



Lamoine Planning Board

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Minutes of the July 17 Public Hearing and Monthly Meeting

Boards Members Present: Chris Tadema-Wielandt, Perry Fowler, Richard McMullen, Steve Gabel-Richards, Stuart Workman

CEO: Rebecca Albright

Members of the Public Present: Stephen Salsbury, Michael Duquette

Call to Order: 6:32

Public Hearing for Gravel Pit Applications:

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

Perry Fowler, moderating tonight's meeting, opened the floor for comments from the public. There were none. Public Hearing closed, 6:33 pm.

Consideration of Minutes: Motion made to accept the [minutes from the June 19](#) meeting. Tadema-Wielandt/McMullen, passed 5 - 0

Code Enforcement Officer's Reports:

- a. [Permits](#) - no discussion
- b. Enforcement activities - two letters of inquiry have gone out to residences, nothing back yet. It will be followed up at next month's meeting.
- c. Other - the CEO received an anonymous complaint about the house across the street from the town office dealing with trash and number of people. She is consulting the town attorney about citing them for operating a boarding home without proper permitting. She also reported that the state has gone to this house and removed 19 animals.

New Business: Findings of Fact & Decision - Gravel Permit applications

Doug Gott & Sons, Inc., Alexander Pit (Map 1, Lot 67 / 1), Davis Pit (Map 4 / Lot 16), Deerworldz Pit (Map 1 / Lot 70). The Board went through the performance standards for these three pits as follows:

Set-backs - moved as met, Tadema-Wielandt/McMullen, 5 - 0

Screening - moved as met, Fowler/ Gabel-Richards, 5 - 0

Groundwater Protection - moved as met, Fowler/Tadema-Wielandt, 5 - 0

Restoration - none proposed. D3 Performance Guarantee - moved as met,
Fowler/Tadema, 5 - 0

Transportation - moved as met, Fowler/Tadema-Wielandt, 4 - 1,

Tadema-Wielandt opposed. There was a brief discussion about uncovered loads and how to make reporting them an easier process.

Hours of Operation - moved as met, Fowler/Workman, 5 - 0

Noise - moved as met, Fowler/McMullen, 5 - 0
Annual Report - moved as met, Fowler/Workman, 5 - 0
Exterior Lighting - N/A
Air Pollution - moved as met, Fowler/Workman, 5 - 0
Landscape Preservation - moved as met, Fowler/McMullen, 5 - 0
Adverse Effect - moved as met, Fowler/ McMullen, 5 - 0
Comprehensive Plan - moved as met, Fowler/McMullen, 5 - 0
Additional Standards - none

Applications were approved

Harold MacQuinn, Inc., Beal Pit, Map 7 / Lot 9
Set-backs - moved as met, Fowler/Workman, 5 - 0
Screening - moved as met, Fowler/ Tadema-Wielandt, 5 - 0
Groundwater Protection - moved as met, Fowler/Workman, 5 - 0
Restoration - N/A
Transportation - moved as met, Fowler/McMullen, 4 - 1,
Tadema-Wielandt opposed.
Hours of Operation - moved as met, Fowler/McMullen, 5 - 0
Noise - moved as met, Fowler/McMullen, 5 - 0
Annual Report - moved as met, Fowler/McMullen, 5 - 0
Exterior Lighting - N/A
Air Pollution - N/A
Landscape Preservation - moved as met, Fowler/Workman, 5 - 0
Adverse Effect - moved as met, Fowler/Tadema-Wielandt, 5 - 0
Comprehensive Plan - moved as met, Fowler/Tadema-Wielandt, 5 - 0
Additional Standards - none

Application was approved

R.F. Jordan & Sons, Inc., Blunts Pond Pit, Map 4 / Lot 8
Set-backs - moved as met, Fowler/McMullen, 5 - 0
Screening - moved as met, Fowler/ Workman, 5 - 0
Groundwater Protection - moved as met, Fowler/Workman, 5 - 0
Restoration - N/A
Transportation - moved as met, Fowler/McMullen, 4 - 1,
Tadema-Wielandt opposed.
Hours of Operation - moved as met, Fowler/Workman, 5 - 0
Noise - moved as met, Fowler/Workman, 5 - 0
Annual Report - moved as met, Fowler/McMullen, 5 - 0
Exterior Lighting - N/A
Air Pollution - moved as met, Fowler/Workman, 5 - 0
Landscape Preservation - moved as met, Fowler/McMullen, 5 - 0
Adverse Effect - moved as met, Fowler/McMullen, 5 - 0
Comprehensive Plan - moved as met, Fowler/Workman, 5 - 0
Additional Standards - none

Application was approved

Gabel-Richards raised a question about how the Board determines whether to of the standards are met, Noise and Air Pollution given that we don't actually test and confirm these.

Elections of Chair, Vice Chair, and Secretary for July 1, 2023 - June 30, 2024.

Moved to postpone until the August meeting, Tadema-Wielandt/Fowler, 5 - 0

Ordinance Development:

Board received a list of topics from the Select Board concerning the Comprehensive Plan and checking for changes that may be needed in the Town ordinances.

There was a brief discussion about changes that needed to be made in the Shoreland Zone Map.

Upcoming Meeting Dates:

Regular monthly meetings - August 7, September 11, October 2, November 13.

Public Hearing on the proposed moratorium - August 1

Special Town Meeting - August 15

Adjournment: 8:20 pm