



# NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Thursday, March 21, 2024

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 (Zoom), Pattie Stevens, Nate House and Jason Hopkins
- **Guests:** Stanley Waltz, Nobleboro CEO
- **Members of the Public:** None

## Determination of a Quorum:

- 👉 Quorum present

## Agenda:

- 📄 Agenda Accepted as presented.

## Minutes:

- 📄 Minutes from the January 11, 2024 work session/make up are missing. Matt and Nate will check to see if they have any notes/minutes from that meeting.
- 📄 Reviewed the minutes from the NPB's work session on February 1, 2024 - Accepted
- 📄 Reviewed the minutes for the NPB's and Selectboard's LD2003, Life Safety and Land use Ordinances Updates Public Hearing on February 21, 2024 - Accepted

## Correspondence:

- 📄 No correspondence

## Announcements:

- 🔊 No announcements

## Homework: All items below briefly reviewed and discussed

- 📄 Review the second draft of the proposed solar energy ordinance for Nobleboro
- 📄 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>

## Old Business:

- ✍ Nobleboro Town Meeting, March 16, 2024: Update and next steps following citizen approval of the proposed new ordinances and updates to Nobleboro's Land Use Ordinances. **The NPB briefly updated everyone on items at town meeting passing**
- ✍ Solar Energy Ordinance:
  - Review and edit the second draft of a solar energy ordinance for Nobleboro
  - Timeline for completing and submitting the solar energy ordinance for review by the select board.

**Long discussion and review of the proposed solar ordinance that the NPB is working on. Marianne updated, corrected, and edited the working document to be reviewed prior to and at the next meeting of the NPB.**

## New Business:

- ✍ Nobleboro Land Use Ordinances – Review and discuss recommendations for update and possible changes as noted in the 2021-2022 Comprehensive Plan. Establish a timeline.  
**Discuss at next meeting with potential documents. Potential Excel worksheet with notes on what ordinances in the comp plan are referenced**
- ✍ Review and update all application and other forms used by the Planning Board and Code Enforcement Officer for consistency and clarity. Establish a timeline.  
**Planning board application update needed. NPB members should have a hard copy copy for next meeting.**
- ✍ Public Meeting Ordinance regarding remote access and recording of meetings held by Town boards and committees. Mentioned at Nobleboro's Annual Town meeting on March 16, 2024 **Not Nobleboro planning board responsibility**
- ✍ Serving on Multiple Boards Ordinance in order to avoid possible conflicts of interest.  
**Nota Nobleboro planning board responsibility**

## . Other Business:

- ✍ None

## Public Comment:

- ✍ None

## Homework Assignments:

- ✍ **Review third draft of the proposed solar ordinance.**
- ✍ **Review NPB application for site review.**
- ✍ **Review Nobleboro Comprehensive Plan with a focus on goals and strategies needing action by the NPB.**


## **Next Regular NPB Meeting:**

Thursday, April 18, 2024 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 7:01 PM.

***Respectfully submitted,***

Nate House,  
Secretary

Marianne Pinkham  
NPB Vice Chair - Editor