



Lamoine Planning Board

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

www.lamoine-me.gov
town@lamoine-me.gov

Minutes of the April 1, 2024 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: Gerry Nasberg, Ryan Curran, Melissa Burns, Tara Hartson, Ben Averill DECD

Call to Order: 7:00 PM

Consideration Of [Minutes](#): A motion was made, Bamman/Tadema-wielandt, to accept the minutes as written. Passed 4-0-1 with Fowler abstaining as he wasn't present at the meeting.

Code Enforcement Officer's Reports:

Permits Issued: permits reviewed, no questions

Enforcement Actions Update:

CEO Albright asked the Board to consider the question of whether a property that was once used commercially, but not recently, would be able to be used commercially by a new owner. Initial reaction was that if the new use conformed to current ordinances and zoning it should be allowed.

In updating the Bay Rd violation, Albright suggested that the Board might want to add language to our ordinances that when correcting a violation an owner be required to consult with a licensed professional to insure that the work is done correctly.

Finally, the question was raised as to whether or not the Board needed to review the current use of the property at 203 Douglas Hwy. (U-Haul Dealership) as it is a change.

Ordinance Development - presentation by Ben Averill and Avery Varney about LD 2003, a state statute that overrides home rule so that we must insure that our local ordinances comply with its provisions. The statute is focused on the interface of land use ordinances and housing. The purpose being to increase the stock of available housing in Maine. The presentation covered the main sections of the statute that would impact us and this was followed up by a presentation from Hancock County Planning Commission on where our ordinances would need to be modified to comply with the legislation. A workshop with HCPC was set for April 29 at 6:30 PM to finalize ordinance changes. A copy of LD 2003 is on file at the Town Office.

Old Business:

Seal Point Shores Subdivision, Map 8 / Lot 12: the Board was presented with another change to the original plan for the subdivision. There followed a discussion as to whether these changes warranted a new public hearing to inform the public. A motion

was made, Bamman/Gabel-Richards, to schedule a new public hearing to review changes to the project. The motion passed 3 - 2, with McMullen & Fowler opposed.

New Business:

Site Plan Review, Gerald Nasberg, Map 7 / Lot 3 - Doggie Daycare. The Board then went through the Site Plan Review checklist for the project and found the following to be incomplete. Sections I-3C, I-4D, I-4E, I-5H, and I-5D.

Gravel Permit Completeness Review:

Harold MacQuinn, Inc - Kittredge Pit Map 3 Lots 31 & 33. Motion to find complete, Fowler/Tadema-Wielandt, passed 5 - 0.

Doug Gott & Sons, Smith Pit Map 3 Lot 2. Motion to find complete with correction of section 4 - I, Tadema-Wielandt / Bamman, passed 5 - 0.

B & H Pit Map 3 Lot 6. Motion to find complete with correction of section 4 - I, Fowler / Bamman, passed 5 - 0.

PJC LLC, King Pit Map 7 Lot 3 - 2. Motion to find complete with correction to section 1 - K matching owner of record with the bank financial statement. Fowler / Bamman, passed 5 - 0.

Site visits set for April 25 at 4:00 pm. Meet at Town Hall.

Public Hearing set for May 6 at 6:30 pm.

Meeting adjourned - 9:25 pm