

TOWN OF BOWDOIN
Planning Board Minutes
February 25, 2020
Accepted March 10, 2020

Members Present:

Michaeline Mulvey, Chair *mm*
Brad Totten, Vice Chair *BT*
Lauren Leclerc *LL*
Leroy Letourneau *LL*
Helen Watts *HW*

Absent:

Dennis Douglas, Code Enforcement Officer

Staff Present:

none

The meeting was called to order at 7:03 PM with Michaeline Mulvey, Lauren Leclerc, Brad Totten, Helen Watts, and Leroy Letourneau present. Code Enforcement Officer Dennis Douglas did not attend. The meeting was recorded as #44.

Members of the public in attendance were Chris Lidback, Tom Tetreau of Stantec, Doug Tourtelotte, Kim Loeschner, and Neil Postlewaite.

Consideration of minutes:

Board members reviewed the minutes of February 11, 2020. Watts made a motion to accept the minutes, seconded by Leclerc. The motion passed unanimously.

Business:

Map 7, Lot 40, Doug Tourtelotte, owner: Tourtelotte is proposing to sell a portion of his parcel to Postlewaite and Loeschner. Tourtelotte conveyed a portion of the parcel in 2018, and plans to sell another portion to that person. Postlewaite and Loeschner plan to purchase the remaining portion and plan to sell a portion with the existing house, building a new home on the remainder. Tourtelotte, Postlewaite, and Loeschner asked if subdivision approval would be required when they divide the lot. The Board determined that the division of their proposed purchase would create three lots which will require municipal subdivision approval if it occurs within five years of Tourtelotte's first conveyance in 2018. A survey plan of the Tourtelotte parcel indicated that there is sufficient road frontage and acreage for the lot to be divided.

Map 1, Lot 75, Deborah and Kris Lidback owners: Tom Tetreau presented materials for Site Plan Review of a solar array proposed by SunRaise Development, LLC located on a portion of the Lidback parcel. The Board reviewed the submission as follows:

- Section 6 A.1. a. name and address of applicant submitted
b. soil conditions submitted
c. municipal tax maps, lot numbers and name of abutting land owners within 1000' submitted
d. perimeter survey of the parcel **not submitted**
e. existing and proposed locations and dimensions of utilities **not submitted**

- f. locations of buildings on abutting lots not shown, not required by the Board
- g. subsurface disposal system statement **not submitted**
- h. access and interior development is shown; MEDOT entrance permit **not submitted**
- i. fence is shown; a statement is required describing signs and lighting
- j. topography shown
- k. wetlands and water bodies shown; statement regarding absence of aquifers **not submitted**

- Section 6.2.A.
- a. title information submitted
 - b. description of proposed uses submitted
 - c. ground coverage area submitted, percentage coverage **not submitted**
 - d. summary of easements, restrictions, and covenants submitted
 - e. method of solid waste disposal submitted
 - f. erosion and sedimentation control plan submitted
 - g. letter to abutting land owners submitted, list of names and addresses **incomplete**
 - h. letter of financial capacity submitted
 - i. evaluation of off-site public facilities submitted
 - j. availability of hydrants and fire ponds statement submitted
 - k. statement regarding road construction submitted
 - l. statement regarding emissions submitted
 - m. timing of planned construction submitted

- Section 6.3.a. due to the nature of the development the Board did not request additional information
- b. information on natural and cultural resources submitted

The Board informed the applicant the application is incomplete, and detailed the information required for a complete application.

The applicant stated that the application fee had been paid to the Treasurer.

Adjournment: The meeting adjourned at 8:35 PM.

Respectfully submitted by:

Michaeline Mulvey
Secretary pro tem

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