



NOBLEBORO PLANNING BOARD
REGULAR MEETING
Thursday, October 20, 2022
Nobleboro Town Office
Community Meeting Room

Role Call and Quorum Determination:

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

Absent: Michael Johnson and Jason Hopkins

Guests: **Stanley Waltz, CEO in-person and Select Board Liaison Richard Powel via Zoom**

Members of the Public: None

Minutes:

The minutes from the August 18, 2022 meeting of the NPB were reviewed and accepted.

No NPB meeting in September.

Correspondence: None

Old Business:

NPB By-Laws Revisions: The NPB held a brief discussion and review of changes which were made to Nobleboro Planning Board by-laws at the NPB's August 18, 2022 meeting

Pinkham moved and Stevens seconded a motion to approve the revisions which were made to the NPB's by-laws. Subsequently a vote was taken to accept revised by-laws as presented. All in favor, 3 members for none against.

The NPB's revised by-laws were signed by Chairperson Lewis

L.D. 2003 Accessory Dwellings: CEO Stanley Waltz gave a brief overview of LD 2003.. A discussion about LD 2003 ensued. The members of the NPB agreed that it is important to review and understand the implications of this new accessory dwelling legislation for the town. To that end members of the NPB agreed that all those available should attend the LD 2003 workshop lead by the Lincoln County Regional Planning Commission (LCRPC) and the Mid-Coast Council of Governments (MCOG) to be held at the Waldoboro Town Office on Thursday, November 17, 2000 at 5 PM.

New Business:

Nobleboro Comprehensive Plan – Implementation Committee: A discussion about the approval of Nobleboro’s Comprehensive Plan Update being approved at special open town meeting on October 4, 2022. NPB members agreed that there is a need for representatives from the NPB to be appointed to the new Comprehensive Plan Implementation Committee.

Chairman Lewis and Pattie Stevens volunteer to be involved with the Comprehensive Plan implementation committee.

Plan for Updating Nobleboro’s Land Use Ordinances: The members of the NPB, CEO Stanley Waltz and Richard Powell discussed strategies for reviewing and updating Nobleboro’s Land Use Ordinances so that they align with legislation that has been enacted since the last major revision as well as to remove and adjust contradicting language within the ordinances.

CEO Waltz will send a list of recommendations requiring immediate action the Chairperson Lewis.

Carl B. Erikson, Jr. Subdivision: A discussion about a potential request for a change to a lot line in the of Carl B. Erikson, Jr. subdivision previously approved by the NPB. CEO Stanley Waltz and Select Board Representative Richard Powell informed the NPB about a request for changes that need to be made to the Carl B. Erikson Jr. subdivision which were presented to the Nobleboro Select Board by Rick Erickson. The NPB agreed that members would review subdivision changes if submitted by November 3rd and would review the materials vote whether or not to approve the changes at the NPB’s next regular meeting.

Other Business:

Chairperson Lewis relayed a conversation that he had with Ben Davis about potential expansion of the Op Box business on Route One. Chairman Lewis suggested that Ben Davis attend next NPB meeting to present information about potential changes and additions being made to the business.

Chairperson Lewis will contact Davis and invite him to the NPB’s next meeting.

Public Comment: None

Next Regular NPB Meeting:

The NPB discussed a potential change of the Board’s November meeting date to Monday, November 14 at 5:30 PM. The change is being requested in order for NPB members to be able to attend the LD 2003 Accessory Dwelling workshop which is taking place on Thursday, November 17. Change of planning board meeting agreed-upon.

Tentative Date - Monday, November 14, 2022 at 5:30 pm pending availability of the Community Meeting Room at the Nobleboro Town Office. Chairperson Lewis will confirm.

Adjourn:

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

Meeting adjourned at 7:50pm.

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