



Lamoine Planning Board

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Minutes of the February 5, 2024 Public Hearing and Monthly Meeting

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

CEO: Rebecca Albright

Members of the Public Present: Stephen Salsbury, Marie Langlois, Sabrina Jordan, Greg Davis, Karen Davis

Call to Order: 6:34 PM

Public Hearings:

Subdivision and Site Plan Review Applications, Seal Point Shores, Map 8 / Lot 12 -
Abutter Marie Langlois raised a question about whether or not there were deed restrictions on the Alvarez property that limited any subdivision lot size to a minimum of 2.5 acres. The Board felt that this was not an issue that they were tasked with dealing with. The application before the Board consists of lot sizes of approximately 1.5 acres.

Building and Land Use Ordinance Amendment - the Board has recommended changes to the ordinance concerning Section 4H, Land Use Descriptions and Section 17B, Definitions. Sabrina Jordan asked for clarification on the difference between a campground and glampground as defined in the ordinance. The focus of the question concerned Travel Trailers or RV's. During the following discussion, it was pointed out that RV's at a campground were brought in and then removed whereas at a glampground they were fixed glamping units. According to the ordinance, these would not be allowed in any of Lamoine's three land use zones.

Public Hearing Closed: 7:02 PM

Consideration of Minutes: A motion was made, Bamman/Fowler, to accept the minutes as written. Passed 4 - 0 - 1 with Tadema-Wielandt abstaining as he was not present last month.

Code Enforcement Officer's Reports:

Permits Issued: CEO reported that the number of permits issued last year was higher than any previous year.

Enforcement Actions Update:

1. The home across the road from Town Hall had been cited by the CEO as unfit for human habitation. The property then sold which should have resolved the issue but it was discovered that the former owners were still in residence thus still in violation. The CEO brought this up with the new owners and informed them that they were now in violation. It is hoped that they will clear this up shortly.
2. The CEO reported on a property on Pinkham Flats Road where tenants moved into the property and then after issues of non-payment they were being evicted. This is a step in the right direction as the property lacks permits and proper facilities.

3. The Maine DEP received a complaint about a property on Bay Road and in mid December sent three representatives to Lamoine to inspect the property. The CEO accompanied the DEP representatives to the property. The property is fully within the Resource Protection Zone. They found that the owner had clear cut a very large area and brought in immense amounts of fill which eliminated wetlands and built a road into the property. The CEO also reported this to the Army Corps of Engineers who will likely also take an interest. This was all done without approval or proper permitting.

Old Business:

Seal Point Shores (Map 8 / Lot 12), Subdivision and Site Plan Review - given the receipt of new materials relating to the application that the Board did not have time to consider, a motion was made, Bamman/Tadema-Wielandt, to postpone consideration of the application until the March Board meeting. Passed 4 - 0 - 1 with Fowler abstaining.

New Business: none

Ordinance Development:

Shoreland Zone Map Update: The CEO reported that the state DEP advised that the Board could proceed with the ordinance changes locally and when approved forward the changes to the state and they will adjust their records. The changes the Planning Board is proposing are to remove Section 13.E.1 from the Shoreland Zone Ordinance and from the Shoreland Zone Map, remove the last sentence in A under resource protection and remove the word significant from "f" under Resource Protection and replace it with important.

Building and Land Use Ordinance - Moratorium Amendments - these were approved at last month's meeting and had their public hearing tonight. They will be on the warrant for Town Meeting in March.

Building and Land Use Ordinance - Affordable Housing - the Board is waiting to hear back from the Hancock County Planning Commission with their suggestions on how to proceed. The CEO then reported on her experience in the Town of Otis where two state representatives attended their Select Board meeting to help explain the intent and workings of the LD2003 affordable housing initiative. Then very surprising piece of information that came out of the meeting was that changes had been made to the original wording which now permitted the use of the new units allowed by the legislation to be used as short term rentals. This seemed contrary to the idea of adding affordable housing. The Board asked if the CEO would contact these state representatives and ask them to present to the Lamoine Planning Board. A discussion then followed about short term rentals, their impact on the community, and how the Town should deal with them and gather better information on their presence in Lamoine. The discussion also touched on the community desire to maintain the rural, residential character of the town and how this all fit with our Comprehensive Plan.

Future Meetings: March 4, April 1, and May 6.

Motion to Adjourn: Bamman/ Gabel-Richards, passed 5 -