

**Select Board Meeting Agenda
Nobleboro Town Office Meeting Room
January 17, 2024 @ 6:00pm**

**Attendance: Richard Spear-Selectboard Chair
Jon Chadwick-Selectboard
Emerald Friend-Town Clerk**

**Robyn Clark-Treasurer
Stanley Waltz-CEO
Marianne Pinkham-Planning BD**

OPEN MEETING: R Spear opened meeting @ 6:00pm

PUBLIC COMMENTS: None

MINUTES: Approve 1/3/2024 Minutes

- Jon made a motion to approve the 1/3/2024 minutes.
- R spear 2nd the motion
- The vote was unanimous.

SCHOOL & TOWN WARRANTS:

| | | |
|---------------------------|--------|----------------------|
| 1. Town Payroll Warrant | #: 2 | \$ 13,363.11 |
| 2. School Payroll Warrant | #: 3 | \$ 63,044.64 |
| 3. School AP Warrant | #: 4 | \$ 192,100.01 |
| 4. Town AP Warrant | #: 5 | \$ 100,359.80 |
| 5. Town AP Warrant | #: 125 | \$ <u>9,131.35</u> |
| | | \$ 377,998.91 |

- Jon made a motion to accept the warrants as written above.
- R Spear 2nd the motion
- The vote was unanimous.

SIGN WARRANTS: 126-129

NEW BUSINESS

- Planning Board – Matt Lewis/Marianne Pinkham
 - Land Use Ordinance revisions and updates
- 1. Marianne came in the explain about the New Maine Law “Affordable Housing.”
- 2. The rule came in effect back in April 2023 but was extended to July of 2024 for towns to be able to make land use ordinance revision or the town would be required to go by the state law.
- 3. The new land use ordinance would allow accessory dwelling units, but they would need to make sure that they meet all the safety requirements.
- 4. Nobleboro is almost 2000 or more population which would mean that the accessory dwelling would need to get a certificate of occupancy to live in it.

5. The planning board would like to have a public hearing and then take the Land Use ordinance to open town meeting to be voted on.
6. R Spear recommends that the public hearing be 2 weeks before the open town meeting.
7. Once the public hearing is scheduled it will also be put on the website and there will be information for anyone that would want to pick up to read over. Hearing will also be posted a month ahead of time to get the word out to residents.
8. The tentative date of the public hearing is February 22nd, 2024.
 - Jon made a motion to present the updated Land use Ordinance.
 - R Spear 2nd the motion
 - The vote was unanimous.

MISCELLANEOUS ITEMS

OTHER BUSINESS

OLD BUSINESS

- Stan explained to the selectboard that he spoke with Mr. Parsons in the Mills and Mr. Parson said that he sent a permit into DEP and that he also did obtain one from the town office.
- Stan would like to send a letter that when all is said and done that Mr. Parson will pay a fine.
- Selectboard agreed with Stan.

ADJOURNMENT: R Spear adjourned @ 6:22pm

Transcribed by Emerald Friend, Town Clerk