



**NOBLEBORO PLANNING BOARD
REGULAR MEETING
Thursday, January 19, 2023
Nobleboro Town Office
Community Meeting Room**

Meeting called to order at 5:38 PM by Nobleboro Planning Board Chair Matt Lewis.

Role Call and Quorum Determination:

Present: Vice Chair, Marianne Pinkham, Chairperson, Matt Lewis and Pattie Stevens, Alternate Nate House

Absent: Michael Johnson and Jason Hopkins

Guests: Graham Blanchette, True North Surveying Services

Zoom Participants: None

Members of the Public: None

Chair Matt Lewis, with the approval of other Nobleboro Planning Board members, noted that NPB alternate Nate House would be elevated to the status of a voting member of the NPB for the duration of the January 14, 2023 meeting.

Minutes:

The minutes from the November 14, 2022 meeting of the NPB were reviewed and accepted.

No December 2022 meeting

Correspondence: None

Old Business:

LD2003 Workshop:

The Nobleboro Planning Board (NPB) had a general discussion regarding the LD 2003 workshop held at the Waldoboro Town office on November 17, 2022. Marianne Pinkham, Matthew Lewis, Pattie Stevens and Stan Waltz attended the workshop presented by represented from the Lincoln County Regional Planning Commission (LCRPC) and the MidCoast Council on Governments (MGOG).

The discussion reiterated the fact that the NPB should begin to address some of the issues outlined in LD2003 that directly relate to Nobleboro's land-use ordinances. The changes required by LD 2003 will need to be approved by the town by July 1, 2023.

Planning Board Workshop:

The NPB had a brief discussion about the planning board workshop that was hosted by the LCRPC and MGOG on January 18, 2023. Marianne Pinkham, via Zoom, and Pattie Stevens, in person, represented the NPB at this informative training session. Marianne highlighted some of the important topics brought up and the need for the planning board to adhere strictly to application requirements.

Marianne also noted that the finding of facts, which pertain to the decision on any application, needs to be created and filed with the application and final disposition paperwork.

New Business:

Application from Henry Kennedy - Amendment to Lot 7:

Graham Blanchette representing True North Surveying Services presented the application from Henry Kennedy for an amendment to Lot 7 in an existing approved subdivision. The NPB had a brief discussion about the application and asked Graham a few questions. The NPB then decided that the application was not complete because notice of the proposed amendment had not been provided to abutters of the property.

Motions:

Marianne Pinkham moved that the application be found incomplete because property abutters had not been notified. Pattie Stevens seconded. The motion passed.

Marianne Pinkham moved that a site visit of the property in question is not required, Pattie Stevens seconds. The motion passed.

The NPB then requested that Graham complete the application by providing proof of notice to abutters by Thursday, January 26, 2023. If this deadline is met the Henry Kennedy application will be placed on the agenda for the February 9 meeting (note regular meeting date change) of the NPB. A public hearing regarding the proposed amendment to Lot 7 will take place at 5:30 PM with the NPB's regular meeting beginning immediately following the Public Hearing.

Marianne will submit the required Public Hearing notice to the Lincoln County News and Town Office.

Nobleboro Land Use Ordinances:

The NPB had a general discussion about the land use ordinance with regards to LD 2003 and the other ordinance updates mandated by legislative actions.

The NPB agrees that it would be a good idea to ask Michelle Cameron, Town Treasurer, to locate guidance from the Maine Municipal Association (MMA) regarding how a planning board should approach the tasks of updating the Town's land-use ordinances (LUO) and state requirements for LUO updates. It is agreed that LD 2003 should be the NPB's first priority given the July 1, 2023 for incorporating changes related to this legislation into the Town's LUO. The next step in updating the Town's LUO should be to bring them into compliance with State laws enacted since the last update coupled with reviewing the town's LUO in relation to recommendations made in the Town's updated Comprehensive Plan which was adopted on October 4, 2022.

Other Business:

Planning Board Webpage:

The board briefly reviewed the planning board page on the Town website as requested by Robyn Clark the Town's Deputy Clerk. Marianne will forward the NPB's recommendation to Robyn's attention.

Public Comment: None

Next Regular NPB Meeting:

Thursday, February 9, 2023

Adjourn:

Pinkham moved, Stevens seconded and all vote in favor of adjournment.

Meeting adjourned at 7:02 pm.

***Respectfully submitted,
Matt Lewis, Secretary Pro-Tem***