

**TOWN OF BOWDOIN**  
**Planning Board Minutes**  
**August 13, 2019**  
**Accepted August 27, 2019**

**Members Present:**

Michaeline Mulvey - M.  
Brad Totten - BT  
Leroy Letourneau - JL  
Lauren Leclerc - LL  
Helen Watts - HW

**Absent:**

Dennis Douglas, Code Enforcement

**Staff Present:**

Marie Murray, Secretary

The meeting was called to order at 7:03 PM with Michaeline Mulvey, Brad Totten, Helen Watts, Lauren Leclerc, and Leroy Letourneau present. Code Enforcement did not attend. Deborah Sprague attended for a Public Hearing on her application for site plan review of her greenhouse applications scheduled for 7:30. Charles and Sherri Dentico attended with their realtor. The meeting was recorded as Tape #41.

**Business:**

Map 4, Lot 51-0 and 51-1 M. Charles and Sherri Dentico, owners

Mr. & Mrs. Dentico would like to protect their driveway via an easement. The Planning Board determined that it has no jurisdiction at this time. They recommended that the owners consult a surveyor.

Board members reviewed the minutes of July 23<sup>rd</sup>. Leclerc made a motion, seconded by Mulvey to accept the minutes as written. The motion passed unanimously.

Leclerc reviewed the revised minutes of July 9<sup>th</sup> and members signed the minutes as revised.

Map 15, Lot 52-0 Deborah Sprague, owner

Mulvey called a Public Hearing to order at 7:30 PM with the abutter list and application fee having been received and notices sent out. No members of the public attended and Mulvey subsequently closed the hearing at 7:55 PM.

The Planning Board then 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 greenhouses are essentially clear, adjacent to existing greenhouses, will be constructed using best management practices and will not degrade neighboring property. 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. The greenhouses are essentially clear, adjacent to existing greenhouses, will be constructed using best management practices and will not degrade neighboring property. The motion passed unanimously.
3. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for vehicular access. Access is served by an existing drive onto West Road. The motion passed unanimously.

4. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for parking and circulation. There is adequate space for parking, a driveway and adequate turning space. The motion passed unanimously.
5. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for surface water drainage. The greenhouses are set back from the property lines. The motion passed unanimously.
6. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for existing utilities. There will be no effect on public utilities. The motion passed unanimously.
7. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for advertising features. An improved existing sign will have downward lighting and will be 3' x 6' in size. 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 will be no outside storage. The motion passed unanimously.
9. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for exterior lighting. There will be supplemental signage with downward lighting. The motion passed unanimously.
10. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for emergency vehicle access. There is adequate turning radius and emergency access. The motion passed unanimously.
11. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for municipal services. There will be no impact on schools. Any waste will be composted or taken to a landfill. 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. Construction will utilize best management practices. The applicant will maintain the existing vegetation. 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. No air pollution is expected with beneficial plant production. The motion passed unanimously.
14. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for sufficient water available. Water will be supplied by an existing 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. There is a private well on site that supplies adequate water for the house and the greenhouses. 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. Proposed buildings to be constructed will be small relative to the property. There are existing greenhouses on the site. The motion passed unanimously.
17. Leclerc made a motion seconded by Totten that this site plan meets the minimum requirements for adequate sewage disposal. There will be no employees. The existing home has a septic system. 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. New greenhouses will be adjacent to the existing greenhouses causing no significant impact on natural beauty. 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 is self-financing the project. The motion passed unanimously.

Leclerc made a motion seconded by Letourneau to approve the project as submitted.

Watts made a motion seconded by Totten to waive the Trust Account Fee because the project will have no impact on municipal services and does not require municipal oversight. The motion passed unanimously.

The applicant was advised that she will need a building permit from the Codes Enforcement Officer.

Leclerc made a motion seconded by Totten to approve the application for Four Duck Pond Greenhouse. The motion passed unanimously.

**Adjournment:** The meeting adjourned at 8:03 PM.

Respectfully submitted by:

Marie Murray  
Secretary

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