

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
APRIL 13, 2010**

Record of Minutes and dates Minutes were approved.

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|----------|------------------|---------|------------------|
| 12/08/09 | Approved 1/12/10 | 2/9/10 | Approved 3/9/10 |
| 12/22/09 | Approved 2/9/10 | 2/23/10 | Approved 3/9/10 |
| 1/12/10 | Approved 2/9/10 | 3/9/10 | Approved 3/23/10 |
| 1/26/10 | Approved 2/9/10 | | |

Members: Michaeline Mulvey, Chair _____ Helen Watts *HW* Doug Rollins *DR*
Bob Glassbrook _____ Lauren Leclerc *LL*

Helen Watts called the meeting to order at 7:05 pm. Michaeline Mulvey was absent. Members of the public attending were Llewellen Wayne Woods, Sharon Turner, and James Roach. The meeting was audio taped.

The Board signed the minutes of March 9th. They reviewed the minutes of March 23rd and requested changes. Planning and Land Use Laws for [2010] were received and distributed to members.

Watts and Glassbrook gave a brief report of the Selectmen's meetings. Watts will attend their meeting April 19th and Rollins will plan to attend April 26th and May 3rd.

Map 5, Lot 7A

James Roach is interested in purchasing this property on Route 125. He would like to move a trailer from current rented space to this land where he may eventually build a home. Board members reviewed the tax map and advised him this lot would require 600 feet of road frontage. They recommended that he purchase and review the town road standards. Mr. Roach stated that he may want to develop a subdivision on the property and the Board referred him to the town Subdivision Ordinance.

Watts opened the public hearing for Bait ME 04287 at 7:30 pm. There were no abutters in the audience.

Map 12, Lot 4-01, Augusta Road, Sharon Turner, owner

The applicant submitted the following documents as requested:

- Inland Fisheries & Wildlife (IF&W) licenses: 1) Baitfish Wholesaler and 2) Live Bait Retailer
- Letter dated March 25, 2010 from the Department of Environmental Protection (DEP) saying a Waste Discharge License is not required.
- Registration form submitted to the DEP Bureau of Land and Water Quality covering the drainage system.

The Secretary received a \$50 application fee following the March 13th meeting when the applicant returned with her checkbook.

The Board then reviewed Section 7A: Performance Standards of the Site Plan Review as follows:

1. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements to preserve and enhance the landscape. There is minimal construction and nothing will be removed. Vote: 4-0
2. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for the relationship of proposed buildings to the environment. No new buildings are proposed. Vote: 4-0
3. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for vehicular access. No additional traffic or change in entry is proposed. Parking area is shown in the sketch. Vote: 4-0
4. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for parking and circulation. No additional parking or circulation is proposed. Vote: 4-0
5. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for surface water drainage. Letter from the DEP dated March 25, 2010 and Class V Underground Injection Control (UIC) Well Registration with DEP are included. Vote: 4-0
6. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for existing utilities. Sketch shows location of existing public utilities and no change is proposed. Vote: 4-0
7. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for advertising features. The proposal states that there will be small sign lit by solar power. Vote: 4-0
8. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for special features of the development. Vote: 4-0
9. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for exterior lighting. The site plan does not propose adding exterior lighting. Vote: 4-0
10. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for emergency vehicle access. There is an existing driveway and turn around. Vote: 4-0
11. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for municipal services. Applicant states use of Pine Tree Waste Disposal. Vote: 4-0

12. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements of no undue water pollution as shown by a DEP letter dated March 25, 2010 and Class V UIC Well Registration with DEP. Vote: 4-0
13. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements of no undue air pollution. Vote: 4-0
14. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for sufficient water available. Artesian well is shown on map. Vote: 4-0
15. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for no unreasonable burden on existing water. Artesian well is located on the property. Vote: 4-0
16. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for no unreasonable soil erosion. Vote: 4-0
17. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for adequate sewage disposal as indicated by the Class V UIC Well Registration with DEP Vote: 4-0
18. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements for no adverse effect on natural beauty. Vote: 4-0
19. Rollins made a motion seconded by Glassbrook that this site plan meets the minimum requirements that the applicant has adequate financial and technical capacity. The applicant has stated self-financing and has consulted DEP regulations regarding wastewater disposal. Vote: 4-0

Rollins made a motion seconded by Glassbrook that Sharon Turner's site plan for Bait ME 04287 is complete and approved by the Planning Board. Vote: 4-0

With no further business the meeting was adjourned at 8:40 pm.

Respectfully submitted by,

Marie Murray
Secretary

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

