

# **Bowerbank Planning Board Meeting Minutes**

**Thursday, June 19, 2025**

## **NOTE:**

*An audio recording of this meeting is on-file in the Town Office.*

***PLEASE NOTE THAT THERE WAS A TECHNICAL PROBLEM WITH THE RECORDING. IT STARTS APPROXIMATELY 1 HOUR INTO THE MEETING.***

***See RELEVANT DOCUMENTS section below.***

**CALL TO ORDER:** 6:30 PM

## **BOARD MEMBERS ATTENDING:**

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

## **MEMBERS OF THE PUBLIC ATTENDING:**

None.

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**MOTION:** Kerry Israel

Motion to accept the minutes of the meeting on May 15, 2025 as presented.

**MOTION SECOND:** Walter Lougee

**VOTE:** Unanimously approved.

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**MOTION:** Kerry Israel

Motion to accept the minutes of the meeting on June 7, 2025 as presented.

**MOTION SECOND:** Rodney Preble

**VOTE:** IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 1 (Walter)

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**MOTION:** Kerry Israel

Motion to discuss attorney related items.

**MOTION SECOND:** Ken Clark

**VOTE:** Unanimously approved.

## **DISCUSSION:**

The Board discussed the issue brought up by Attorney Wagner that our planning documents do not reflect recent legislative changes relating to Auxiliary Dwelling Units (ADUs).

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**MOTION:** Kerry Israel

Motion to not pursue any ADU related changes to land use documents.

**MOTION SECOND:** Ken Clark

**VOTE:** Unanimously approved.

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**MOTION:** Kerry Israel

Motion to close discussion on attorney related matters.

**MOTION SECOND:** Rodney Preble

**VOTE:** Unanimously approved.

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**MOTION:** Kerry Israel

Motion to remove from the Table the discussion regarding minimum lot size changes.

**MOTION SECOND:** Rodney Preble

**VOTE:** IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 1 (Walter)

**DISCUSSION:**

The board discussed the public comments shared at the June 7, 2025 Public Hearing on the proposal to increase minimum lots sizes to two acres in the Village and Residential Districts. At the public hearing, the general feedback was that folks were agreeable to the idea of two acre minimums but not five acre minimums.

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**MOTION:** Kerry Israel

Motion to recommend to the Board of Selectmen that the minimum lot size in the Village District be increased to a two acre minimum lot and to also increase the minimum road frontage to 200 feet in the Village District.

**MOTION SECOND:** Rodney Preble

**VOTE:** Unanimously approved.

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**MOTION:** Kerry Israel

Motion to adjourn.

**MOTION SECOND:** Ken Clark

**VOTE:** Unanimously approved.

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**MEETING ADJOURNED:** 8:00 PM

**RELEVANT MEETING DOCUMENTS:**

**NOTICE:** posted on town hall window

**AGENDA:** 2025-0619 BPB Updated Agenda.pdf

**MINUTES:** 2025-0619 BPB Meeting Minutes DRAFT.pdf

**AUDIO:** 2025-0619 BPB Meeting Audio.mp3

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