



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Thursday, August 17, 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,
- **Absent:** Jason Hopkins, Secretary Nate House, and Pattie Stevens
- **Guests:** None
- **Members of the Public:** None

Without a quorum present official business could not be conducted at the August 17, 2023 meeting of the Nobleboro Planning Board

Agenda:

- 📄 Chair Matt Lewis tabled approval of the agenda.

Minutes:

- 🗒 Approval of the minutes from the June 1, 2023 regular meeting of the NPB tabled.

Correspondence:

None

Announcements:

- 🔊 **The Housing Opportunity Program** within the Maine Department of Economic and Community Development (DECD) grant funding. LCRP application to advance strategies detailed in the LC Housing Assessment. Letter of support written by the Nobleboro Select Board.
- 🔊 **Subdivision Law Workshops for Planning Boards:** The Midcoast Council of Governments (MCOG) and Lincoln County Regional Planning Commission (LCRPC) are hosting a workshop for planning boards and town planners on Maine's Subdivision Law. The workshop will be on **Tuesday, September 19th at 1:00PM** at the LCRPC office (297 Bath Road, Wiscasset) and on Zoom. To register to attend please contact Emily Rabbe (erabbe@lcrpc.org).
- 🔊 **Rulemaking for LD2003 Re-Opened:** The Department of Economic and Community Development (DECD) Housing Opportunity Program has re-opened final rulemaking for LD2003 to extend the implementation deadline to **July 1, 2024**, as well as to make a few

other clarifying changes. You can review the proposed final rule [here](#) and submit written comments by 09/11/2023. [Housing Opportunity Program | Department of Economic and Community Development \(maine.gov\)](#)

Homework - Additional LD2003 Resources, Reading and Links:

1. Homework: Review ADU materials and forms from South Portland, Bath, Cape Elizabeth and Kennebunk
 - 📎 [PowerPoint Presentation \(lcrpc.org\)](#) – June LCRPC and MCOG LD2003 Training video
 - 📎 <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>
 - 📎 Boothbay Harbor LD2003 ordinance draft from the May 5, 2023 Town Warrant Attached (tabled before the Town meeting vote) **Sent with meeting agenda.**

New Business: TABLED

- 📎 LD2003 Municipal Funding Program (overview and supporting documents **sent with meeting agenda**)
- 📎 LD2003 training with Lincoln County Planner Emily Rabbe. Should the NPB schedule?

Old Business: TABLED

- 📎 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 July 20, 2023.regular meeting and work sessions of the NPB
 - 📄 Continued work on updates to Nobleboro's Land Use Ordinances with a focus on changes mandated by LD2003, short-term rentals and solar farms.
- 📎 **E-mail notes related to the proposed LD2023 ordinance updates provided by Bate House were reviewed. Possible action tabled. Note's notes will be included within the next meting notice.**

Other Business:

- 📎 The need to schedule a NPB work a session during the first week of September so that work on updates to Nobleboro's Land Use ordinance does not fall behind. A possible date e-mail will be sent to members of the NPB and the Town's CEO.

Public Comment:

None

Homework Assignments:

- 📄 **In preparation for the August meeting NPB members were asked to review housing Density Bonus information.**
- 📄 Continue to review LD2003 updates and application forms being presented within other communities and come to the July 18th meeting of the NPB to composed the first draft of Nobleboro's Accessory Dwelling Unit – Affordable Housing Ordinance .
- 📄 NPB members were asked – reminded to review the proposed changes – updates to the NLUO's prior to the Board's August meeting

Next Regular NPB Meeting:

Thursday, August 17, 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 6:35 PM.

Respectfully submitted,

Marianne Pinkham
NPB Secretary