



Lamoine Planning Board

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Minutes of June 19, 2023 Public Hearing and Monthly Meeting

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

CEO: Rebecca Albright

Members of the Public Present: Brian Raybock, Stephen Salsbury, Kristy and John Hodkiewicz, Steven Rauch, Michael Duquette, Lynne Duquette, Suzanne Purcell, Kathy Gaianguest, Valerie Sprague, Karen Davis, Mark Harris, Brett Jones.

Call to Order: 6:32

Public Hearing: BLUO Commercial application, Kristina Hodkiewicz, Map 1 / Lot 4-2 Change of use of barn for purpose of dog training.

Applicant reviewed what the project included. The only public comment came from Mark Harris, who felt that the application is in agreement with the Lamoine Comprehensive Plan which encourages small, home focused business activity.

With no further comments, Holt closed the Public Hearing.

Consideration of Minutes: [May 1, 2023 meeting](#). Moved to accept (Holt/Tadema-Wielandt) and passed 5 - 0.

Code Enforcement Officer's Reports:

- a. Permits - no discussion
- b. Enforcement activities - nothing new to discuss
- c. Other - none

New Business:

Findings of Fact and Decision - Bluo Commercial application, Kristina Hodkiewicz, Map 1 - Lot 4-2, change of use of barn for dog training.

After going through the Review Criteria for the Commercial Building Permit, a motion was made to approve the application (Holt/Tadema-Wielandt) and was passed 5 - 0.

Review of June 5, 2023 Public Hearing, CPEX, LLC proposal to construct [Clear Sky Acadia Resort](#), Map 4 / Lot 41 and Map 8 / Lot 23.

Chair Holt began with a summary of what was presented at the Public Hearing. He listed the major concerns that were raised. These included, increased traffic in the area, public safety, water supply, demand on public services, water pollution, the scope of the project in relation to the size of the town, and others. He expressed that these were concerns shared by the town as well, and reminded the public that the town had ordinances with review standards that must be met before any permits can be issued. The Board has not begun a review of the application, and when it does, the concerns expressed by the public will be considered. In light of the assertions made at the public hearing questioning the wisdom and even legality of the planning board proceeding at this time with a substantive review of the application, the Board has asked the Select Board and received approval to consult with the town attorney before proceeding further. The public was informed that the Board would not be beginning any review of the application at this

time. Holt then asked Hal Feinberg, representing CPEX, LLC if he was willing to extend the review until the August Board meeting. He agreed as did the Board.

Gravel Permit applications completeness review.

Doug Gott and Sons, Inc., Alexander Pit, Map 1 / Lot 67-1
Doug Gott and Sons, Inc., Davis Pit, Map 4 / Lot 16
Doug Gott and Sons, Inc., Deerworldz Pit, Map 1 / Lot 70
Harold MacQuinn, Inc., Beal Pit, Map 7 / Lot 9
R. F. Jordan and Sons Inc., Blunts Pond Pit, Map 4 / Lot 8

The Board found that the applications were all complete and it was moved (Holt/Fowler) to find them complete which passed 5 - 0.

A public hearing was scheduled for July 17, at 6:30 and a site visit was scheduled for June 28 at 4:00.

Ordinance Development:

Update, if any, regarding designation of Resource Protection areas in the Shoreland Zoning Ordinance and on the Official Shoreland Zone Map. Holt has not yet made contact with Gordon Longworth of College of the Atlantic regarding the changes needed on the Shoreland Zone Map.

Implementation of the new state law regarding housing, Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule, has been delayed by at least one year.

Upcoming Meeting Dates:

Regular meetings: July 17 and August 7
Site Visits: June 28 at 4:00.
Public Hearings: July 17 at 6:30.

Last item of business: Chair Holt advised the Board that his term in office will end on June 30, and he will not be returning to the Board after that time.