

## SEARSPORT PLANNING BOARD MEETING

Union Hall / Town Office

December 8, 2025

6:00pm

### Members Present

Arnaud Lessard, Chair  
A.J. Koch, Jr Vice Chair  
Janine Laveway, Secretary  
Norris Staples  
Travis Otis  
James Guerette, Associate Member  
Diane Reynolds, Associate Member

### Staff

Scott Giroux, CEO

### Members of the Public Present

Lovia Koscinski

1. Call To Order: Arnaud Lessard, Chair called the meeting to order at 6:00 pm
2. Determination of Voting Members for this Meeting: Arnaud Lessard, Norris Staples, Travis Otis, A.J. Koch and Janine Laveway. Also present and participating in discussions but not in votes were James Guerette and Diane Reynolds.
3. Adjustments to the Agenda: None
4. Acceptance of the Agenda: A.J. made a motion to accept the agenda as presented, seconded by Travis Otis. Vote: 5-0-0
5. Approval of September 8, 2025 Minutes: Travis made a motion to approve the minutes from the September 8, 2025 Planning Board Meeting as written, seconded by Arnaud. Vote: 5-0-0
6. Sketch Plan Review of Searsport Terrace Subdivision: Lovia Koscinski, owner of Searsport Terrace gave an overview of the plans depicted in the sketch plan provided. They are proposing dividing lot #17 with the intention being that each of the houses will have it's own separate lot and the mobile home park will be on a separate lot. There is no development planned at this time. They wish to sell the House with Route One frontage in the spring. She answered all questions asked by board members. Scott Giroux- CEO questioned abandoning the approved subdivision for 1929 vs amending it. Board members were provided with the legal opinion rendered by Aaron Fethke, town attorney in October 2023 when this same question was asked about Searsport Terraces. Norris explained the need for an amendment vs an abandonment and the importance of a recorded trail in the registry for all changes to an original approved plat plan. The board adreed the proposed sketch plan is an allowed use and recommended both a real estate attorney and certified land surveyor work together to accomplish the goal of amending the 1929 approved subdivision plan and recording it in the Waldo County Registry of Deeds once approved by the Planning Board.
7. Old Business:  
  
Finalization of documents from past meetings

a. Finding of Facts Conclusion of Law Document: A.J. made a motion to approve and sign the FFCL document for the Sol America Project approved December 9, 2024. Seconded by Arnaud . Vote: 5-0-0

b. Arnaud made a motion to sign the application for a sign permit for Penobscot Marine Museum approved on September 8, 2025, seconded by A.J. Vote: 5-0-0

c. Arnaud made a motion to sign the application for the roof top solar project for Robert Weiss, approved on September 8, 2025, seconded by Janine. Vote 5-0-0.

d. Janine made a motion to sign the permit application for a roof top solar project for Paul and Belinda Wood approved September 8, 2025 seconded by Arnaud Vote: 5-0-0

Update on Provisional Approvals: A discussion was held regarding enforcement of conditionally approved permits, enforcement areas of concern given to prior CEO's. and any new areas of concern the board members have. A. J. recommended and Scott agreed for those to be given to him in written form.

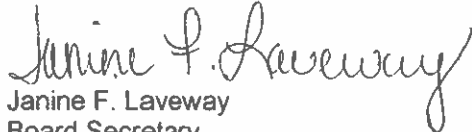
8. New Business: None

9. Code Enforcement Officer's Report: Scott gave a verbal report.

10. Public Comment: None

11. Adjourn Meeting: A.J. made a motion to adjourn at 7:04pm seconded by Travis Vote: 5-0-0

Respectfully Submitted,



Janine F. Laveway  
Board Secretary

APPROVED: January 12, 2026