



Lamoine Planning Board

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Draft Minutes of Regular Planning Board Meeting September 11, 2017 Lamoine Town Hall

In Attendance

Planning Board members: Holt, Bamman, Fowler, McMullen, Legere (alt.), Gabel-Richards (alt.)

Code Enforcement Officer: Gallegos

Members of the Public: Stephen Salsbury, Alice Workman, Stewart Workman, Carol Korty, Catherine deTuede, Bruce Gillette, Kathleen Rybarz, Jack Dodson.

1. Chair Holt called meeting to order at 7:02 pm.
2. Consideration of August minutes - approved 4 - 0
3. Code Enforcement Officer's Reports
 - a. Permits issued - 19
 - b. Plumbing Permits issued - 14
 - c. Ordinance Enforcement Issues
 - i. PCJ LLC - replanting looks ok on inspection
 - ii. Timothy Gott et al - awaiting affidavit verifying removal of material.
 - iii. Ian Heyse - meeting requested
4. Old Business: none
5. New Business
 - a. Doug Gott site plan review for road and underground utilities - Map 2 Lot 11. Found complete (5-0) with following condition(s) Requirement 1-5d, All existing and proposed setback dimensions. Verify 5 foot setback at entrance from Lamoine Beach Road to abutting property lines. Public hearing set for October 2, at 6:30, before regularly scheduled meeting.
 - b. Application Completeness Review - Gravel Pit Application - R.F. Jordan & Sons, Inc, Map 4 / Lot 8 - "Blunt's Pond Pit." Found complete (4 - 1 Bamman) with the following condition(s).
 - i. Update and correct table of contents.
 - ii. Clarify names of owner and operator.
 - iii. Requirement 1e, Land Use District parcel is located in, must add. Public hearing set for October 2, at 6:30, before regular meeting.
 - c. Subdivision Pre-application, Workman Enterprises, LLC - Map 20 / Lot 4-2 & Map 9 / Lot 14-8, 8 units on 27.8 acre parcel. Board pointed out a significant issue concerning the setback of the commercial buildings on lot 4 from the subdivision road right of way.
 - d. Discussion of Annual Groundwater Quality Monitoring Report submitted by S.W. Cole Engineering, Inc. regarding John Goodwin Jr's "East Lamoine Pit."
 - The problem - detectable levels found of EPH compound C11-C12 aromatics and compounds C9-C18 and C19-C36 aliphatics in test wells. While the levels found were below maximum acceptable concentrations as stated by MeDEP the report raised several questions/concerns.

- Where are the contaminants coming from.
 - What is the turn-around time for retesting results(Rybarz)
 - Some of the contaminants found indicate diesel fuel as a source (Gillette)
 - What can be done if found again in retesting, what are the next steps? (Korty)
 - Retesting is scheduled for October. Should this have been scheduled sooner?
6. Permit Conditions Tracking Report - read with brief discussion.
7. Ordinance Development
- a. Lot Standards and Structure Setback Table regarding minimum road frontage on public and private roads. Rewritten table to be submitted to Selectboard.
 - b. Discussion about procedure that is in place to initiate an investigation by the CEO. Currently initiated by the filing of a formal complaint.
 - c. Shoreland Zoning Ordinance update -.brief discussion of status of review. Board agreed to send a draft to MeDEP for review.
8. Meeting Dates
- Site walk, Kittredge Pit Expansion, September 14, 3:00 pm.
 - Public Hearing - 6:30 pm on October 2.
 - Regular Planning Board meeting - October 2, at 7:00 pm.
 - Public Hearing, Kittredge Pit Expansion, September 27, 6:30 pm At Lamoine School. Continued on September 28 if needed.
 - Special meeting, Kittredge Pit expansion, October 10, 7:00 pm
 - Town Hall.

Meeting adjourned at 9:02 pm

Respectfully submitted,

Steve Gabel-Richards, secretary