

Lamoine Planning Board
October 10, 2022
Minutes of September 12, 2022 Monthly Meeting

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

CEO: Rebecca Albright

Members of the Public Present: Carol Korty, Stephen Salisbury

Call to Order: 6:30 pm

Public Hearing: Gravel Pit Applications

PCJ LLC, McDevitt Pit, Map 3 / Lot 4: no comments from the public.

Harold MacQuinn, Inc., Asher Pit, Map 3 / Lot 42: no comments from the public.

Harold MacQuinn, Inc., Sand Pit, Map 9 / Lot 13: no comments from the public

Harold MacQuinn, Inc., Higgins Pit, Map 20 / Lot 12: no comments

John Goodwin Jr., Davis Pit Map 4 / Lot 41-1 & Map 5 / Lot 15: question from Carol Korty about access to the pit, answered.

John Goodwin Jr., East Lamoine Pit, Map 1 / Lot 74: Concern presented by Carol Korty about the noise level coming from the pit from its operations. A request was made to monitor noise levels from the pit as specified in the ordinance.

Public Hearing closed: 6:43 pm

Consideration of Minutes: Motion made to accept the minutes as amended (Holt/Tadema-Wielandt) passes 5 - 0

CEO Reports

Permits Issued: There was a question to the CEO about the permit issued to the Lamoine School for a portable classroom. The CEO confirmed that this permit was based on a previously approved permit that had not been used.

Enforcement Activities:

It was reported that restoration work on the property on Pinkham Flats near Archer Brook has begun and the DEP says it's a good start but not complete yet.

The CEO reported that she is working on four illegal campsite issues and that two are resolved and the other two are ongoing.

The CEO also reported on a complaint by a resident about an AirBNB in near their home creating noise and traffic, etc. The Planning Board will likely take up the issue of short term rentals in future ordinance development. Holt expressed an opinion that this issue should initially be addressed by the Select Board.

Old Business: none

New Business:

Stacie Durrel asked the Board for an extension of her building permit. A motion was made to grant the extension (Fowler/Tadema-Wielandt). Passed 5 - 0

Gravel Pit Applications: All standards reviewed and passed 5 - 0 unless otherwise noted.

PCJ LLC, McDevitt Pit, Map 3 / Lot 4: Standard E1, Transportation, passed 4-1 with Tadema-Wielandt casting the negative vote. Standard L, Adverse Effect passed 4 - 0 - 1 with Bamman abstaining. A motion was made to approve with conditions (Holt/Tadema-Wielandt), passed 5 - 0.

The conditions given are:

Provide the location of the well on an adjoining lot.

Provide evidence of payment to the restoration fund by the end of the month.

Provide updated copy of financial statement from the bank.

Harold MacQuinn, Inc., Asher Pit, Map 3 / Lots 42, 43-1: All standards passed 5 - 0 except L, Adverse Effect, which passed 4 - 0- 1 with Bamman abstaining. A motion was made to approve with conditions (Holt/Tadema-Wielandt). Passed 5 - 0.

The conditions given are:

Provide evidence of payment to the restoration fund by the end of the month.

Harold MacQuinn, Inc., Higgins/Sand Pits, Map 20 / Lot 12 and Map 9 / Lot 13: All standards passed 5 - 0 except L, Adverse Effect, 4 - 0 - 1 with Bamman abstaining. A motion was made to approve both applications with conditions (Holt/Gabel-Richards). Passed 5 - 0.

The conditions given are:

Provide evidence of payment to the restoration fund by the end of the month.

Ordinance Development: It was decided to send a note to the Select Board requesting guidance on the issue of campgrounds and short term rentals.

Upcoming Meeting Dates:

Regular meetings: October 10, November 14, December 5.

Meeting Adjourned: 8:02 pm