



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

**Thursday, June 1, 2023
Nobleboro Town Office
Community Meeting Room**

Call to Order

Meeting called to order at 5:45 PM by Nobleboro Planning Board Chair Matt Lewis

Roll Call and Quorum Determination:

- **Present:** Chair Matt Lewis, Vice Chair Marianne Pinkham, Secretary Nate House and Pattie Stevens
- **Absent:** Jason Hopkins
- **Guests:** None
- **Members of the Public:** None

Agenda:

Chair Matt Lewis asked NPB members to approve the agenda. Accepted.

Minutes:

The minutes from the April 20, 2023 regular meeting of the NPB were reviewed and amended to read Nate House Absent. Accepted

Correspondence:

None

Announcements:

The Lincoln County Regional Planning Commission (LCRPC) and the Midcoast Council of Governments are hosting a workshop on LD2003 on Monday, June 5, 2023 at 5:00PM at the LCRPC office (297 Bath Road, Wiscasset) and on Zoom. To learn more about this workshop or to RSVP, please contact Emily Rabbe (erabbe@lcrpc.org 207-882-5986).

<https://us02web.zoom.us/j/83130675914?pwd=VDRFdHd5eUJ0bFJXb3NyT2JVaGhuQT09>

- ### Staff from the Maine Department of Economic and Community Development (DECD) Housing Opportunity Program attend

Additional LD2003 Reading and Links:

📄 Bath, Maine – Accessory Dwelling Units:

<https://www.cityofbathmaine.gov/media/Departments/CodeEnforcement/Accessory%20Dwelling%20Unit%20codes%20handout%20%20203-7-23.pdf>

📄 <https://lcrpc.org/stories/housing-legislation-ld2003> (final rule, updated guidance document)

New Business:

- 🗨️ Comments regarding the Lincoln County Regional Planning Commission – Lincoln County Housing Study conducted by Camion Associates of Saratoga Springs, New York, presentation (overview, data, challenges, recommendations) **Thursday, May 25, 2023 at 4:30.**
 - 📄 Housing needs assessment from LCRPC is designed to assist towns with ordinances and affordable housing. The document is a good reference document. The town of Nobleboro should have copy on-file at the Town Office.

- 🗨️ Comments regarding the Maine Municipal Association (MMA) Training for Planning and Appeals Boards video training on May 4, 2023.
 - 📄 MMA training was informative. This training requirements for all municipal planning board members.

Old Business:

- 📄 Continued review of NLUO's with a focus on additional requirements related to LD2003.
 - 📄 Review proposed revisions made to Nobleboro's Land Use Ordinances (NLUO) during the April 20, 2023..
 - 📄 Continued work on updates to Nobleboro's Land Use Ordinances with a focus on changes mandated by LD2003
- ? Discussions focused on what's needed in order to bring Nobleboro's Land Use Ordinances in-line with LD2003 and related amendments.
- ? How can the Town and Planning Board protect itself the ordinances have not been revised and accepted by the Town when LD2003 becomes effective on July 1, 2023?

Other Business:

The members of the Nobleboro Plan members present at the June 1, 2023 meeting recommended and approved changing the regular meeting time of the NPB to 5:30 pm year round.

So that both NPB Chair Matt Lewis and Vice Chair Marianne Pinkham can be present the members of the NPB recommended and approved changing the meeting day, if the Community Meeting Room is available, to Wednesday, June 14, 2023 at 5:30 pm. Alternative date Tuesday June 13, 2023

Public Comment: None

Homework Assignments:

- 📄 Marianne will incorporate LD2003 guidance definitions into the NLUO working documents so that MPB members can compare existing definitions to suggested LD2003 definitions.
- 📄 NPB members were asked – reminded to review the proposed changes – updates to the NLUO's prior to the Board's June 14 meeting

Next Regular NPB Meeting:

Wednesday, June 14, 2023, at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

NPB Chair Lewis will notify the Town Office and Lincoln County News of the date and time change.

Adjourn:

Meeting adjourned at 7:03 PM.

Respectfully submitted,

Nate House
NPB Secretary