



**NOBLEBORO PLANNING BOARD  
REGULAR MEETING  
Thursday, April 21, 2022 at Immediately  
Following the 6:00 PM Public Hearing  
Nobleboro Town Office  
Community Meeting Room**

The regular monthly meeting of the Nobleboro Planning Board (NPB) was called to order at 6:06 pm by Board Chair Matt Lewis.

**Role Call and Quorum Determination:**

**Present:** Vice Chair, Marianne Pinkham, Michael Johnson, Michele Hallowell, and Chairperson, Matt Lewis.

**Absent:** Peter Gabbe, Pattie Stevens and Nate House

**Guest:** Carl Erickson, Carl B. Erickson, Jr. Revocable Trust Subdivision Applicant

**Members of the Public:** Bisi Cameron Yee a reporter from the Lincoln County News

**Minutes:**

The minutes from the March 17, 2022 meeting of the NPB were reviewed and accepted with edits that had been sent to Nobleboro's Office Manager Susan Pinnetti-Isabel.

Contained in the March 2022 minutes was a note from the Select Board that a statement was due from the applicant, and has been received, to prove financial capability. Hallowell also noted that the soil erosion plan has been submitted.

**Old Business:**

**Site Visit on April 5, 2022 – Carl B. Erickson, Jr. Subdivision:**

Lewis commented on the Site Visit- the residential lots were marked and the road plan as designed on the flat plan was made clear to the members of the NPB who were present (Marianne Pinkham, Matt Lewis, Michele Hallowell and Pattie Stevens) .

**Application Review - Carl B. Erickson, Jr. Subdivision**

The NPB reviewed the Carl B. Erickson, Jr. Subdivision application. The only outstanding documents which had been required in order for the application to be declared complete were the final revised fpat map, the Select Board's approval of the applicants financial viability to complete the project and the soil erosion plan paperwork. Those have been submitted to the file. Reconfiguration of the property line between lots three and four as discussed during the April 5, 2022 site visit has been made. The new, straighter lot line was pointed out by Erickson on the final plat map. Lewis asked if the members of NPB needed anything else in order to determine that Erickson's subdivision application was complete.

**Hallowell moved and Pinkham seconded, that the application is complete. Three NPB members voted in favor. The newly appointed NPB member who had not been involved in the application process abstained.**

The Board moved onto reviewing the Performance Standards from Chapter 5 and from Chapter 11 of the Subdivision Ordinances.

Hallowell led this discussion by summarizing the Standards beginning on page 49 of the Ordinance. A discussion followed with NPB members present looking at each standard as listed in the Town's Land Use Ordinances.

**Hallowell moves and Pinkham seconds that the plat plan has all the requirements as laid out in Chapter 5. Three NPB members voted in favor and one abstained.**

On to page 102 and Chapter 11, Hallowell summarizes the standards and addresses any questions to Erickson. There was discussion about the standards regarding the loss of agricultural and natural areas and the recommendations of the Comprehensive Plan to limit such changes in use. Though the field will be built up, it was stated that at the current time the field is not being used agricultural production.

**Hallowell moves and Pinkham seconds that as depicted there are no threats to or significant changes in the natural beauty of the area. Three NPB members voted in favor and one abstained.**

Discussion continued through the various standards. No issues or problems were found with the remaining requirement. For all intents and purposes the proposed subdivision is basically a new neighborhood, environment without any signs, ambient lighting, or storm water runoff issues. The road will have allowance for emergency vehicles.

Pinkham asks if Erickson is planning on installing street lights. Erickson says no.

Pinkham also asks about sidewalks for a neighborhood "stroll". Erickson started that there is no plan for sidewalks,

Since this is not a large scale development, the requirement in this section are not applicable and thus were not reviewed.

**Hallowell proceeds to move and Pinkham seconds that the plan meets all the standards from Chapter 11. Three NPB members voted in favor and one abstained.**

Pinkham asks about landscaping controls. Erickson starts that as part of the sale of the five lots a plan is in place to develop an Association which will address landscaping issues. Homeowners will be responsible for the maintenance their own road frontage and yard landscaping.

Lewis indicated that since there is nothing else needed, the board will entertain a motion concerning a final decision to approve, approve with conditions or reject the Carl B. Erickson, Jr. Revocable Trust Subdivision application.

**Hallowell moves and Pinkham seconds a motion to approve the subdivision application and plan submitted on behalf of the Carl B. Erickson Jr. Revocable Trust as presented to the Nobleboro Planning Board. Lewis asks if there is any discussion. There was no discussion. Lewis moved the question. Three NPB members voted in favor and one abstained.**

**The Carl B. Erickson Jr. Revocable Trust Subdivision application for the privately owned property at the corner of Morgan Hill road and Lower Cross Road was approved by the Town of Nobleboro.**

The plat map was signed and dated by all the voting members in attendance.

Erickson left meeting after the plat map was signed. Erickson was reminded to file the plat map at the county courthouse in Wiscasset.

### **New Business:**

Lewis asks if there is any new business to be brought before the NPB.

#### **Election of NPB Officers:**

Since the other new board member was not present, the nomination and election of officers for the 2022 – 2023 was tabled until the May 19, 2022 NPB meeting.

#### **New Planning Board Members:**

Lewis announced that the Nobleboro Select Board has appointed two new members to the NPB: Pattie Stevens, who could not attend this evening's meeting and Michael Johnson, who is present tonight.

### **Other Business:**

Michele Hallowell was thanked for her service and the professional skills that she brought to the NPB's deliberations over the last two years.

### **Next Regular NPB Meeting:**

**Thursday, May 19, 2022 at 6:30 pm**

Marianne Pinkham announced that she would not be able to attend the May meeting of the NPB

### **Adjourn:**

**Hallowell moves and Pinkham seconds and all vote in favor of adjournment.**

***Meeting adjourned at 6:40pm.***

***Respectfully submitted,  
Sharon E. Abair, NPB Clerk***