



**NOBLEBORO PLANNING BOARD**  
**PUBLIC HEARING**  
**Thursday, February 22, 2023**  
**Nobleboro Town Office**  
**Community Meeting Room**

### **Call to Order**

Meeting called to order at 6:00 PM by Nobleboro Planning Board Chair Matt Lewis.  
All comments addressed to the Planning Board shall be made through the Chair.

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

- **Present:** Chair Matt Lewis, Vice Chair Marianne Pinkham, Jason Hopkins, Pattie Stevens, Secretary Robyn Clark
- **Absent:** Nathaniel House, Secretary
- **Guests:** CEO Stan Waltz, Select Board Members Jon Chadwick and Richard Powell
- **Zoom Participants:** Residents Matthew Silverman and Rochelle (Shellie) Swazey
- **Members of the Public:** Residents John and Darcy Emerson, Elizabeth and Mark Ferrero, Bud and Sue Lewis, Tina and Peter Streker and Peter Gabbe

**Appointment of Pro-Tem Secretary:** Robyn S Clark, Planning Board Clerk

### **Agenda:**

Chair Matt Lewis asked Planning Board Members to approve the agenda.  
Jason Hopkins motioned, Marianne Pinkham seconded, all voted in favor to approve agenda.

### **Public Hearing**

- Proposed updates, edits, and amendments to the Nobleboro's Land Use Ordinances (NLUO) pursuant to 30-A M.R.S.A.
- Proposed Accessory Dwelling Unit(s) Ordinance is to align NLUO with recently enacted State legislation titled LD2003 and LD 1706 (<https://www.mainelegislature.org/legis/bills/getPDF.asp?paper=HP1489&item=9&snum=130> and <https://www.mainelegislature.org/legis/bills/getPDF.asp?paper=HP1095&item=5&snum=131>)
- Proposed Life Safety Ordinance
- These proposed updates, edits, and amendments to NLUO will be conditional upon a majority vote in favor at the Town of Nobleboro's Annual Meeting taking place on March 16, 2024.
- Public Comment & Questions:
  - Shellie Swazey asked if she were to move out of her current primary residence and moved into the smaller unit, does the new ordinance prevent this option? The Board indicated she would be able to separate the lots in her case.'
  - Peter Gabbe asked if a homeowner can build more than 1 unit if they will not be rented. The Board replied, yes. More than one can be built, if renting, and the lot size is large enough. Owner will have to apply for an ADU.

- John and Darcy Emerson own 5 acres and would like to gift 2 acres to their daughter. They are in a subdivision. The Board stated they would need approval from the other members of the subdivision then have approval from the Planning Board.
- Matt Silverman asked if the ADU must match the home exterior (Ch 5, #11). This item was revised during a brief Select and Planning Board meeting following the Public Hearing to better clarify this requirement.
- Mark Ferrero asked about water and septic. The Board replied they can be shared with the additional unit(s) if the current size supports the additional unit(s).
- Richard Powell asked how we will be enforcing this the new Life Safety ordinance. CEO Stanly Waltz replied that he will be checking with local rental agencies, Airbnb, etc., if he has no permits by June. There will be a 6-month grace period from 03/16/24 which will get most through the summer and until 2025 to comply. The purpose is to ensure safety (fire escapes, insurance, etc.), inspections every 3 years, \$100 registration fee the first year/\$60 annually thereafter, per structure not per room
- Peter Gabbe asked if tree cutting pictures have to be in application process rather than after the fact. Answer...YES! Otherwise, hefty fines may be imposed.
- Why can't a renter sublet? The reply was because sublessors are not being respectful of the rules and are not passing information about the rules along to the subletters. and is doing so Subletting is taking place without the Owner's knowledge. This requirement was discussed and clarified during a brief Select and Planning Board meeting following the Public Hearing.
- A Certificate of Occupancy is required ~~one~~ once a Towns' population reaches 2,000 residents. Populations over 2k require that a certified Building Inspector inspect the premises (residential and commercial) prior to occupancy.
- Electrical inspection is not required but our current CEO will inspect, if asked.

### **Announcements:**

- Town of Nobleboro Municipal Election and State Primary are both on Tuesday, March 5, 2024 at the Town Office.
- Nobleboro Town Meeting is Saturday, March 16, 2024, at 10:00 am in the Nobleboro Central School gymnasium.
- Nobleboro Planning Board Regular Monthly Meeting is Thursday, March 21, 2024, at 5:30 pm in the Community Meeting Rm at the Nobleboro Town Office and via Zoom.

### **Adjourn:**

Marianne Pinkham moved, Pattie Stevens seconded, and all voted in favor of adjournment. Meeting adjourned at 7:59 PM.

### ***Respectfully submitted,***

Robyn S Clark, Planning Board Clerk  
NPB Pro-Tem Secretary