



## Lamoine Planning Board

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### Minutes of November 14, 2022 Monthly Meeting

**Boards Members Present:** John Holt, Don Bamman, Richard McMullan, Stuart Workman, Chris Tadema-Wielandt, Steve Gabel-Richards

**CEO:** Rebecca Albright

**Members of the Public Present:** Rob Liebow, Brett Jones, Hal Feinberg, Sarah Stanley

**Call to Order:** 7:02 pm

**Consideration of Minutes:** Motion to accept as corrected (Bamman/ Tadema-Wielandt) passed 5 - 0

#### **CEO Reports**

- a. Building and plumbing permits issued were reviewed by the Board.
- b. No enforcement activity.

**Old Business:** none

#### **New Business:**

a. Amendments to the Construction and Site Plan Review applications, Lamoine School Department, Map 15 / Lot 24 for a portable classroom. The amendments submitted are to satisfy previous concerns about location and setbacks for the classroom. A motion was made to approve the amended application. (Tadema-Wielandt/Bamman) Approved 5 - 0

b. Site Plan Review pre-application, CPEX, LLC, for a dome glamping resort with on site restaurant and employee housing off the Partridge Cove Road. This was strictly an informational discussion as no application has been made. Hal Feinberg, representing the developer, discussed the scope and character of the development. It is proposed to contain 90 dome accommodation units of 28 ft. Diameter, a larger dome for employee housing, and a dome containing the restaurant and office. The discussion that followed focused mainly on the various ordinances that might impact the development and what each may require of the applicant. There was a discussion of just how this development might be classified, e.g. subdivision or campground. The applicant displayed information about the Clear Sky Resort in Grand Canyon Junction, AZ to give an idea of what it would look like. They state that their camps retain existing vegetation and aim to minimize disturbed areas as much as possible. A discussion followed where Board members asked questions, expressed concerns, and sought clarity. These were recorded by Mr. Feinberg to bring back to the developers/engineers to guide them in preparing the application. Chair Holt felt that the Board's next step is to try and determine the ordinances that will come into play for the applicant. He advised that the more complete and detailed the application is the more likely that ordinance requirements will be met. It was decided that a site visit would be better after the Board was presented with a layout of the proposed development. It was decided to put further discussion of the project on next month's agenda.

**Ordinance Development:** none

**Upcoming Meeting Dates:** December 5, January 2, and February 6.

**Meeting Adjourned:** 8:22 pm