



**NOBLEBORO PLANNING BOARD
REGULAR MEETING
Thursday, November 14, 2022
Nobleboro Town Office
Community Meeting Room**

Meeting called to order at 5:35 PM by Nobleboro Planning Board Chair Matt Lewis.

Role Call and Quorum Determination:

Present: Vice Chair, Marianne Pinkham, Chairperson, Matt Lewis and Pattie Stevens, Alternate Nate House

Absent: Michael Johnson and Jason Hopkins

Guests: None

Zoom Participants: None

Members of the Public: None

Minutes:

The minutes from the October 20, 2022 meeting of the NPB were reviewed and accepted.

No December 2022 meeting

Announcements: None

Correspondence: None

Recommendation:

Chairman Lewis appoints Nate house as a voting member for this meeting on a suggestion from Marianne Pinkham. Nate House voted on the original subdivision plan and will be included in the vote on the amended plan.

Old Business:

LD2003 Workshop:

Chairperson Lewis reminds the board of the LD 2003 workshop in Waldoboro on Thursday, November 17 at 5 PM. Those wanting to carpool will meet at the town office 4:30. Marianne Pinkham, Matthew Lewis, Pattie Stevens and Stan Waltz are all pre-registered for the event.

Developing a Plan for Reviewing and Updating Nobleboro's Land Use Ordinances:

The NPB had a general discussion about the need to develop a plan for reviewing and updating Nobleboro's land-use ordinances (LUS). Marianne suggested that the NPB prioritize any state law requirements for LUO adjustments that have not been incorporated into Nobleboro's LUO since the last update. CEO Stanly Waltz provided NPB with a priority list of changes to Nobleboro's LUO that he views as necessary. The board reviews the CEO's list.

The NPB agrees that a review of and updates to Nobleboro's LUO is important especially considering the Town's newly adopted Comprehensive Plan and the new State legislation titled LD 2003.

The members of the NPB agreed that a review of the Town's LUO will begin during the next regular planning board meeting.

New Business:

Request to Amend the Approved Carl B. Erickson, Jr. Trust Subdivision:

Chairman Lewis asks the members of the Nobleboro Planning Board (NPB) to review the amended subdivision plan for Carl B Erickson Jr. Trust Subdivision

Mr. Erickson presented a new subdivision plan which is amended from the original approved plan. Erickson makes a formal request to have the NPB approve the amended version.

The new subdivision plan reduces the size of lot five but still retains the 2 acre minimum.

Nate House asked Erickson for clarification regarding the reason for the change to the original plan.

In response Erickson indicated that with the pending sale of a neighboring lot owned solely by Mr. Erickson and not a part of the subdivision, the purchasers Bank noticed a lack of 200 foot road frontage. Mr. Erickson was given a building permit by Nobleboro's CEO Stanley Waltz, who incorrectly granted the permit, on a "back lot provision" which is no longer included in Nobleboro's Land Use Ordinances.

The change to the subdivision plan was suggested by the members of the Nobleboro Select Board as a possible solution to the problem. The change to Lot 5 allows for 160 feet of frontage on the neighboring lot.

Mr. Erickson provided a letter from the Nobleboro Select Board indicating that they will not find him in violation for having the neighboring lot be less than 200 feet of road frontage.

General discussion about the amended subdivision plan continued.

Motion:

Marianne Pinkham moved that the Nobleboro Planning Board should approve the amendment as presented to the Carl B. Erickson Jr. Trust Subdivision. Pattie Stevens seconded. The motion passed.

OpBox Expansion Request:

Chairman Lewis relays a phone conversation with Ben Davis from the OpBox business. The presentation he was going to make about a proposed expansion at tonight's meeting will not happen as they have found a alternate piece of property to buy. Thus planned expansion is no longer in the works

Other Business: None

Public Comment: None

Next Regular NPB Meeting:

Thursday, December 15, 2022 at 5:30 PM

Adjourn:

Pinkham moved, Stevens seconded and all vote in favor of adjournment.

Meeting adjourned at 6:35 PM.

***Respectfully submitted,
Matt Lewis, Secretary Pro-Tem***