



Lamoine Planning Board

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Minutes of the March 4, 2024 Public Hearing and Monthly Meeting

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

CEO: Rebecca Albright

Members of the Public Present: Stephen Salisbury, David Tuck, Chris Upton, Brett Jones

Call to Order: 7:00 PM

Consideration Of Minutes: A motion was made, McMullen/Workman, to accept the minutes as written. Passed 5 - 0

Code Enforcement Officer's Reports:

Permits Issued: permits reviewed, no questions

Enforcement Actions Update:

There is a property on Pinkham Flats Road with an unwanted squatter. Legal eviction process underway.

The home at 591 Douglas Highway is still classified as unfit for human habitation. There is a resident who must leave. The owner says the resident will be out by the first of spring.

Property on Bay Road that has been cited for work that was done without needed permits. The Maine DEP has gotten involved as this is a shoreline zone parcel but they have not communicated with the CEO about what they are doing. The CEO will try and contact the DEP for an update.

Discussion of submission by Gerald Nasberg of a Subdivision (should be Site Plan Review) Pre-application for a Dog Day Care Center at the rear of the self-storage units on Douglas Highway. The applicant will be notified about using the correct application and also to provide measurements for the proposed buildings and details on how they will be used.

Old Business:

Proposed (revised) Subdivision and Site Plan Review application, Seal Point Shores, Map 8 / Lot 12. Before proceeding with the application checklists, the Board discussed whether or not they should continue with the application or consider it a new one because of the changes made. It was decided to proceed. They then held a straw vote to see if there was interest in asking the developer to include a public right of way to the shore as part of the plan - yes (Bamman, Gabel-Richards), No (Tadema-Wielandt, McMullen, Workman). The Board then moved on to the Site Plan Review and Subdivision checklists. The Board was in agreement that all standards had been met and the application was approved. There was a discussion during the subdivision checklist, #7 - Land Not Suitable for Development, about whether the ordinance should be amended to require the plan to indicate the amount of land suitable for development

after the unsuitable land is subtracted. It is done currently by visual inspection of the map, but this is a pretty rough estimate.

Ordinance Development:

Building and Land Use Ordinance - Affordable Housing - the state will be sending a representative to explain/discuss LD2003, the state affordable housing initiative.

Shoreland Zone Map and Ordinance changes - there was discussion and some uncertainty as to whether those changes were approved at last years Town Meeting or needed to go before the Town again. Stu Marckoon will check on that. Once the changes are made, they will be sent to the state so they can change their records.

Other Matters to Come Before the Board:

Bob Christie brought up a constituent's request that the Board look into changing vehicular access to Marlboro Beach. The proposal being to restrict vehicles from driving on the beach and to provide a designated parking area for visitors.

Future Meetings: April 1, and May 6 and June 3.

Motion to Adjourn: Gabel-Richards/Tadema-Wlelandt, passed 5 - 0