



## Lamoine Planning Board

606 Douglas Hwy  
Lamoine, ME 04605  
(207)-667-2242

[www.lamoine-me.gov](http://www.lamoine-me.gov)  
[town@lamoine-me.gov](mailto:town@lamoine-me.gov)

### Minutes - October 10, 2022

#### Present:

Board members present: John Holt, Don Bamman, Perry Fowler, Richard McMullen, Chris Tadema-Wielandt, and Stewart Workman (alternate);

CEO Rebecca Albright

Other: Rob Liebow (Supt of Schools), Brett Jones (Chair, Lamoine School Department), and Steve Salisbury (agent for John Goodwin, Jr.)

1. Chair John Holt called the meeting to order about 7:00 p.m.
2. The Board approved the [Minutes of the September 12, 2022](#) meeting submitted by Secretary Steve Gabel-Richards.
3. CEO reports
  - a. Construction and Plumbing permits issued were reviewed by the Board
  - b. CEO noted that several issues regarding illegal camping were investigated
4. Construction application submitted by Supt Rob Liebow for the Lamoine School Department, Map 15 / Lot 24

The School proposes to place a 36' x 68' portable classroom to the rear and east of the main school building and near the existing portable classroom at the school. The application had been received at the Town Office on August 18 and reviewed by CEO Albright who issued a building permit on that date. However, the BLUO Table of Land Uses mandates that applications and permits involving the school are to be handled by the Planning Board. Hence, the meeting tonight is to provide the opportunity for the Board to act on the application, as it is required to do.

Supt. Riebow briefly explained the proposal. Based on the site plan sketch and verbal explanations by Rob Liebow and School Committee Chair Brett Jones, the Board agreed to act on the construction application. Chair Holt read the review criteria found in Section 7.B.4 of the Building & Land Use Ordinance for the Board to consider. The Board then voted to issue the construction permit.

Given that the building exceeded 2,000 sq. ft. in size, the project also needed a Site Plan Review Permit. Chair Holt read the review criteria found in Section J. 1-17 of the Site Plan Review Ordinance. Board members then voted to issue a Site Plan Review permit for the project, finding that all criteria had been satisfied.

5. Findings of Facts & Decision – Gravel Permit, John Goodwin Jr., “Davis Pit” Map 4 / Lot 41-1 & Map 5 / Lot 15.

Chair Holt noted that the Board had issued permits for this gravel pit many times in the past. He said that he had reviewed the lengthy list of review criteria and found that all criteria had been met. Vice-chair Don Bamman noted the same. With the concurrence

of the other voting members of the Board, the Board voted 5-0 to issue a 3-year permit for the Davis Pit (Nov 1-2022 – Oct 1, 2025).

6. Findings of Facts and Decision – Gravel Permit, John Goodwin Jr., “East Lamoine Pit Map 1 / Lot 15.

Chair Holt noted that the Board had issued permits for this gravel pit many times in the past. He said that he had reviewed the lengthy list of review criteria and found that all criteria had been met. Vice-chair Don Bamman noted the same. With the concurrence of the other voting members of the Board, the Board voted 5-0 to issue a 3-year permit for the East Lamoine Pit (Nov 1-2022 – Oct 1, 2025).

7. Future meetings

November 14, December 5 and January 2.

8. Adjournment

Respectfully submitted,

John Holt  
Secretary pro tem