



**NOBLEBORO PLANNING BOARD
REGULAR MEETING
Thursday, February 9, 2023
Nobleboro Town Office
Community Meeting Room**

Call to Order

Meeting called to order at 5:33 PM by Nobleboro Planning Board Chair Matt Lewis.

Roll Call and Quorum Determination:

- **Present:** Chair Matt Lewis, Vice Chair Marianne Pinkham, Jason Hopkins, Pattie Stevens, Alternate Nate House, Board Clerk Robyn Clark
- **Absent:** Michael Johnson (Board agreed he is no longer a Member)
- **Guests:** Graham Blanchette, True North Surveying
- **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 February 9, 2023 meeting.

Agenda:

Chair Matt Lewis asked NPB members to approve the agenda.

Marianne Pinkham motioned, Pattie Stevens seconded, all voted in favor to approve agenda.

Minutes:

The minutes from the January 19, 2023 meeting of the NPB were reviewed and accepted as amended.

No December 2022 meeting

Correspondence: None

Announcements:

[Maine Municipal Association > Workshops & Training > Local Planning Boards & Boards of Appeal Webinar sponsored by Maine Municipal Association – 2/16/23 \(memun.org\)](#)

To register contact Michelle at the Town Office.

Old Business:

- Application from Henry Kennedy, represented by Graham Blanchette of True North Surveying Services for an amendment to a lot in an existing approved subdivision.
 - Graham reviewed last month's discussion for Jason's benefit.
 - Jason suggested taxes should be paid and not exempt then recanted after Matt explained the property will be used and owned by Kieve. Henry & Betty Kennedy are not exempt; however, the portion they are conveying will be once under Kieve ownership.
 - Letter to Abutters was sent with the following certified mail receipts:
 - Anne S Kennedy
 - Anne Benamos Kennedy
 - Kieve Wavus
 - Amy F Galen, Trustee
 - Alexander & Anne Buck
 - Peter & Brenda Fides
 - Graham mentioned the Letter(s) to the Abutter(s) is part of the application under "for office use only" and is not actually in the ordinances. Matt countered that it is the first listing on the "Data/Materials Required for 1st Meeting" document.
 - Matt asked if there was any additional discussion before voting.
 - Does not affect Shoreland Zoning
 - No concerns during the Public Hearing or from the Abutters
 - Nate mentioned a current clause on the deed prohibits construction on the Westerly side of the road
 - Graham indicated the Client intends to remove that clause once conveyed but they do not have plans to build at this time
 - Marianne questioned the reasoning behind the soil test and expressed her concern regarding future plans to build to which Graham replied "to check all the boxes" and he doesn't think Kieve intends to build on the parcel in question
 - Chair Matt Lewis asked for a Motion to Vote
 - Marianne moved the application submitted by Henry & Betty Kennedy for the proposed amendment to create a Map 20/Lot 7a out of Map 20/Lot 7 be approved. Pattie seconded.
 - All in favor: 4 (1 abstained)
 - Application was signed by Matt; Matt, Marianne, Pattie and Nate signed drawings.
- Suggested revisions to the NPB webpage.
 - Change "Stan" to "Stanley"
 - Change meeting times from 6:30 pm to 5:30 pm during the winter months (November – March).
 - Remove Michael Johnson's name
 - Change Bylaws to "approved" rather than "proposed."
 - Marianne to resend suggested edits as there was confusion as to who received the documentation.

- Nobleboro Land Use Ordinances
 - Schedule an initial review with a focus on LD2003 and have CEO Stanley Waltz present
 - Set up a special work session for LD2003.
 - The State has not finalized the “Rules” for LD2003.
 - The Maine Department of Community and Economic Development (DCED) Public Hearing via Zoom on proposed rules for LD2003 is scheduled for 03/01/23 (refer to Website)
 - Public comments regarding the proposed rules are due to the DECD by 03/13/23
 - According to the legislation’s wording, Nobleboro residents must approve any changes to the Town’s LUO’s required by LD2003 by 07/01/23.

New Business:

- **LD2003 Work Session**
 - Matt agrees the NPB needs a work session with Stan present
 - Matt will send Stan an email seeking his availability either 03/07/23 or 03/08/23 at 5:00 pm.
 - Once scheduled, Marianne will create a public notice. The notice will be submitted to the LCN for publication and to Robyn for posting on the Town’s website.

Other Business: None

Public Comment: None

Next Regular NPB Meeting:

Thursday, March 16, 2023, at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

Adjourn:

Marianne Pinkham moved, Pattie Stevens seconded and all vote in favor of adjournment. Meeting adjourned at 6:34 PM.

Respectfully submitted,

Robyn S Clark
NPB Clerk