



NOBLEBORO PLANNING BOARD REGULAR MEETING MINUTES

Thursday, October 19, 2023

**Nobleboro Town Office
Community Meeting Room**

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:** Stanley Waltz, Nobleboro CEO
- **Members of the Public:** Reporter from Lincoln County News and Ryan from the American Legion.

Determination of a Quorum:

- 👉 Quorum present

Agenda:

- 📄 Agenda Accepted as presented.

Minutes:

- 📄 Review and acceptance of the minutes from the September 16, 2021 Planning Board Meeting: **Conditionally Approved, Nate and Patty had not had time to review prior to the meeting.**

Correspondence:

- ✉ Emily Rabbe, County Planner via an e-mail message to Marianne will be able to review and comment on LD2003, AUD and related ordinance updates developed by the NPB at no cost to the Town. Emily will not be able to write any of the Town's ordinances without charging a fee. Emily will be able to come to public hearings related to the ordinance updates in order to provide technical assistance without charging a fee.
- ✉

Announcements:

- 📌 **Housing Matters Conference:** October 16, 2023 from 9am – 3:30 pm Wells Conference Center, University of Maine, Orono.- Marianne brought pamphlets from South Portland, Saco, and Bath containing LD2003 information. as well as ARP booklets

regarding the constructions of AUD's which were given out at the conference for NPB members to review.

New Business:

- 👤 American Legion is looking to do a property swap with the CYMCA (Central Lincoln County YMCA). The Legion would assume the rights to the Y's Child Care Center on Back Meadow Road in Nobleboro. The Y would take over the American Legion's building in Damariscotta. An 18-month time frame for the property transfer with the YMCA is estimated. The Legion runs a private club with Liquor and gaming for members/guests only. The Nobleboro Select Board would need to approve this operation and sign off on the liquor license.. The Y's building is already classified as commercial and is located within one of the Town's commercial overlays (old trap barn). A change of use application will need to be submitted to the NPB for review. Prior to submission a recommendation was made that the Legion's officers review Nobleboro's Land Use Ordinances. The Legion would also like to install a ballfield. .

Old Business:

- 👤 The NPB reviewed and held a discussion about the proposed ADU ordinance. Changes were accepted. For LD2003 Definitions and Ordinances have been created and reviewed. An application, fines/penalties, still needs to be generated and reviewed for acceptance.
- 👤 Short Term rentals were discussed. A question arose regarding what the goal of any ordinance would be for short term and long term rentals. Key areas were safety, septic/polluting, application fee, enforcement, fines, fireworks (reference ordinance in applications). The NPB reviewed a draft of Waldoboro's Life Safety ordinance. Nobleboro's CEO Stanley Waltz helped to develop.

Other Business:

- 👤 A special in person work session will take on Thursday, November 2, 2023 at 5:30PM in the community meeting room at the Town Office.
- 👤 Marianne will have to attend via Zoom.

Public Comment:

None

Homework Assignments:

- 📅 Homework – Review Nobleboro's proposed ADU application, Waldoboro's Life Safety Ordinance, Rental application and fees. How much will rental application reviews costs the town? Is there any cost difference between LTR and STR? Fines/enforcement/remedies?

Next Regular NPB Meeting:

Thursday, November 16, 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 7:19 PM.

Respectfully submitted,

Nate House
Secretary

Marianne Pinkham
NPB Vice Chair - Editor