



Lamoine Planning Board

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Minutes - October 2, 2023

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

CEO: Rebecca Albright (arrived 18:55)

Members of the Public Present: Steve Hesketh, Wendy Hesketh, Jamie O'Keefe, Karen Davis

Call to Order: Public Hearing at 6:31 PM Gravel Permit Renewal - HORPand LLC (Map 7 / Lots 13 & 24). With no public comments, the hearing was closed at 6:33 PM

Consideration of Minutes: Motion made to accept the minutes as written from the [September 11, 2023](#) monthly meeting, Bamman/Workman, passed 5 - 0.

Code Enforcement Officer's Reports: Postponed until November Meeting as CEO was not present. Fowler/Bamman, passed 5 - 0.

Change in agenda, move Change in Use Application up, Greg and Karen Davis, (Map 7 / Lot 6). The CEO had placed this on the agenda feeling that a change in use application needed to go through the Board. The Board looked over the proposal and felt that it could go forward with CEO approval. Motion made to find acceptable with CEO approval, Fowler/McMullen, passed 5 - 0.

Bamman then asked Albright for information on a property in the Shoreland Zone, on Lorimer Rd, where the owner wants to take down a structure and rebuild. There ensued a discussion about what the ordinance allowed, the CEO reported on her discussion about the matter with an attorney from Maine Municipal Association, and then the Board revisited the application and found it incomplete. The CEO will ask for the applicant to resubmit with a redrawn building plan with proper dimensions labeled and a clearer view of changes in the roofline. It was made clear that the ordinance allowance for a 30% expansion in size is a one time allowance and it has already been done. So, no new expansion is permitted.

Return to CEO's Reports:

Permits issued - no discussion

Enforcement Activities -

A possible resolution of an issue with a couple that did not have a large enough lot for a second dwelling creating one in their garage and then listing it on AirBNB. A neighbor reported it and the couple agreed to take out the kitchen. The Ordinance reads that to not be considered a dwelling unit, you can have a kitchen or a bathroom but NOT both.

The second issue involves the house across from the Town Hall. The CEO spoke with Cece Ohmart, the Town Health Officer, and they went over the CEO's last visit to the property. On that visit, the CEO found piles of bedding with mold on it and other health hazards. The house is being tested for mold and if present could result in a

condemnation for health reasons. The CEO also updated the Board on the other issue with the property, it being operated as an un-permitted boarding house. A previous boarder reported that it rooms were advertised as available for \$250 per month. The CEO is working with the Town Attorney on a letter to cease until they file an application and go through the Planning Board. There were also concerns about the furnace and electrical systems, especially with renters plugging in space heaters for warmth.

Old Business:

Ordinance Work - October 16 at 7:00 pm was set as the next Board workshop session to work on changes asked for in the Town referendum.

The CEO asked about the status of work on LD 2003. The Board reported that it has asked for the available funding to have someone from the State come down and talk to the Board about the legislation and what it requires from us and our ordinances.

October 12th at 3:00 pm was set for Bamman and Gabel-Richards to meet with the CEO about changes needed in the Shoreland Zone map.

New Business:

Brief discussion of the notice of tower improvements for the T Mobile / American Tower (Map 1 Lot 58). No action to be taken.

Back to postponed item from old business: HORPLand LLC (Map 7 Lots 13 & 24). Fowler recused, as an owner, Workman also recused as an abutter. After going through the application, the Board moved to approve the application, Christie/McMullen, passed 4 - 0.

Next Meeting Dates:

Monthly meetings - 11/13, 12/4, 1/8.
Ordinance workshop - 10-16

Meeting Adjourned