



Lamoine Planning Board

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Minutes – March 7, 2022

Board Members Present: John Holt, Perry Fowler, Chris Tadema-Wielandt, Don Bamman, Steve Gabel-Richards

CEO: Rebecca Albright

Members of the Public Present: Glenn Crawford, Carole Gartley, William Gartley

Call to Order: 7:03 pm

Consideration of Minutes: Motion to approve the minutes from [November 1, 2021](#) (Holt/Tadema-Wielandt) was passed 5 - 0

Code Enforcement Officer's Reports

Permits Issued - reviewed by the Board, no discussion

Enforcement Activities:

Kittredge Pit - conditions set by the Board when the permit was issued, 6-7-21

1. Permanent boundary markers delineating the southern boundary of the area with Site Plan approval granted in 2004 shall be installed.

2. A quantified and qualified restoration plan, satisfactory to the Code Enforcement Officer, for the overdue area in the southwest corner of the currently permitted 17.5 acre pit shall be submitted prior to the release of this approval.

3. Said restoration shall be completed to the satisfaction of the Code Enforcement Officer within four (4) months of the date of the permit approval [prior to October 7, 2021]

Note: This permit does Not include or allow the proposed "New Work Road" as shown on the plan.

Permit Conditions Tracking Report:

Kittredge Pit - CEO detailed activity regarding the conditions listed above.

October 7, 2021 - CEO inspected the pit for compliance and found areas of the restoration washed out and needed to be replaced. Requested that work be completed within 30 days, 11/11/2021.

November 18, 2021 - CEO issued formal notice of violation to Harold MacQuinn, Inc that issues identified in the October 7 report had not been addressed by the 11/11/21 deadline. Notice requires that issues be addressed within 30 days.

December 20, 2021 - CEO informed the Board and MacQuinn's agent Steve Salsbury via certified letter that recent restoration failed to meet the requirement in section 8.D. of the Gravel Ordinance mandating a the placing of a minimum 4 inches of topsoil prior to seeding.

December 30, 2021 - CEO received an email from Edmond Bearor, attorney for MacQuinn, acknowledging communications between the CEO and Steve Salsbury. He also suggested that the CEO meet with Mr. MacQuinn on site to review deficiencies. The CEO agreed to this but has not heard back.

A Stop Work Order has been issued until this matter is cleared up to the satisfaction of the CEO.

Old Business:

Jordan Shores Subdivision, update on sale of abutting lots. The subdivision was approved with the understanding that two lots would be conveyed to abutters and that those deeds be recorded and the Board would be supplied with copies of the recorded deeds. The subdivision plan then needed to be resubmitted showing the changes brought about by the

conveyance of these lots. Holt reported that Woodland Properties sold all the lots to themselves and recorded them as one lot. It then sold the two lots to the abutters and they have been recorded with the County. No-one was in attendance from Woodland Properties and further action was put off until the April meeting.

New Business:

Building Permit, Shoreland Permit, and Floodplain Hazard Permit applications completeness review, Glenn and Donna Crawford, to construct a pier, Map 13 / Lot 50. William Gartley, of Gartley & Dorsky Engineering & Surveying, Inc. presented the proposal for the pier and responded to questions about the application. Holt reported that the Board responded to a request that the Shoreland Application be shared with the State DEP for comment. Holt and Collin Clark, the Shoreland Zoning Coordinator of ME DEP communicated about the status of the pier and whether or not it was commercial. This is important as a commercial pier would require a zoning change by the town. It was decided that as long as the pier was used only by a family member that it would not be considered a commercial use.

It was then established that all the non local permits have been obtained.

A motion was made (Fowler/Holt) that the project does not require a Site Plan Review Permit. After a discussion of Site Plan applicability, the motion passed 5 - 0.

The Board then dealt with the Flood Hazard Development Application. After review and discussion, a motion was then made (Holt/Bamman) to grant a Flood Hazard Development Permit. Motion passed 5 - 0.

A motion was made to find the submitted plot plan sufficient (Holt/Fowler). Passed 5 - 0.

The Board then reviewed the Shoreland Zoning Application and completed the review checklist. Motion made to find application complete (Holt/Bamman). Passed 4 - 0 -1 with Tadema-Wielandt abstaining.

The Board then reviewed the requirements of the Shoreland Zoning Ordinance. Motion made to find requirements met (Bamman/Tadema-Wielandt). Passed 5 - 0.

The Board then reviewed the Construction Application. A motion was made to approve the application (Bamman/Fowler). Passed 5 - 0.

Applicant was reminded that approval was given with the understanding that if usage of the pier were to become commercial that the owner will have to go before the town for a zoning change.

Ordinance Development: none

Upcoming Meeting Dates: April 4, May 7, and June 6, 2022
No public hearings scheduled

Meeting Adjourned at 8:40 pm