

**Bowerbank Planning Board**  
**Public Meeting Minutes - Land Use Proposal**

**Saturday, June 7, 2025**

**NOTE:**

*An audio recording of this meeting is on-file in the Town Office.  
See **RELEVANT DOCUMENTS** section below.*

**CALL TO ORDER:** 11:03 AM

**BOARD MEMBERS ATTENDING:**

Howard Coffman, Rodney Preble, Ken Clark, Keith Doore, Kerry Israel

**MEMBERS OF THE PUBLIC ATTENDING:**

See attached list. Residents: 19; Non-Residents: 3. Plus others.

**INTRODUCTORY COMMENT:**

Howard commented and advised those in attendance that this was an information meeting ONLY and that no binding decision was going to be made today. The goal of the meeting was to share information from the Board to the Public and to receive feedback from the Public to the Board.

Howard then proceeded to read and review two documents:

The Meeting Agenda and Guidelines document.

The email received from Attorney Stephen Wagner from the firm, Rudman Winchell.

This was a spirited discussion with a great deal of public input. Interested parties are encouraged to listen to the audio recording on the meeting.

**MOTION:** Rodney Preble

Motion to discuss the Land Use Ordinance change in the Village and Residential Districts to a five acre minimum.

**MOTION SECOND:** person not identified on tape.

**VOTE:** Approved. IN FAVOR: 3, OPPOSED: 0, ABSTAINED: 0

During this discussion Howard conducted a poll. **The complete results are contained in a supplementary document and are summarized below:**

**POLL QUESTIONS:**

**Did this meeting meet its stated goal of sharing information with attendees?**

Counts: / Consensus / Yes / \_\_\_\_ / No / \_\_\_\_ / Abstentions

**As a potential voter, do you have all the information you need to make an informed decision?**

Counts: / \_\_10\_\_ / Yes / \_\_4\_\_ / No / \_\_\_\_ / Abstentions

**Do you favor the proposal as presented?**

Counts: / \_\_\_\_ / Yes / \_\_16\_\_ / No / \_\_\_\_ / Abstentions

**Do you believe the proposal needs to be modified to incorporate attorney concerns?**

Counts: / Consensus / Yes / \_\_\_\_ / No / \_\_\_\_ / Abstentions

**Do you believe the proposal needs to be modified to incorporate landowner concerns?**

Counts: / Consensus / Yes / \_\_\_\_ / No / \_\_\_\_ / Abstentions

**Should the Board table this discussion and resume when more information is available?**

Counts: / Consensus / Yes / \_\_\_\_ / No / \_\_\_\_ / Abstentions

**Is it fair to say that the Town Meeting to vote on this proposal should be postponed or cancelled?**

Counts: / Consensus / Yes / \_\_\_\_ / No / \_\_\_\_ / Abstentions

**MOTION:** Howard Coffman

To table the motion to discuss the Land Use Policy change.

**MOTION SECOND:** Rodney Preble

**VOTE:** Unanimously approved. IN FAVOR: 3, OPPOSED: 0, ABSTAINED: 0

**<audio ended abruptly>**

A motion was made to adjourn; however it was not recorded.

**MEETING ENDED: 12:28 PM**

**RELEVANT MEETING DOCUMENTS:**

**NOTICE:**

posted on town hall window, firehouse, The Eastern Gazette  
2025-0600 BB Meeting Notice June Window.pdf  
2025-0607 BPB Public Hearing Gazette Notice.pdf

**MINUTES:**

2025-0607 BPB Public Hearing Minutes.pdf

**AUDIO:**

2025-0607 BPB Public Hearing Audio.MP3

**OTHER:**

2025-0607 BPB Public Hearing Meeting Agenda & Guidelines.pdf

2025-0607 BPB Public Hearing Sign Up Sheet.pdf

The email received from Attorney Stephen Wagner from the firm, Rudman Winchell.  
PB Ordinance Proposal Information Sheet v1.1 Rudman Winchell Edited 6 6 25.pdf

2025-0607 BPB Public Hearing Poll Results.pdf