

**Proposal Information Sheet for the**  
**“2025 Subdivision Ordinance of Town of Bowerbank, Maine**  
**Minimum Lot Size Amendment.”**

**\* notes from Rudman Winchell, Town Attorney, appear in red**

**1. What are the proposed changes to the Bowerbank Land Use Ordinance Dimensional Standards?**

1.1 Increase the Minimum Lot Size in the Village District from 1 to 5 acres and increase the Minimum Lot Size in the Residential District from 2 to 5 acres.

1.2 Increase the Minimum Lot Size per Dwelling in the Village District from 1 to 5 acres and increase the Minimum Lot Size per Dwelling in the Residential District from 2 to 5 acres.

1.3 Increase the Minimum Continuous Road Frontage in the Village District from 100 to 200 feet.

1.4 Amend various provisions to define and provide standards pertaining to Accessory Dwelling Units (ADU), as required by recently enacted state law (30-A M.R.S. § 4364-B).

**2. What is the impact of this change?**

2.1 Lot size minimums would be the same for the Village, Residential and Rural Districts. This change would replace 1 and 2 acre lot minimums with a 5 acre minimum. Road frontage increases in the Village District.

2.2 Land owners when subdividing their property in the three districts must adhere to a 5 acre minimum lot size.

2.3 An ADU is allowed wherever a single-family home is allowed, notwithstanding the minimum lot size or maximum lot coverage requirements, subject to certain standards and limitations.

**3. Can a property owner build on an existing lot containing less than 5 acres?**

Yes. Subject to the requirements of the current Land Use Ordinance and construction begins prior to the effective date of this proposal.

**4. What property is "grandfathered" by this proposal?**

Every parcel that has a deeded lot of record. See existing non-conforming structure, lot, and use provisions of the Land Use Ordinance, which remain unchanged.

**5. How does this effect building, renovating or replacing a house on the lake?**

It doesn't. Property on the lake within the shoreland zone is subject to the Shoreland Zoning Ordinance.

**6. What is a non-conforming lot after this ordinance is passed?**

For purposes of this Amendment, any lot that is less than 5 acres OR has less than than 200 feet of frontage

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**8. What rules apply if a property owner wants to subdivide, sell or transfer their property before the amended ordinance goes into effect?**

Existing Land Use Ordinance Dimensional Standards apply for the District the property is located in. See section 5.1 DIMENSIONAL STANDARDS, Town of Bowerbank Land Use Ordinance page 21 for details.

**9. If approved at the Town Meeting, when will the Ordinance changes take effect?**

If approved at the June 16, 2025 Town Meeting, the effective date is expected to be June 23, 2025, which is when the Selectmen are scheduled to finalize the voting results of the Town Meeting. Changes will be amended into the Land Use Ordinance (page 21) and the Comprehensive Plan (pages K-5 and K-6). **Note from Rudman Winchell: the Comprehensive Plan must be modified following the process for amending a comprehensive plan in state law. However, this amendment is consistent with the existing comprehensive plan, so an amendment to the comprehensive plan is not strictly necessary for this land use ordinance amendment to pass and be effective.**

**10. Will these ordinance changes impact the tax valuation of my property?**

No.

**11. Why have these changes been proposed?**

✓ Establish a long term approach to preserving, protecting and maintaining Bowerbank's rural character and amending the ordinance as proposed will:

✓ Reduce the potential impact of over-development.

✓ Provide property owners and their families with a better quality of life by preserving open space and water resources above and below ground.

✓ Provide property owners with the ability to enjoy a non-congested and intelligently developed rural community.

✓ Ensure property owners have availability and access to the recreational resources in Bowerbank.

✓ Moderate town growth and deter undisciplined and speculative development.

✓ Preserve our town motto of "Living on the Edge of the Wilderness."