adjournment:** The meeting adjourned at 8:27 PM.

Respectfully submitted by:

Marie Murray  
Secretary