



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Thursday, May 16, 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, Pattie Stevens and Nate House, Secretary. Jason Hopkins arrived at 6:20 pm.
- **Absent:** Alternative member Jackie Nowell
- **Guests:** Stanley Waltz, Nobleboro CEO – 6:05 arrival
- **Members of the Public:** None

Determination of a Quorum:

- 👍 Quorum present

Agenda:

- 📄 Agenda Accepted as amended – Application for Change of Use from Wells-Husey American Legion Post #42

Welcome:

- 🗣️ .Greetings to everyone present.

Minutes:

- 📄 Minutes from the January 11, 2024 work session/make up tabled. Wrong version sent to members.
- 📄 Reviewed the minutes from the NPB's regular meeting on April 18, 2024 - Accepted

Correspondence:

- 📄 No correspondence
- 📄 Revised application for Change of Use from Wells-Hussy American Legion Post #42 submitted by Ryan

Announcements:

- 👤 The Maine State Home Share pilot program contract was awarded to Nesterly. The Nobleboro CEO and PB need to track home share opportunities just like any other rental property and will be subject to the life safety ordinances.

Homework - All items below briefly reviewed and discussed. Focus on solar ordinance, then application forms.

- 📄 Review change of use application submitted by the Wells-Hussey Post (American Legion). Copy available at the Town office,
- 📄 Review the fourth 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.
- 📄 Maine Site Plan Review Handbook - Reference
- 📄 Review Planning Boards site plan applications distributed at the April 18, 2024 meeting of the NPB also available from Robyn at the Town office.

Old Business:

- 👤 Solar Energy Ordinance:
 - 🌐 Review and edit the Fourth draft of a solar energy ordinance for Nobleboro
 - 🗨️ Brief discussion. There are two areas where CEO Stanelly Waltz must provide chapter and section references before a final review. After final review NPB will submit the proposed ordinance to the select board input. If approved by the Select Board a public hearing will be scheduled.
- 👤 Review and update all applications.
 - 🌐 Reviewed current application and discussed revising checklist to make it one list At the present time there is confusion and overlaps in the requirements stipulated between 2 type of lists.
 - 🌐 This is the next priority business with the Solar Ordinance
- 👤 NLUO and the comprehensive plan
 - 🌐 Low priority. On hold until other business has been completed.


New Business:

- 📄 First official reading and review of the change of use (child – day care center to social club). Application and supporting documents received April 3, 2024.
 - 👤 Application review and found to be incomplete. Materials and documents still needed include:
 - ✓ Copy of property deed
 - ✓ Notarized letter from owner to act on their behalf.
 - ✓ Narrative: Environmental Impact
 - ✓ Large print from surveying company to scale requested.
 - 👤 The planning board considered a potential interim meeting to approve the application, if time is of the essence and only if the applicant requests.



Other Business:

 None

Public Comment:

 None

Homework Assignments:

-  Review fifth draft of the proposed solar ordinance.
-  Continue to review NPB application for site review and compare with applications from other communities.


Next Regular NPB Meeting:

Thursday, June 20, 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 7:20 PM.

Minutes Prepared by:

Nate House,
Secretary

Marianne Pinkham
NPB Vice Chair - Editor