



## Lamoine Planning Board

606 Douglas Hwy  
Lamoine, ME 04605  
(207)-667-2242

[www.lamoine-me.gov](http://www.lamoine-me.gov)  
[town@lamoine-me.gov](mailto:town@lamoine-me.gov)

### Lamoine Planning Board Public Hearing June 5, 2023 Clear Sky Acadia Resort, CPEX, LLC

Board Members Present: John Holt, Don Bamman, Perry Fowler, Richards McMullen, Stuart Workman, Steve Gabel-Richards

CEO: Rebecca Albright

Hal Feinberg, Stephen Salsbury, CPEX, LLC

Call to Order: 7:00 PM

Opening Remarks by John Holt explaining purpose and format of the meeting.

What follows is a summary of the speakers addressing the meeting, their names when available, and the focus of their presentations.

1. Hal Feinberg representing Clear Sky Resorts - spoke about what the proposal involves, why they selected Lamoine, what is to be included in the project and where it will be located and their vision of what the project will bring to the community. Hal also introduced several specialists who were participating through Zoom that dealt with such things as traffic, water, wetlands, and various engineers, etc.
2. Stephen Salsbury, surveyor for the project, went over what the property includes, where facilities will be placed, how they will not develop and wetlands, or shore frontage, their inclusion of public access to the shore for clambers and wormers, the zoning for the parcel (Rural/Agricultural), restaurant open to the public, and the number of people (~300) that would be on the site when fully occupied.
3. Diane was introduced next as their traffic expert, she stated that the projected increase in traffic would not result in any large changes in traffic patterns.
4. Stephen Salsbury spoke again and reviewed the various state and federal agencies involved in the permitting of the project.
5. Amy Morley - asked the chair whether abutters needed to ask for standing, she was told no, that as a public hearing anyone may speak.
6. Amy Ackerman - the closest abutter, questioned the traffic study and was concerned about how a 70% increase in traffic flow, with unfamiliar drivers on narrow and poorly maintained roads would not be a problem. She also expressed concerns with crowding at local beaches and parks, the impact on the local water table of the high usage the project would require and the impact on police and fire protection.

7. Andy (Reston?) - a resident on Partridge Cove. His major concerns were with the impact on Partridge Cove is guests were to swimming and kayaking in the cove, noise, especially with mention of a wedding venue, and water use.

8. Laura Harmon, a close abutter - two concerns, water and the use of pesticides and herbicides at the resort.

9. Mike Duquette - questioned the benefit of the project to the town given that we don't have town water supply, sewage disposal or garbage pickup.

10. Steve Rauch, resident of Misty Way - concerned about changes to the character of the community that would follow the development of such a large project.

11. Nicole Cardano - the project does not support or improve the quality of life for town residents. Listed the various town services that would be affected by the project, including road maintenance, traffic control, fire protection, transfer station and safety of local residents.

12. Pamela - concerns are traffic, road maintenance, and especially water. She also asked what happens should the project be built and then fail. What happens to the facility?

13. Pam Davis, lives at Sunset Farm at the intersection of Jordan River Road and Douglas Highway. - Two major concerns/questions. The project is in the rural/agricultural zone which the ordinance states is for limited commercial use, is this compatible with a project of this size? The second concern was with traffic, which is already very heavy at her intersection. Finally, would the permitting of this project set a precedent for future development forever changing the community and does it follow the guidelines set forth in the comprehensive plan?

14. Karen Hood - questioned whether alcohol would be served at the restaurant and where would the employees be coming from?

15. Ron and Renee Becker, lives right on the entrance road to the resort. - not happy, the impact of cars and trucks going by his house all day destroys the nature of the community that brought him there.

16. Amy Morley - member of the group, Growing Lamoine Responsibly. Had procedural questions for the Board. The group is requesting that the Board reconsider its decision to find the application complete with conditions for two reasons. First is that they believe that Clear Sky Acadia does not have "right, title, and interest" for the property to apply for a permit for the project. Secondly, Clear Sky has not applied for or received the necessary permits from ME DEP. These permits should be obtained before submitting their application.

Why haven't you applied to ME DEP.

17. Mark Harris, another member of Growing Lamoine Responsibly. - he also mentioned the lack of Right, Title, and Interest for the property and hasn't submitted an application

to the DEP. Therefore, the Board should reconsider its conditional completeness determination and defer any further action.

18. Valerie Sprague - focused on the comprehensive plan and how it asked the Planning Board to amend the table of uses in the Rural/Agricultural Zone to eliminate hotels and motels. The ordinance and the comprehensive plan both state that the Rural/Agricultural zone include only limited commercial development aimed at maintaining the rural, small town nature of Lamoine. Traffic was also a major concern with volume and two dangerous intersections singled out.

19 Michael Bran - question for the Board, if the developer does all that is asked in the application and ordinances, but the people of Lamoine are clearly against the project which one holds the greater value?

20. Frank Donnelly - felt that the size of the project warrants a Town vote on whether or not the project should be permitted.

21. Bob Christie - asked the CPEX take a step back and slow down the process.

22. Mark Tripp - the size and scope of the project just too large for Lamoine. It represents too great a change in the character of the town.

23. Kathy Gaianguet - recommends for different studies to be done independently of the developer. First, a hydrological study to determine the sites ability to supply water and not negatively affect neighboring residents. Second, a comprehensive traffic study to evaluate safety issues. Also, Town costs related to road improvements. Third, cost analysis of costs to the Town of the project. Forth, an independent analysis of the septic plans to protect surrounding waters and wetlands.

24. Will Clint - two questions, first will the Board require a review of the project by the ME Department of Public Safety? Second, will the Board require compliance with National Fire Protection statute 1142 having to do with water supply in rural areas for fire fighting.

25. Amy Morley - questioned earlier Board meeting comment about ME DEP not wanting to get involved until the local Board showed some indication that they would allow the project to proceed.

26. Mike Duquette - how will this project affect the values of our homes down the road?