



Lamoine Planning Board

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Minutes of the January 8, 2024 Monthly Meeting

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

CEO: Not present

Members of the Public Present: Stephen Salisbury

Call to Order: 7:02 PM

Consideration of [Minutes](#): Motion made to accept the minutes with a minor word change (spare to square), Fowler/Workman passed 4 - 0 - 1 (McMullen abstained, was not present at that meeting).

Code Enforcement Officer's Reports:

Permits Issued: reviewed, no comments

Enforcement Actions Update: none

Old Business:

Site Plan and Subdivision Pre-Application Completeness Review, Maine Property Investment, Inc., Map 8 / Lot 12. Two items listed as missing at the December meeting have been added to the application. The first was bearings and distances on all property lines. The other was the location and size of any existing water and sewer systems, culverts, streams, fire hydrants, and ponds on lands to be developed or on abutting roads or land. A motion was made stating that the missing information was now provided, Fowler/Bamman, passed 5 - 0. A second motion was made finding the application complete, Fowler/Bamman, passed 5 - 0.

The Board then went through the Site Plan Review Application Completeness checklist. The Board found two checklist items not complete. Section I-5f, a report is still needed from a licensed soil scientist. Section I-4f, dimensions of the existing house are needed. Motion made to find complete with the two conditions given above, Bamman/Fowler, passed 5 - 0.

The Board then went through the Subdivision Completeness Checklist. It was found complete with two conditions, line 15 - report needed from soils evaluator, and line 22 - documentation of fees paid is needed. Motion made to find complete with these two conditions, Fowler/Workman, passed 5 - 0.

A site visit was then set for January 20, at 9:30, meeting at the former Alvarez home. A public hearing was also set for February 5, 2024 at 6:30 for Maine Property Investment, Inc., Map 8 / Lot 12

Ordinance Development:

In response to the local Moratorium and public sentiment at the Special Town Meeting and Planning Board meetings, the Board presented amendments to the Building and Land Use Ordinance. The changes are as follows:

In Section H, page 10, Table of Land Uses - line 18 to read <18. Motels, Hotels, Glampgrounds, Resorts with "N" recommended for each of the zones.

Part III Definitions Covering All Sections (page 55)

Section 17 Definitions

B. Definition of Key Terms

Add:

Glamping: The use of permanent or temporary structures, including but not limited to 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.

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

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

Resort: A resort is a self-contained development that is viewed as a destination. It provides most travel needs such as dining, entertainment, shopping, accommodations/housing, and local transportation. It differs from a hotel/motel where the primary purpose is to provide lodging.

A motion was made, Fowler/Bamman, to pass on proposed changes to Stu to have Dan Pileggi look them over and then give to the Select Board for inclusion on the warrant for Town Meeting. Passed 5 - 0.

There was nothing new happening with Affordable Housing.

Motion to adjourn, Fowler/Bamman, 5 - 0 at 8:35 pm.