

**Town of Nobleboro
Planning Board
Meeting Minutes**

Date/Time: March 17, 2022 @ 5:30 pm

Location: Nobleboro Town Office

Attendees: Matt Lewis, Chair
Peter Gabbe
Michele Hallowell
Nate House
MaryAnn Pinkham

Call to Order

- Matt called the meeting to order at 5:32 pm
- This is a public meeting. All comments to the Board will go through the Chair

Roll Call

After roll call it was determined there are enough attendees for a quorum

Welcome & Introductions

There is one guest attending the meeting:

- David "Dusty" Star, Surveyor, representing Carl Erickson to speak about the proposed subdivision on the Lower Cross Road.

Review & Acceptance of Minutes

- February 17, 2022
- Michele had minor editorial changes
- There were no other changes so minutes were approved

Correspondence

None

Old Business

Lower Cross Road revised application

- The following have been provided as requested:
 - Full authority for Dusty to appear in Carl's absence
 - Front line vs sideline ratio has been satisfactorily revised
 - Boring location markings
 - Specific soil and erosion controls
 - Financial assurances from the Bank
- The final deed restrictions need to appear on the plan
 - Road construction notes can be removed to allow for more room
 - Push plan references to the left to give more space
- Motion to accept
 - Peter motioned to accept the application as presented & revised
 - Michele seconded
 - Board unanimously voted to accept as complete:
 - Application for Lower Cross Road subdivision presented by Carl Erickson, Jr
- Site visit
 - Scheduled for 04/01/22 @ 4:30
 - Alternate date is 04/05/22 @ 4:30
 - Looking for right of way and location of turnaround
 - Color coded stakes (back lines not needed)
 - Soil reports to be provided at that time.
- Performance Guarantee
 - In lieu of the following a public hearing will be held prior to next month's meeting
 - Requirement of submission of a performance guarantee discussed..

Next Meeting

- Public Hearing on 04/21/22 @ 6:00 pm
 - Regarding the Lower Cross Road subdivision
 - Add will go in the Lincoln County News the week of 03/21/22
- Planning Board meeting on 04/21/22 @ 6:30 pm
 - Peter Gabbe indicated he will not be present for the April meetings

Meeting Adjourned

- No new business
 - Motion to adjourn
 - Seconded