



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Thursday, June 20, 2024

**Nobleboro Town Office
Community Meeting Room**

Call to Order:

Meeting called to order at 5:12 PM by Nobleboro Planning Board Chair Matt Lewis

Roll Call and Quorum Determination:

- **Present** : Chair Matt Lewis, Vice Chair Marianne Pinkham, Pro-Tem Secretary Patty Stevens, Alternate Jackie Nowell.
- **Absent**: Jason Hopkins, Nate House
- **Guests**: Stanley Waltz, Nobleboro CEO
- **Members of the Public**: Members of the American Legion Wells Hussy Post #42: Ryan Coffin, David Gore, Pete Sousa, Michelle Gore, Frank Sidelinger and Sean Puckett.

Determination of a Quorum:

☞ Quorum present

Agenda:

- 📄 Motion was made to accept the agenda for the June 20th, 2024 meeting as presented by Marianne Pinkham and seconded by Patty Stevens. All in favor.

Welcome:

- 👋 Greetings to everyone present - Planning Board Members introduced.

Minutes:

- 📄 Reviewed the minutes from the NPB's January 11^t, 2024 meeting and the minutes from the May 16, 2024. Motion was made to accept both meetings minutes – all in were in favor.
- 📄 The acceptance of the minutes from the follow-up meeting on May 28, 2024 were tabled.



Correspondence:

- 📄 No correspondence










Announcements:

No announcements

Old Business:

-  Solar Energy Ordinance Review – Tabled until July 18, 2024 meeting of the NPB
-  Review updated Land Use Application and Checklist Review – Tabled until July 18, 2018. meeting of the NPB

New Business:

-  Walk through of the site visit to the CLCYMCA Childcare Center and proposed new location for the Wells-Hussey Post #42 of the American Legion was discussed. The parking space, space inside, inside flow, location of bathrooms, kitchen and septic capacity was all reviewed. Everything appeared to be in order.
-  Reviewed the June 20, 2024 public hearing for the application for a change of use from a childcare center to a social club by the Wells Hussey Post #42 of the American Legion. Only one question from Frank Sidelinger (public) was raised. Is there a plan to have a Rifle Range at this location? The question was deferred to Ryan Coffin who stated that there would not be a rifle range at this location.
-  Vote to approve, approve with conditions or reject the change of use (child care center to social club) application from the Wells-Hussey Post #42 of the American Legion Hall.
 -  Discussion was focused on signage and lighting. Ryan Coffin will inform the planning board of the plans for lighting and signage once it has been determined for the planning board approval.
 -  A motion was made (Marianne Pinkham) to approve the application from the Wells-Hussey Post #42 of the American Legion Hall with the following conditions:
 -  sign-off by the Nobleboro Fire Chief;
 -  The NPB receives for review and approval the proposed outside lighting design;
 -  The NPB receives and approves the proposed outside signage
-  The motion was seconded by Patty Stevens. Motion Passed.

Other Business:

 No other business

Public Comment:

 None

Homework Assignments:

- 📖 Review the final draft of the proposed solar ordinance.
- 📖 Review the first draft of the revised land use application

Next Regular NPB Meeting:

Thursday, July 18, 2024 at 5:30 PM in the Nobleboro Town Office community meeting room. Zoom option will be available for the public.

Adjourn:

- 👏 Motion to adjourn made by Marianne Pinkham and seconded by Patty Stevens. Passed.

Meeting adjourned at 5:32 PM.

Minutes Prepared by:

Patty Stevens
Secretary – Pro-Tem

Marianne Pinkham
NPB Vice Chair - Editor