



Lamoine Planning Board

606 Douglas Hwy
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Minutes – May 1, 2023

Board Members Present: John Holt, Don Bamman (acting Secretary), Perry Fowler, Richard McMullen, Stuart Workman

CEO: Rebecca Albright

Members of the Public: Kathryn Gaianquest, Frank Donnelly, Jonny Brown, Kristy & John Hodkiewicz, Valerie Sprague, Mary & Doug Stein, Karin & Greg Davis, Bill Haass, Mark Harris, Kenneth Farkas, Nancy Pochon, Annie Crisafulli, Matt & Sabrina Jordan, Benjamin Cummings

Applicants Representatives: Hal Feinberg, Stephen Salsbury, Via Zoom - Marlene Sadha & Bill Anderson

Consideration of [Minutes – April 3, 2023](#): Moved to accept (4/0)

Code Enforcement Officer's Reports

- a. Permits Issued - reviewed, no discussion
- b. Enforcement Activities - none
- c. Other: None

Old Business: Completeness Reviews, [Clear Sky Acadia Resort](#)

- a. William H. Anderson, Project Engineer, submitted proof of Maine Licensure (License No. PE18061)
- b. The Board reviewed the \$31,540 application fee proposed by Stu Marckoon, Town Treasurer, and found areas where the applicant appeared to be charged twice for the same property components. After some discussion the Board revised the fee to \$17,442 (4/0).
- c. Site Plan Review Application
After review by the Board and discussion with the Applicant, the Application was ruled complete (4/0) with the following Conditions:
 - 1) Payment of the Application Fee
 - 2) Revising the Plan to allow Board member signatures (Section I-2)
- d. Subdivision Application
After review by the Board and discussion with the Applicant the Application was ruled complete (4/0) with the following Conditions:
 - 1) Payment of the Application Fee
 - 2) Revising the Plan to allow Board member signatures Section (Section 18)
 - 3) Project approval by the Department of Environmental Protection (DEP) pending their review of the Application (Section 20.c)

New Business:

- a. Commercial Application Completeness Review – Change of use of barn for dog training- Kristina Hodkiewicz (Map 1 / Lot 4-2)
After review by the Board and discussion with the Applicant, the Application was ruled complete (4/0) with the following Conditions:

1) Submission of a revised sketch showing the building setbacks

Ordinance Development:

a. The Board discussed the need to change the designation of Resource Protection areas in the Shoreland Zoning Ordinance and on the official Shoreland Zoning Map. Changes to the Shoreland Zoning Ordinance and/or Map, as suggested by Colin Clark of the DEP Land Division, were considered. This would likely entail removing the additional language dealing with the RP Zone from the map. Holt offered to look into the map changes with the assistance of College of the Atlantic, who compiled it. The Board will also review the Town's Comprehensive Plan for any guidance it may offer. Albright voiced some concerns about enforcing conflicting Shoreland Zoning provisions. No other action was taken.

Upcoming Meeting Dates: June 19, July 10 and August 7 (all at 7 pm)

Site visit: CPEX Application, May 15 (4 pm)

Public hearings scheduled: CPEX Application, June 5 (7 pm)

Motion to adjourn: 8:40 pm (4/0)