



Lamoine Planning Board

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Minutes of the September 11, 2023 Monthly Meeting

Boards Members Present: Don Bamman, Chris Tadema-Wielandt, Perry Fowler, Richard McMullen, Steve Gabel-Richards, Stewart Workman, Bob Christie

CEO: Rebecca Albright

Town Attorney: Dan Pileggi

Administrative Assistant to the Select Board: Stu Marckoon

Members of the Public Present: Valerie Sprague, Michael Duquette, Wendy Hesketh, Steve Hesketh, Jamie O'Keefe, Rebecca Morrison, Kevin Strange, Tony Benincasa, Mark Harris, Brett Jones.

Call to Order: 7:00 PM

Consideration of Minutes: Motion made to accept the minutes as written from the [August 7, 2023](#) meeting (Bamman/McMullen) Passed 5 - 0. A second motion was made to accept the minutes from the July 17 meeting which had been tabled until this meeting. (Bamman/McMullen) passed 5 - 0.

Code Enforcement Officer's Reports:

- a. Permits - no discussion
- b. Enforcement activities
 - One issue, building a carport without a permit has been resolved.
 - A second issue involved a second dwelling unit on a property that is just over an acre. CEO is working with the Town attorney on a certified letter to the owners.
 - Finally, the CEO is working with the attorney to resolve the issues with the property across from the town office.

Old Business:

[Moratorium on Hotels, Motels, and Glampgrounds](#). Dan Pileggi, the town attorney, reviewed the Boards role with respect to the moratorium. The Board is tasked with reviewing its ordinance structure to determine if changes are needed with regard to hotels, motels, campgrounds, and resort campgrounds. A particular focus is to insure that the ordinances conform with the Comprehensive Plan. The moratorium allows for a six month period to do this. Pileggi offered to help with wording if that was necessary. The Board set a date, September 25, at 7:00 pm, to meet and begin work on this.

The Board then discussed how to proceed in the implementation of LD2003, the State legislation dealing with increasing the availability of affordable housing. The Board asked the Select Board to request available State funds to assist in this and also to have someone from the State address the Board about the requirements of this legislation for Lamoine.

Stu Marckoon, then confirmed that CPEX, LLC had withdrawn its application for Clear Sky Acadia Resort and asked if they could get the fees they paid refunded. He also said that the Select Board was asking for input from the Planning Board on the matter of refunds. Attorney Pileggi cautioned the Board about making any recommendations that went against town ordinances. A motion was then made to tell the Select Board that the Planning Board lacked the authority to advise the Select Board regarding the refunding of fees.

There was a brief discussion about the need to amend the Shoreland Zone Map in regard to Resource Protection. Don Bamman and Steve Gabel-Richards agreed to meet with the CEO to go over needed changes and then bring them to Gordon Longworth at College of the Atlantic for reprinting.

CEO Albright added an item to her report, a construction application for a non-conforming dwelling on a property within the Shoreland Zone. The owners wish to demolish and rebuild on the existing foundation. The Board scheduled a site visit to view the property on September 18 at 4:30 pm.

New Business:

Gravel Application - Horpland, LLC, Map 7 / Lots 13 & 24, completeness review. With Perry Fowler recusing himself, the Board went through the Completeness Review Checklist. A motion was then made to find the application complete, (Gabel-Richards/McMullen) which passed 5 - 0.

A site visit was scheduled for September 18, at 4:30 pm, meeting at the Town Office.

Next Meeting Dates:

Regular monthly meetings - Oct. 2, Nov. 13, and Dec. 4.

Site visits - Sept. 18 @ 4:30 pm

Ordinance work - Sept. 25 @ 7:00 pm

Motion to Adjourn: (Gabel-Richards/Fowler) 5 - 0