



Lamoine Planning Board

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Planning Board Minutes for 11/13/23

Board members Present: S. Workman, D. Bamman, P. Fowler, R. McMullen, B. Christie
CEO Rebecca Albright
Members of the Public: Mark Harris, Brett Jones, Rob Liebow, Frank Donnelly, Diane O'Connell, Steve Hesketh, Wendy Hesketh, Amy Morley

Call to order 7:02 PM

[Minutes of 10/2/23](#): Bamman motion to accept as written. Christie seconded
Vote 5-0 accepted

[Minutes of work shop 10/16/23](#): Fowler motion to accept as written Christie seconded
Vote 3-0 2 members were not present at the work shop meeting

[CEO](#) report : Rebecca had nothing needing Planning Board input. Christie had questions About Emerson Whitney where a yurt and RV were present. Discussion followed about what permits were needed or not and further discussion about proper channels for complaints to be filed.

CEO brought to our attention she was working on a solar ordinance in Otis that we might be interested in looking at for the future.

Old Business: Seeing there was no new information on the moratorium work and other items could be discussed later Fowler made a motion to move to new business.
McMullen seconded the motion and **vote was 5-0 in favor.**

New Business:

Presentation by Superintendent Rob Liebow and Brett Jones for the a new lighted message sign at the Lamoine School. Location and lighting were discussed. It was decided that an exact location needed to be decided and in compliance with the Route #184 R.O.W.

Fowler made a motion for the CEO to handle the sign permitting and details
Bamman seconded the motion. **Vote 5-0 in favor.**

Mike Martino application to demo and rebuild. Steve and Wendy Hesketh representing for Martino. New plan was an improvement but there were not exact measurements for the second floor. Discussion followed whether the entire 30% expansion had been taken in the past. CEO has called the State and they recommended it be assumed it was previously expanded to the full 30%.

Fowler motion accept plan as is with no increase in square footage. Bamman seconded the motion. **Vote 0-5 motion denied.** Fowler motioned accept the plan with the burden of demonstrating to the CEO the exact current square footage with there being no increase of square footage in the new building. McMullen seconded. **Vote 5-0 passed.**

Discussion of HCPC membership. Being a number of questions about HCPC's mission and benefits to the Town Christie made a motion to ask that a representative of HCPC attend one of the Board's meetings. Fowler seconded the motion. **Vote 5-0 passed**

Return to old business:

Discussion on affordable housing no action taken

Shoreland Zoning map: Bamman reported the best option was to delete wording from the map. Steve Gabel-Richards was reaching out to C.O.A.

Next meeting 12/4/23

Fowler motion to adjourn the meeting. Bamman seconded. **Vote 5-0 passed**

Adjourned 8:41 PM