



## Lamoine Planning Board

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### Minutes of the October 16, 2023 Ordinance Workshop

**Boards Members Present:** Chris Tadema-Wielandt, Perry Fowler, Steve Gabel-Richards, Stewart Workman, Bob Christie

**Members of the Public Present:** Mark Harris, Amy Morley, Karen Davis

**Call to Order:** 7:01 PM

#### **Discussion:**

The discussion opened with Chair Fowler introducing the email received from Growing Lamoine Responsibly Advisory Committee which the Board had received. The email contained a recommendation that the Board add Campgrounds & Travel Trailer Parks to the Table of Land Uses in the BLUO. Fowler expressed the opinion that the Town's existing ordinance, Travel Trailer, Motorized Home Park, and Campground Ordinance, would protect the Town and dealt with a sufficiently different type of development from Glampgrounds/Resorts that it need not be added to the Table of Land Uses in the BLUO. The Board would consider adding an upper limit to the number of sites allowed in the ordinance at a later time.

Karen Davis asked whether the current ordinance wording might allow for a developer to create a campground that included under "other structures" cabins or yurts, or other more permanent structures. Fowler responded that the Board hoped to address this through its definition of Glampground.

Throughout the workshop, there was discussion of just what type of development we want in Lamoine and how we interpret the Comprehensive Plan in this regard. The consensus seems to be that Lamoine should remain a mostly residential community with smaller home based commercial development. At this point it was decided to focus on answering the concerns of the recent moratorium and to place these other issues on a future Planning Board agenda.

The first step was looking at needed definitions for our ordinances. Don Bamman had provided the Board with some sample language from other municipalities in the area, and it was decided to utilize language from the Swans Island for Glamping/Glampground with the addition of "or similar structures" with Planning Board oversight.

Motion by Fowler/Workman, passed 5 - 0.

The definition reads:

Glamping: the use of permanent or temporary structures, including but not limited platforms, canvas tents, yurts, teepees, covered wagons, recreational vehicles, or other similar structures, offered for short or long-term temporary occupancy for the purpose of outdoor camping experiences with amenities such as beds, electricity, heat, and/or indoor plumbing not normally associated with outdoor camping.

Glamping Unit: A single structure erected, constructed, or placed for the purpose of glamping.

Glampground: A lot or parcel of land containing more than one clamping unit.

A second motion was then made, Fowler/Workman, to add the word "resort" to line 18 of the Table of Land Uses in the BLUO. Passed 5 - 0.

The Board then requested that both motions be given to Dan Pileggi, the Town Attorney, to check over the language and make sure they are doing what is intended. In particular, ask Pileggi to determine if the Hotel/Motel definition would cover a proposal for a group of cabins/cottages.

Meeting adjourned