

**TOWN OF BOWDOIN
PLANNING BOARD MINUTES
APRIL 27, 2010**

Record of Minutes and dates Minutes were approved.

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	3/23/10	Approved 4/27/10

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

Michaeline Mulvey called the meeting to order at 7:07 pm. All members were present. Deborah Sprague was in the audience. The meeting was audio taped.

The Board signed the minutes of March 23rd. They reviewed the minutes of April 13th and requested changes.

Map 15, Lot 52-0, Four Duck Pond – A Gardeners Place, West Rd, Deborah Sprague, owner

Ms. Sprague had approached the Board last year asking advice on what the town requires for her to set up a greenhouse at her home and grow plants for wholesale. The Board could not determine whether this use would be an agricultural use exception. They suggested that she get [a building permit and] the Site Plan Ordinance and come back with more information when ready to begin a business.

Tonight, Ms. Sprague presented a site plan describing her intentions. There is a 30' x 96' greenhouse on 28 acres of property. She currently grows vegetables from seed and may bring in product from elsewhere to grow to maturity. She may sell the produce to farmers markets or from a farm stand in the future.

The Board reviewed the Ordinances as well as the 2010 Planning and Land Use regulations to determine the definition of agricultural use. The structure does not exceed 5,000 square feet.

Discussion [was extensive and included]:

- This project is well planned but giving agriculture use exception could set a precedent for future projects
- The percentage of sales that are agriculture based.

Glassbrook made a motion seconded by Watts that this project does not require a site plan review because it is agricultural use and the structure is less than 5000 square feet.

The motion passed with a vote of 4-0 (Chair abstaining)

The submitted site plan will remain on file with the Planning Board.

Rollins gave a brief report of the Selectmen's meeting. [Rollins and] Leclerc will attend the next meetings.

With no further business the meeting was adjourned at 8:00 pm.

Respectfully submitted by,

Marie Murray
Secretary

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