



**NOBLEBORO PLANNING BOARD  
WORK SESSION MINUTES  
Thursday, Thursday, February 1, 2023  
Nobleboro Town Office  
Community Meeting Room**

### **Call to Order**

Meeting called to order at 5:40 PM by Nobleboro Planning Board Chair Matt Lewis

### **Roll Call and Quorum Determination:**

- **Present:** Chair Matt Lewis, Vice Chair Marianne Pinkham, Secretary Nate House, Jason Hopkins and Pattie Stevens
- Absent:**
- **Guests:** Stanley Waltz, Nobleboro CEO
- **Members of the Public:** None

### **Determination of a Quorum:**

- 👍 Quorum present

### **Agenda:**

- 📄 Agenda Accepted as presented.

### **Correspondence:**

- ✉ Ryan Coffin (Veterans): The YMCA and American Legion building swap is going to take longer than anticipated. A slower process than expected due to permitting and other considerations.

### **Announcements:**

- 🔊 NLOU Public Hearing scheduled for Thursday February 22, 2024 at 6:00 pm – Nobleboro Town Office, Community Meeting Room
- 🔊 Nobleboro Town meeting Saturday, March 16, 2024 at 10:00 am – Nobleboro Central School

### **New Business:**

- 🔊 Solar Ordinance
  - 🔻 Who issues approval for solar? Currently only a building permit
  - 🔻 Decommissioning, aesthetic aspect, screening/fencing, Fire safety
  - 🔻 Review Damariscotta ordinance.
  - ☺ Good start with some modifications agreed for further review.

- ☺ Commercial ordinance, setback 100ft in all directions, ground mounted commercial
- ☺ Keep 109.7 screening security, maintenance, and regulatory compliance.
- ☺ Keep 109.8 Performance guarantee.
- ☺ Shoreland, same as commercial 100ft setback ground mounted.
- ☺ Revise maximum size to 10acres
- ☺ Fencing required, non-residential only
- ☺ Discuss sliding scale or different charges for residential vs commercial. Currently only \$0.30/sq.ft of panel

### **Old Business:**

- 🏠 Remove home ownership requirement from LUO, ADU section.
- 🏠 Life Safety Ordinance, B-Purpose: Add “All new buildings, residential or commercial, or change of use shall require an occupancy permit”.

### **Other Business:**

- 👤 None

### **Public Comment:**

- 👤 None

### **Homework Assignments:**

- 📅 Marianne to compile existing Nobleboro template, Damariscotta, and other points into one master Nobleboro template for review at next meeting.
- 📅 Continue to review solar ordinances from other communities’, researched and provided by NPB member Nate House.
- 📅 Continue to review solar regulations and other information provided by the Governor’s Energy Office. <https://www.maine.gov/energy/initiatives/renewable-energy/solar-distributed-generation>

### **Next Regular NPB Meeting:**

Thursday, February 15, 2023, at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

### **NPB Work Session:**

None Scheduled

### **Adjourn:**

Meeting adjourned at 6:57 PM.

***Respectfully submitted,***

Nate House  
Secretary

Marianne Pinkham  
NPB Vice Chair - Editor