



NOBLEBORO PLANNING BOARD
LD2003 WORK SESSION MINUTES
Wednesday, September 6, 2023
Via Zoom

Call to Order

Meeting called to order at 5:35 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

Quorum Present

Agenda:

- 📄 Agenda approved as submitted..

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). (Marianne attending via Zoom)
- 📌 **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 \(maine.gov\)](#)

- 📌 **Housing Matters Conference:** October 16, 2023 from 9am – 3:30 pm Wells Conference Center, University of Maine, Orono. <https://mainecenteronaging.us12.list-manage.com/track/click?u=db2963d6fef21b9800687ec71&id=23d8c74320&e=509c195897> (Marianne registered and attending in person)
- 📌 **2023 Maine Affordable Housing Conference:** Wednesday, October 4, 2023 at the Holiday Inn By The Bay in Portland Maine.

Homework: Review pertinent resource materials inserted at the end of the work session agenda.

New Business:

- 📌 LD2003 Municipal Funding Program (overview and supporting documents attached)? Wait and see. Apply if legal expenses related to LD2003 or County Planner's services are incurred
- 📌 LD2003 training with Lincoln County Planner Emily Rabbe. Should the NPB schedule? Only if the Nobleboro Select Board would like to hold a Board and Public Information Session regarding LD2003

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 July 20, 2023 regular meeting and work sessions of the NPB
- 📌 Reviewed e-mail LD203 work session instructions provided by Marianne.
- 📌 Should the NPB incorporate any of the recommendations based upon other communities' responses to LD203 into Nobleboro's Land Use Ordinances?
- 📌 LD2003 ordinance will focus of NLUO to be included in the Town Warrant for March 2024 town meeting vote.
- 📌 ADU Definition: Completed
- 📌 LD203 Ordinance: A work in progress is nearly complete pending updates to the rule,
- 📌 The proposed ADU Application needs a thorough review. Additionally instructions, requirements, etc. with the assistance of Nobleboro's Code Enforcement Officer need to be written
- 📌 Short Term Rental (STR) / Long Term and other rental information needs to be congruent with the new ADU ordinance.
- 📌 Maine Ground water regulations and reference to the law needs to be incorporated into the new ADU ordinance. **Patty will ask Matt Stevens for the correct reference.**
- 📌 **Nobleboro's Fire Chief will be asked to review fire and safety information from Bath's LD2003 ADU update. Will this information work for Nobleboro?**
- 📌 Application fee: A proposal needs to be submitted to the Nobleboro Select Board based upon recommendations from Nobleboro's Code Enforcement Officer.
 - 📌 Building permit fee recommendation: What is the square foot cost for a building? Should the NPB take that number and multiply it by the ~ 750 square feet max ADU size and use that number for the permit fee? The NPB should review that

number and adjust up/down and compare to other towns application fee. **Nate will investigate.**

- Continued work on updates to Nobleboro's Land Use Ordinances with a focus on changes mandated by LD2003, short-term rentals and solar farms. **Postponed to a future meeting**

Public Comment:

None

Homework Assignments:

- In preparation for September's regular 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 September 21st meeting of the NPB to review the second 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 made during the September 9th work session prior to the Board's September meeting.

Next Regular NPB Meeting:

Thursday, September 21, 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,

Nate House
NPB Secretary