



## Lamoine Planning Board

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### Minutes of December 5, 2022 Monthly Meeting

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

**CEO:** Rebecca Albright

**Members of the Public Present:** Michael Walls, Marie Overlock, Carol Korty, and Karen Richter. They were there to comment on proposal, Clear Sky Acadia. When informed that it was not on the agenda as there hasn't been an application, they left.

**Call to Order:** 7:04 pm

**Consideration of Minutes:** November minutes were not available, put off until January meeting.

**CEO Reports:**

- a. Building and plumbing permits issued were reviewed by the Board.
- b. Enforcement Activities - the issue of Rockweed harvesting at several local properties by a Canadian company was brought up. Several residents have expressed concerns about the length of time that associated machinery was being left at Marlboro Beach. There is a concern about improper use of the public beach and the Lamoine Ordinance that stipulates no overnight parking in Lamoine Parks.

**Old Business:** Discussion continued about the permitting process for the proposed Glamping Resort and which ordinances will impact the project. It was noted that several of the town ordinances reference campgrounds and include specific criteria for them. The discussion focused mainly on how the individual units were to be classified. For example, campsites, cabins, hotel rooms, or dwelling units. The classification will have a major impact on the requirements imposed. There were also questions brought up about the amount of wetland on the site and the impact of that on septic design. Roads were also discussed. The campground ordinance states that roads must meet the requirements of the town subdivision ordinance. The Board felt that they had enough to handle an application when it does arrive.

**New Business:** The Select Board voted at its last meeting to put on the warrant for the Town Meeting in March a change the designation of the property, Map 13/Lot 50 from Limited Residential District to Commercial Fisheries and Maritime Activities District. The potential role of the Planning Board may be to provide information for the public as to what this means for the parcel.

Some guidance from the state on LD 2003 was presented. One section of interest was on page 8 of the state document. Lamoine considers a building lot to be 40,000 sq. Ft. With 200 ft of road frontage. The key take away was that the new law did not change the requirement for lot area, but did allow for additional dwellings without increasing the road frontage. There followed some discussion of the section on accessory dwelling units, which did represent changes to current town standards.

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

**Meeting Adjourned:** 8:07 pm