



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

**Thursday, April 20, 2023
Nobleboro Town Office
Community Meeting Room**

Call to Order

Meeting called to order at 6:34 PM by Nobleboro Planning Board Vice Chair Marianne Pinkham acting on behalf of Chair Matt Lewis in his absence.

Appointment of a Scribe:

Patty Stevens agreed to serve as scribe for the NPB's April 20, 2023 regular meeting

Roll Call and Quorum Determination:

- **Present:** Vice Chair Marianne Pinkham, Jason Hopkins and Pattie Stevens
- **Absent:** Chair Matt Lewis and member Nate House
- **Guests:** Stanley Waltz, Nobleboro CEO and Emily Rabbe, Lincoln County Planner for the Lincoln Country Regional Planning Commission
- **Zoom Participants:** None
- **Members of the Public:** None

Agenda:

Vice Chair Marianne Pinkham asked NPB members to approve the agenda.
Patty Stevens motioned, Jason Hopkins seconded, all voted in favor to approve agenda.

Minutes:

The minutes from the March 16, 2023 regular meeting of the NPB were reviewed. Patty Stevens made a motion to accept and Jason Hopkins seconded. All voted to accept

Announcements:

NPB Training Opportunity:

Maine Municipal Association (MMA) Training for Planning and Appeals Boards. MA video is available until May 17th, 2023. Marianne Pinkham will send a Doodle poll invitation with dates to view as a group.

Housing Study Presentation on Affordable Housing:

Emily Rabbe announced that a presentation about the Lincoln County Regional Planning Commission's Housing Study will take place on Affordable Housing May 25th. Invitations will be sent out. Time is 4:30 – In Person or on Zoom. NPB members are encouraged to attend.

LD2003 Q & A Sessions via Zoom

Emily Rabbe announced that the DEC's (Department of Economic and Community Development) Division of Housing and Developing will host LD2003 Q &A session via Zoom beginning on April 6, 2023 and continuing every Tuesday. NPB members are encouraged to attend.

<https://www.maine.gov/decd/sites/maine.gov.decd/files/inline-files/LD%202003%20Q%26A%20sessions%20flyer.pdf>

Questions about LD 2003, including how its provisions would apply in your municipality, you may [submit a question](#) to the Department.

New Business:

? LD2003 Q and A Session:

- 👤 Lincoln County Regional Planning Commission's County Planner Emily Rabbe provided updates regarding LD2003, provided handouts regarding the rules and answered questions posed by NPB members. .
 - ✂ [LD 2003 Guidance Document](#) (Updated February 2023) (PDF)
 - ✂ [Final Rule](#): 19-100 C.M.R. ch. 5, Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule (Word)
 - [Summary of Comments and Responses](#)
- 👤 Stanley Waltz, CEO brought up the question on the square footage allotted for ADU's which currently is 190'. He noted that once utilities, etc. are added it would need to be 210'. Emily Rabbe will raise this question with DEC and report back to the NPB.
- 👤 **Short Term Rentals:**
 - ✂ The NPB needs to define Short Term Rentals. Stanley Waltz, CEO will send his verbiage on this to Marianne. Emily noted that Freeport and Bar Harbor have defined this term and have written new ordinances for referral.
- 👤 **Non- Conforming Lots and Grandfathering:**
 - ✂ Under LD2003 non-confirming lots will be grandfathered until they are sold or transferred.
- 👤 **DEC – Division of H&D Guidance:**
 - ✂ If the deadline for enacting LD2003 is not extended from July 1, 2023 to July 1,2025 Emily will ask LD2003 specialists from the DEC Division of H&D to attend the June 15, 2023 meeting of the NPB

Old Business:

- 📁 Continued review of NLUO's with a focus on additional requirements related to LD2003.
 - 📄 The NPB reviewed and commented on proposed revisions to Nobleboro's Land Use Ordinances (NLUO) from March 16, 2023. Notes and adjustments taken on the Nobleboro Land Use Ordinances update working document.

- With input from Emily Rabbe and Stanley Waltz additional requirements related to LD2003, continuing updates, questions and between meeting assignments taken on the Nobleboro Land Use Ordinances update working document.

Election of NPB Officers for FY2023-2024:

- Marianne Pinkham nominated Matt Lewis for Chair. Patty Stevens motioned to accept; Jason Hopkins seconded. All in favor.
- Jason Hopkins nominated Marianne Pinkham for Vice Chair. Patty Stevens seconded. All in favor.
- Marianne Pinkham nominated Nate House for secretary. Jason Hopkins seconded. All in favor.

Other Business: None

Public Comment: None

Next Regular NPB Meeting:

Thursday, May 18, 2023, at 6:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

Adjourn:

Pattie Stevens moved, Jason Hopkins seconded and all vote in favor of adjournment. Meeting adjourned at 8:19 PM.

Respectfully submitted,

Patty Stevens
Pro-tem Secretary