



Lamoine Planning Board

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Minutes of the May 6, 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 Salsbury (agent for gravel permit applications), Paul A. Culler, Bret Jones

Call to Order: 6:34 PM

Two motions were made to start the meeting. The first motion, Gabel-Richards/Tadema-Wielandt, was to approve Don Bamman as chair until the July Board meeting. Passed 4 - 0 - 1 with Bamman abstaining. The second motion, Tadema-Wielandt/Workman, was for Steve Gabel-Richards to serve as vice chair until the July Board meeting. Passed 4 - 0 - 1 with Gabel-Richards abstaining.

Public Hearing: There was no public comment on the four gravel pit permit applications. For the subdivision application, Maine Property Investments, Map 8 Lot 12 with amended plan, Marie Langlois questioned how the deed covenant specifying no further division of the lots was protected. Stephen Salsbury responded that the original covenant is carried forward to all new owners.

Consideration Of Minutes: A motion was made, Tadema-Wielandt/Workman, to accept the minutes with a correction to the vote on the motion to schedule a new public hearing on the Seal Point Shores subdivision from 3 - 1 - 1 to 3 - 2. Passed 5 - 0

Before the CEO reports, Chair Bamman reminded Board members that anytime three or more members are talking together that constitutes a public meeting. So if you are in a group talking, avoid discussing anything relating to Board business.

CEO Reports:

Permits issued - there were a couple of questions, one about a listing with no type or fee. That was because no permit was required. And another to clarify that a shipping container was to be used for storage. The CEO also commented on the Board's proposed changes to the campground ordinance. It was decided that the Board should wait until after adopting changes due to LD 2003 to revisit this. A question was also raised about starting a new commercial venture on a property that had been commercial in the past but unused for a period of time. The status as a commercial property wouldn't change, but any new use would still have to go through the permitting process to insure that it met the guidelines of any applicable ordinances.

Enforcement Actions - The squatter/trespasser issue on Pinkham Flats Road will be heard in court on Friday, May 10 and hopefully resolved.

Old Business:

Gravel Permit - PCJ LLC, Map 7 Lot 3-2. The Board went through the Findings of Fact & Decision. All Performance Standards were passed by a 5 - 0 vote with the

following exceptions. In Standard D1, Salsbury was asked to provide a new page 24 in the application with restoration deleted. So it matched the plan. For Section E1, the Board made approval conditional on owners placing a sign that will be seen by drivers leaving the pit area that all loads must be covered. Section L, the vote was 4 - 0 - 1 with Bamman abstaining. Approved with above mentioned conditions, 5 - 0.

Gravel Permit - Harold MacQuinn, Inc. Map3 lots 31 & 33. Performance Standards were all passed 5 - 0 with the exception of E1 which was approved conditionally with the owners placing a cover loads sign. Section L, adverse effect was 4 - 0 - 1 with Bamman abstaining.

It was brought up that maybe the Findings of Fact & Decision checklist could be updated to include in Section E1 the addition of a sign reminding drivers to cover loads.

Gravel Permit - Doug Gott & Sons, Map 3 Lot 6. Results the same as above with condition of signage added to Section E and the 4 - 0 - 1 vote on Section L.

Gravel Permit - Doug Gott & Sons, Map 3 Lot 2. Results the same as above with condition of signage added to Section E and the 4 - 0 - 1 vote on Section L.

Subdivision - Maine Property Investments, Map 8 Lot 12 (amended lots). Findings of Fact & Decision, motion to approve, McMullen/Workman, passed 5 - 0.

New Business: Completeness Review, Site Plan Review - G. Nasberg, Map 7 Lot 3, Doggie Daycare, withdrawn from agenda.

Ordinance Development: Three meetings were set dealing with LD 2003, May 13, Informational meeting, May 20, public hearing, and June 20, special town meeting. Board will ask Stu for a mailing to inform the public.

A motion was made, Tadema-Wielandt/Workman, to ask for an addition to Section 12H, Lot Size and Density Standards in the BLUO, asking for applicant to specify land suitable for development, total land area minus land unsuitable for development, on the plan. Passed 5 - 0.

Next Meetings: June 3, July 1, August 5, and September 9.

Adjourned: 8:44