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Lamoine Planning Board

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Minutes of January 2, 2023

Present: Regular Board members Perry Fowler, John Holt, Richard McMullen and Chris Tadema-Wielandt, Alternate Board member Stewart Workman and CPEX, LLC representative Hal Feinberg

Present via Zoom: CEO Rebecca Albright and Bill Anderson, CPEX, LLC Engineer

1. Chair John Holt called the meeting to order about 7:00 p.m.
2. Minutes of two previous meetings were reviewed. November 14 and December 5 minutes were approved by separate votes.
3. The Board accepted the CEO monthly reports.
4. Site Plan Application completeness review. CPEX, LLC proposal to construct a dome "glamping" resort, Map 4 / Lot 41 and Map 8 / Lot 23.

The proposal seeks to erect 103 domes of various dimensions as well as a swimming pool. Ninety of the domes will house guests while 13 will serve other purposes such as a restaurant, laundry, employee housing, maintenance equipment, weddings, and other group activities.

While the proposal has features characteristic of a motel/hotel (BLUO Land Use 18), it also has characteristics of a campground (BLUO Land Use 2) both of which require Planning Board approval. Perhaps the BLUO Land Use 21 is most applicable, namely, "other uses similar to those requiring Planning Board approval."

The Board proceeded with processing the Site Plan Review Application Checklist. Information was provided by the applicant for most of the application requirements. However, there was no site plan map provided in enough detail to enable the board members to make several determinations necessary for a complete application. Further, much information about the water and sewer systems was lacking. The board found the application to be incomplete. The applicant made note of the several deficiencies and will provide additional information to the board at least two weeks prior to the February 6 meeting.

While the applicant had also submitted a subdivision application for the project, the board felt that few items other than roads and fire protection of the subdivision requirements would apply to the project of this nature.

5. Public hearing for proposed amendment to the Shoreland Zone Ordinance. The Select Board has voted to place an amendment to the SZO on the March 2023 town meeting warrant. The Planning Board is required to hold a public hearing on this article. We agreed to hold the hearing on February 6 at 6:30 p.m., prior to the regular meeting of the board, and to ask a member of the Select Board to be present to respond to questions.

6. A brief discussion took place regarding the implications of LD 2003 for possible amendments to BLUO. It was decided to await further clarification and associated rule-making of the recently passed state law before developing any changes to our current ordinances.

7. Upcoming meeting dates:

- a. Regular meetings: February 6 (after Public Hearing), March 6 and April 9
- b. Site visits: None scheduled
- c. Public Hearing: February 6 at 6:30 p.m.

8. Adjournment

Notes submitted by John Holt, Secretary Pro Tem