



Lamoine Planning Board

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

www.lamoine-me.gov
town@lamoine-me.gov

Minutes of the April 3, 2023 Lamoine Planning Board Monthly Meeting

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

CEO: Rebecca Albright

Members of the Public: Michael Jordan, Glenn Crawford, Karen Davis, Greg Davis, Michele Havey, Angel Jung, Keith Havey

Consideration of [Minutes - February 6, 2023](#): Moved to accept (Holt/Fowler) with a note to get the name of the engineer representing Clear Sky who was present on Zoom. 5 - 0

Code Enforcement Officer's Reports

- a. Permits Issued - reviewed, no discussion
- b. Enforcement Activities - none
- c. Other: For discussion later in the meeting, Havey application and state legislation concerning housing.

Old Business: None, Clear Sky Acadia Resort was unable to submit additional required documentation for this meeting.

New Business:

a. Request by Glenn Crawford for a one year extension of construction permit #2207, issued March 7, 2022 for Map 13 / Lot 50, Glenn and Donna Crawford. After brief discussion, it was moved (Holt/Fowler) to grant the one year extension. Holt read from the SZO, section 16 paragraph F concerning extensions of permits. After one year extension, the Planning Board has the option of renewing the application or requesting a new application. One year extension vote passes 5 - 0.

b. Discussion and recommendation regarding relocation of a nonconforming structure in the Shoreland Zone, Map 17 / Lot 16, Keith and Michele Havey. The Board was asked by the CEO to render an opinion on the matter. Holt read the requirements of the SZO concerning the relocation of nonconforming structures within the zone. Keith Havey explained to the Board their project, what they would like to do and the rationale for this solution. There was considerable discussion of the constraints of the property, the possible alternatives, and other mitigating factors. It was moved (Bamman/Tadema-Wielandt) to recommend approving the relocation to the CEO. The motion passed 4 - 1, with Holt voting against feeling that the size of the property would allow for a relocation that would conform to the requirements of the SZO.

Ordinance Development:

a. Discussion regarding designation of Resource Protection areas in the Shoreland Zoning Ordinance and on the official Shoreland Zone Map. An informal discussion about possible future changes to the Ordinance and/or Map. Holt discussed

the history of the issue and read to the Board from communications from Colin Clark of the Maine DEP concerning confusion over the designation of Resource Protection on Lamoine's Shoreland Zone Map. He then asked the Board for authorization to meet with Colin Clark, on the Boards behalf, to discuss the issue and bring the results of the meeting to the May Board meeting. It was moved to give that authorization (Bamman/Fowler) and passed 5 - 0.

b. Michael Jordan presented an issue to the Board concerning the Board of Appeals. The issue concerns the properties on Raccoon Cove and the differing designations between the State DEP and the Town Shoreland Zone Map. According to the Map, the area is under resource protection which would make most of it unbuildable. This will be looked at in future Ordinance development discussions.

c. Rebecca Albright relayed some questions that came to her concerning the new state legislation concerning additional permitted dwelling units that would be allowed when this takes effect July 1. Holt has requested clarification from the Town about the legislation and received back notice that the legislature has yet to make the rules on this legislation. We will need to wait for further guidance.

d. Michael Jordan brought up an issue found in a matter before the Appeals Board with lack of consistency in the SZO, specifically in Variance Appeals in Section D (page 39). The reference labeling of sections and paragraphs is not consistent. Holt said he would review the wording and compare it with the State model.

Upcoming Meeting Dates: May 1, June 5, and July 3.

No site visits or public hearings scheduled.

Motion to adjourn (Fowler/ Tadema-Wielandt) 5 - 0