



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, June 28, 2023

**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 (on Zoom), 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 work session agenda. Accepted as presented.

Minutes:

None

Correspondence:

None

Announcements:

None

Homework - Additional LD2003 Resources, Reading and Links:

1. Homework: Review ADU materials and forms from South Portland, Bath, Cape Elizabeth and Kennebunk
 - <https://evocloud-prod3-public.s3.us-east-2.amazonaws.com/meetings/47/attachments/11464.pdf>
 - <https://www.southportland.org/departments/code-enforcement/accessorydwellingunits/>
 - <https://www.southportland.org/our-city/code-ordinance/> (ADU standards are available through the City's [Code of Ordinances](#) in Chapter 27, Zoning, Sections 27-1576 through 27-1579.)
 - https://www.southportland.org/files/6916/1782/7556/AccessoryDwellingUnit_03-24-2021.pdf
 - <https://www.southportland.org/departments/planning-and-development/planning-board-applications/>

- 📄 https://www.cityofbathmaine.gov/media/Departments/Planning/ADU%20Guidebook.9.27_K_S.pdf
- 📄 <https://growsmartmaine.org/wp-content/uploads/2011/04/ADU-Ordinance-Table.pdf>
- 📄 <https://www.kennebunkmaine.us/DocumentCenter/View/15248/complete-memo---LD-2003---2-27-23>

New Business:

- 📌 State of Maine Proposed Subsurface Wastewater Disposal Rules Amendments
<https://www.maine.gov/dhhs/sites/maine.gov.dhhs/files/rule-2023-04/Proposed%20Rule%2010-144%20CMR%20Ch%20241%20-%202nd%2030-Day%20Comment%20Period.pdf> – **No action**

Old Business:

2. 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 June 1, 2023 regular meeting of the NPB
 - 📄 Continued work on updates to Nobleboro's Land Use Ordinances with a focus on changes mandated by LD2003. Specific notes taken on the fourth draft of the Nobleboro Land Use Update' master document.

Other Business:

None

Public Comment:

None

Homework Assignments:

- 📄 Continue to review LD2003 updates and application forms being presented within other communities and additional resources provided by the LCROC.

Next Regular NPB Meeting:

Thursday, July 20, 2023 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 7:35 PM.

Respectfully submitted,

Marianne Pinkham – Vice Chair