



TOWN OF BOWDOIN
PLANNING BOARD MINUTES
JANUARY 12, 2010

Record of Minutes and dates Minutes were approved.

12/08/09 Approved 1/12/10

Members: Michaeline Mulvey, Chair  Helen Watts  Doug Rollins 
Bob Glassbrook  Lauren Leclerc 

Chair, Michaeline Mulvey, called the meeting to order at 7:05 pm. All members were present. John Simonson from the Board of Selectmen attended.

Minutes of 12/08/09 were signed. The Board reviewed minutes of 12/22/09 and requested changes.

With no new business on the agenda the Board engaged in the following discussions:

- Simonson asked why have covenants on a subdivision plan (e.g. Map 8, Lot 17, Peepers Meadow) if not approved by the Board. He stated that one has a tendency to view anything on the plan as an item that has received Board approval. Members replied that part of the Planning Board's duty is to review covenants that the owner may apply just as they review proposed building locations on the plan. They do not typically require specific covenants as a condition of the approval process, but may do so in certain cases. Otherwise the owner has the right to change them as long as he has approval from all [lot owners.]
- Rollins reported that he had received a phone call from Mr. Edgecomb (Map 14, Lots 12, 13, Merrymeeting Sportsmen's Assoc.) regarding their inactive plan to develop a [firearms] range. He would like to sell 100 acres from that parcel and build an entry road because he cannot obtain a right-of-way from an abutter. Members questioned whether [the] proposed use of a closed road might be an issue. Edgecomb's attorney informed him that the road had been closed in 1947, thus may be exempt from current ordinances. He understands that a new application must come before the Planning Board.

Leclerc will attend the next Selectman's meetings.

Mulvey asked the Secretary to bring a draft [of] the Annual Report for the Planning Board to the next meeting.

With no further business the meeting was adjourned at 7:35 pm.

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