



## **NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES**

**Thursday, March 16, 2023**

**Nobleboro Town Office  
Community Meeting Room**

### **Call to Order**

Meeting called to order at 5:35 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 and Alternate Nate House,
- **Absent:**
- **Guests:** Stanley Waltz, Nobleboro CEO
- **Zoom Participants:** Matt Silverman
- **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 March 16, 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 February 9, 2023 Public Hearing and regular meeting of the NPB were reviewed and accepted as presented..

No December 2022 meeting

### **Announcements:**

None

### **Old Business:**

Nobleboro Land Use Ordinances:

- ✓ The NPP is currently working on changes to the land-use ordinance associated directly with legislation known as LD2003 passed and signed into law during the 2021

- 2022 Legislative sessions. The board undertook a review of the proposed land use ordinance changes which were generated during the March 8 work session of the NPB.
- ✓ Vice chair Marianne Pinkham took the board through each proposed change from the work session. The board engaged in conversation and review on each subject. All suggested changes were agreed-upon by the board after some discussion and editing.
- ✓ The creation of an accessory dwelling unit specific ordinance (ADU) is the main topic of discussion. As well as other implications of LD 2003 on the land-use ordinance.
- ✓ There was an additional discussion about creating an AirBnB /short term rental specific ordinance. The board agreed on the importance of adding AirBnB /short term rental language to Nobleboro's LUO.
  - ✎ The NPB will review draft language to be provided by Nobleboro's CEO Stan Waltz.
- ✓ The board discussed minimum lot size which is currently set at 1 acre. CEO Stanley Waltz suggested that minimum lot size should be moved to 2 acres. NPB members expressed confusion and differing options regarding how the increase in minimum lot size would affect the LD 2003 allowable units per lot.
  - 🗣️ To assist in resolving lot size issues related to LD2003 and the Town's LUO's updates the NPB decided that it would be prudent to invite County Planner Emily Rabbe and member of the Lincoln County Regional Planning Commission staff the next meeting to discuss that topic.
- ✓ At Select Board member Richard Powell's request the NPB discussed the need for an additional amendment to the land-use ordinances so that pre-and post-construction photographs will be required for all permits not just those within the Shoreland Zone. Nate House suggested a stricter and more transparent fee schedule for violations of building code. Although a fee specific, published, schedule does not exist at this time Nobleboro's Updated Comprehensive Plan does include a recommendation regarding its creation. It is up to the Town's Select Board to determine fees for violations on an individual violation basis.

## New Business:

- **Nominations for 2023 – 2024 NPB Slate of Officers:**
  - 🏛️ The NPB decided that voting for planning board officers for FY2023 - 2024 should take place at the Board's April 20, 2023 meeting. Chairperson Lewis indicated that he would accept a nomination as Chair. Vice Chair Marianne Pinkham indicated she would accept a nomination as Vice Chair. Nate House indicated that if the NPB and Select Board were willing to elevate him to the status of a full member that he would accept a nomination as NPB Secretary.
  - 🏛️ The members of the NPB with appreciation accepted Nate House's request to be elevated to full membership. Matt will notify the Select Board and request that they approve Nate's membership as a full NPB member.

**Other Business:** None

**Public Comment:** None

**Next Regular NPB Meeting:**

Thursday, April 20, 2023, at 6:30 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 7:00 PM.

***Respectfully submitted,***

Matt Lewis  
Pro-tem Secretary