



## TOWN OF NOBLEBORO – PLANNING BOARD

**REGULAR MEETING FOR NOVEMBER**  
**Thursday, December 15, 2022 at 5:30 PM**  
**Nobleboro Town Office**  
**Community Meeting Room**

### Agenda–Regular Monthly Meeting of the Nobleboro Planning Board:

1. Call to Order – Chair Matt Lewis
  - 🔊 All comments addressed to the Planning Board shall be made through the Chair
2. Welcome and Introductions:
3. Roll Call and Determination of a Quorum
4. Review and acceptance of the minutes from the:
  - 🗑 Regular Planning Board Meeting – November 14, 2022, 2022
5. Correspondence:
6. Announcements:
  - 🔊 MCOG and LCRPC Planning Board Workshop, based upon the MMA training for Planning Board Rescheduled to Wednesday, January 18, 2023, 5:00 PM at the LCRPC offices in Wiscasset or Via Zoom. RSVP to Emily Rabbe at [erabbe@lcrpc.com](mailto:erabbe@lcrpc.com)
7. Old Business:
  - 🗑 LD 2003 workshop (in-person Waldoboro Town Office and via Zoom) on Thursday, November 17, 2022 – Comments and thoughts from those in attendance.
8. New Business:
  - 🏛 Nobleboro Land Use Ordinances: First Steps Legislative Updates – Refer to COE Stanley Waltz's recommendations at the end of this agenda.
    - 🗑 LD 2003
    - 🗑 Shore Land Zone Before and After Digital Images
  - 🏛 \_\_\_\_\_
9. Other;
  - 🕒 \_\_\_\_\_
10. Public Comment – Time Permitting:
11. Next Regular Meeting of the Nobleboro Planning Board, **Thursday, January 19, 2022 at 5:30 PM** in the Nobleboro Town Office community meeting room. Zoom option for the public;
12. Adjournment at:

## **For Non-Planning Board Member Meeting Attendees.**

Maine CDC guidelines in place at the time of each Planning Board meeting will be followed.

Members of the public are welcome to attend the regular and working meetings of the Nobleboro Planning Board as observers. Regular and working meetings are not public hearings and as such, a public comment period is not included on the agenda. The general public shall be barred from addressing the Planning Board unless a majority of the Board permits the public to speak. Comments from the public are welcome and can be submitted to the Town Office for subsequent distribution to Committee members.

## **LD 2003 Guidance Document Announced**

The Department of Economic and Community Development released the guidance document for local authorities on LD 2003 in September. This fall, the rulemaking process will be initiated for key provisions of LD 2003. July 1, 2023 is the deadline by which certain provisions of LD 2003 must be enforced. For consistency and to avoid confusion, municipalities should consider updating their local ordinances, as needed, prior to this date.

You can view the guidance document [here](#).

## **Nobleboro Code Enforcement Officer Stanly Waltz – Ordinance Revisions for LD 2003 and Other Considerations.**

### **LD-2003**

#### **ADU-ACCESSORY DWELLING UNIT**

1. CHANGE LOT SIZE, NOT IN SHORELAND ZONE
2. NOT ALLOW ADU'S ON LOTS LESS THAN 30,000 SQ. FT.
3. LOWER ROAD FRONTAGE FOR NEW LOTS
4. LIMIT THE NUMBER OF ADU'S ON ANY GIVEN LOT
5. DO NOT ALLOW ANY ADU'S WITHIN 150 FEET OF ANY LAKE OR POND
6. MANDATORY SEPTIC INSPECTION TO ACCOMADATE ANY ADU'S
7. LIMIT THE SQUARE FOTAGE OF ALL ADU'S
8. ADU / ATTACHED OR DETACHED

#### **Other considerations for the Land Use Ordinance**

- a. Steeper fines for violations in the Shoreland Zone
- b. Regulate Short term rentals, short term=rented less than 364 days a year
- c. Before and after pictures of any change or work performed in the Shoreland Zone

#### **DEFINE:**

- 1) Short Term Rental
- 2) A septic inspection, to include a report by a site evaluator or licensed inspector

## **2021-2022 Nobleboro Comprehensive Plan Update – Plan Implementation Charge**

The 2021 Comprehensive Plan for Nobleboro is just a plan until the Town brings the vision into reality. It will take everyone: Select Board members; Planning Board members; Code Enforcement Officer; Road Commissioner; Town Clerk; Town Committee Members; and every citizen to help Nobleboro grow while retaining the essential character of the Town. The Town's plans to ensure the implementation of the approved strategies will need regular periodic oversight by all of the stakeholders.

- We will all work together to keep Nobleboro the special place that it is while the Town grows. We may not all always agree but we can work together, respectfully.
- We will recommend the formation of a committee to assist the Town in implementing the plan. The committee, working with Town officials, will be encouraged to research issues, attend regional conferences, and carry out other tasks aimed at implementing the updated Comprehensive Plan. The committee will support the goals and strategies of the Plan as recommended and approved by the Town. This Implementation Committee will, therefore, replace the Comprehensive Plan Update Committee, and be representative of all segments of Nobleboro's population.
- We recommend that the Planning Board and Code Enforcement Officer meet quarterly, (or as needed) to review, amend, or develop new Land Use Ordinances in support of the plan's recommendations, and evolving Town requirements.
- We recommend that the Implementation Committee and Planning Board forward recommendations to the Select Board for approval prior to a public hearing. We recommend all changes to Nobleboro's Land Use Ordinances reflect the input of all stakeholders and be voted on at the annual Town Meeting to ensure maximum voter participation or, if needed, at a Special Town Meeting.
- We recommend a formal review of the Plan every 3 years to determine whether the goals and strategies are effective or require adjustments.