

Bowerbank Planning Board Meeting Minutes

Thursday, July 17, 2025

NOTE:

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

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

All documents are available on the town website <http://www.townofbowerbank.com>

CALL TO ORDER: 6:33 PM

BOARD MEMBERS ATTENDING:

Howard Coffman, Ken Clark, Keith Doore, Kerry Israels, Walter Lougee

MEMBERS OF THE PUBLIC ATTENDING:

None.

MOTION: Ken Clark

Motion to accept the minutes from the June 19, 2025 meeting as presented.

MOTION SECOND: Kerry Israels

VOTE: Unanimously approved. IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 0

MOTION: Howard Coffman

Motion to discuss Land Use Ordinance Changes

MOTION SECOND: Walter Lougee

VOTE: Unanimously approved. IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 0

DISCUSSION SUMMARY:

- The attorney updated the documents to reflect a Land Use Change in the Village District ONLY; changing the minimum acreage from one to two acres and the minimum contiguous

road frontage from 100 to 200 feet.

- Selectmen still have to approve any change to move the proposal forward.
- The Planning Board will recommend that a Public Hearing be held before any town vote is conducted.
- It's up to the Selectman to schedule the Hearing and any subsequent Town Vote

MOTION: Howard Coffman

Motion to recommend a change to the Land Use Ordinance for the Village District ONLY; changing the minimum acreage from one to two acres and the minimum contiguous road frontage from 100 to 200 feet.

MOTION SECOND: Kerry Israels

VOTE: Unanimously approved. IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 0

MOTION: Kerry Israels

Motion to recommend to the Selectmen that a Public Hearing be held to discuss the matter.

MOTION SECOND: Ken Clark

VOTE: Unanimously approved. IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 0

GRANTED PERMIT APPLICATIONS

Report by Keith Doore

PERMIT NUMBER: 17

APPLICANT: John DeLewa

ADDRESS: 19 Bear Point Road

MAP: 4, **LOT** 2

DESCRIPTION:

28x32 camp, 1 1/2 storey, 140 feet from water; met setback requirements, +1 acre

MOTION: Kerry Israels

Motion to adjourn.

MOTION SECOND: Walter Lougee

VOTE: Unanimously approved. IN FAVOR: 4, OPPOSED: 0, ABSTAINED: 0

MEETING ADJOURNED: 7:09 PM

RELEVANT MEETING DOCUMENTS:

NOTICE: 2025-xx BPB Meeting Notice.pdf

MINUTES: 2025-0717 BPB Meeting Minutes DRAFT.pdf

MINUTES: 2025-0717 BPB Meeting Minutes FINAL.pdf

AUDIO: 2025-0717 BPB Meeting Audio.mp3