

## SEARSPORT PLANNING BOARD MEETING

UNION HALL / TOWN OFFICE

6:00pm

January 12, 2026

### Members Present

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

### Staff

Scott Giroux, CEO

### Members of the Public Present:

Jim Rose, Dan Nichols Abutters  
Megan-Mack Nicholson Meg Cousins  
Lis Guy

1. Call To Order: Chair Arnaud Lessard called the meeting to order at 6:00 pm
2. Roll Call: All Present. Janine Laveway recused herself from participating in the application review. She is an officer and trustee of the MMPA – an abutter. Chair Lessard designated James Guerette as a voting member. Diane Reynolds was the recording secretary for the application.
3. Adjustments to the Agenda: None
4. Acceptance of the Agenda: Motion: A.J. made a motion to accept the agenda as written. Seconded by Travis Vote: 5-0-0
5. Acceptance of the minutes from the December 8, 2025 meeting. Motion: A.J. made a motion to approve the minutes as presented. Seconded by Travis. Vote: 5-0-0

### **PUBLIC HEARING**

A.J. made a motion to exit regular session and open the public hearing at 6:06 pm to hear the application of Megan-Mack Nicholson for a public portable sauna business to be placed on Water Street. Motion seconded by Travis Vote : 5-0-0

The applicant Megan-Mack Nicholson made a presentation and answered questions from the board.

Jim Rose, President of MMPA spoke as an abutter and stated the Park has not given permission for parking. Dan Nichols also spoke as an

abutter on the North and West sides of the property and the owner of the adjacent driveway to 25 Water Street.

A. J. made a motion to close the public hearing at 6:45 pm and return to regular session. Motion seconded by Travis. Vote: 5-0-0

6. . Application:

- a. A.J. made a motion a portable sauna is an allowed use in Zone Residential 3, seconded by Arnaud, Vote: 5-0-0
- b. A. J. made a motion the Application was found to be complete, seconded by Travis Vote: 5-0-0
- c. Abutters were all notified
- d. Application fee of \$75.00 has been paid
- e. Department Head Signatures: : A.J. Koch, Jr Interim Fire Chief and Robert Seekins, Highway Department. James Gillway, Road Commissioner did not sign. He noted the location of the trailer violates the parking ordinance for the Town of Searsport. Brian Lunt, Police Chief, EMA Director and Ambulance Director did not return the request for his signatures. Waste Water and Water District were not applicable.

## **LAND USE ORDINANCE**

### **A. General Performance Standards**

1. Danger: A.J. made a motion the standard has been met, seconded by Travis Vote: 5-0-0
2. Vibration: Arnaud made a motion the standard is not applicable, seconded by Travis Vote: 5-0-0
3. Wastes: Travis made a motion the standard is not applicable, seconded by A.J. Vote: 5-0-0
4. Offensive Noise: A.J. made a motion the standard is not applicable. Seconded by Travis Vote: 5-0-0
5. Lighting: Arnaud made a motion the standard is not applicable, seconded by A.J. Vote: 5-0-0
6. .Odor Nuisance: Travis made a motion the standard is not applicable seconded by A.J. Vote: 5-0-0

**Motion:** Arnaud made a motion that all applicable General Performance Standards have been met, seconded by A.J. Vote: 5-0-0

### **B. Specific Performance Standards**

1. Adult Entertainment
2. Cluster Development

3. Home Occupations
4. Junkyards/ Automobile Graveyards/ Automobile Recycling Business
5. Manufactured Housing
6. Signs – will need to be reviewed by CEO
7. Towers
8. Transient Accommodations: “Bed and Breakfast”
9. Windmills
10. Wireless Facilities
11. Activities Requiring Site Plan Review

**Motion** A. J. made the motion that the specific performance standards 1 - Adult Entertainment and 2 - Cluster Development, are not applicable . Motion seconded by Travis Vote: 5-0-0.

A.J. made a motion 3 – Home Occupation has been met. Motion was seconded by Travis Vote: 5-0-0

Arnaud made the motion that 4. Junkyards/Automobile Graveyards/Automobile Recycling Business is not applicable. Motion was seconded by Travis Vote: 5-0-0

Arnaud made the motion that 5 – Manufactured Housing does not apply. Motion was seconded by Travis Vote: 5-0-0

Arnaud made a motion that 6- Signs has been met. Motion was seconded by Travis. Vote: 5-0-0

A.J. made a motion that standards 7- Towers, 8-Transient Accommodations: Bed and Breakfasts, 9- Windmills, and 10. Wireless Facilities, are not applicable. Motion was seconded by Travis. Vote: 5-0-0

A.J. made a motion 11- Activities requiring site plan review has been met. Motion seconded by Arnaud Vote 5-0-0

**Motion:** Arnaud made a motion that all 11 performance standards have either been met or do not apply. Motion seconded by Travis Vote: 5-0-0

### **C. Positive Findings Required**

1. District Appropriate: A.J. made a motion the application is district appropriate, seconded by Arnaud Vote: 5-0-0
2. Conforms with Section 5: A.J. made a motion the application conforms with section 5 of the Land Use Ordinance, seconded by Arnaud Vote: 5-0-0
3. Conditional approval with other Ordinances: Parking - A.J. made a motion that the portable sauna must operate in the yard unless a waiver is granted by the Select Board to park it in the public street. There must also be a waiver obtained from the Select Board to allow customer parking in the public street. The motion was seconded by Travis Vote: 5-0-0

4. Safe access and egress with road: Arnaud made a motion that safe access and egress with the road be maintained for emergency vehicles. Motion was seconded by Travis Vote: 5-0-0

A.J. made a motion that all positive findings have been met seconded by Travis Vote: 5-0-0

**A.J. made the Motion that all the applicable Land Use Ordinance Conditions have been met. Seconded by Travis Vote: 5-0 -0**

## **SITE PLAN REVIEW ORDINANCE**

1. Preserve and Enhance Landscape

Motion: A.J. made the motion that the Standard has been met, seconded by Travis  
Vote: 5-0-0

2. Relation of Proposed Buildings to Environment

Motion : Arnaud made the motion the standard does not apply, seconded by A.J.  
Vote: 5-0-0

3. Vehicle Access

Motion : A.J made the motion that the Standard has been met seconded by Arnaud.  
Vote: 5-0-0

4. Parking and Circulation

Motion: Travis made the motion that the Standard has been met with the stipulation that the parking lot at Mosman Memorial Park will not be used and that street parking must be approved by the select board. Motion seconded by A.J. Vote: 5-0-0

5. Surface Water Drainage

Motion: Arnaud made the motion that the standard is not applicable, seconded by Travis  
Vote: 5-0-0

6. Existing Utilities: Arnaud made the Motion that the standard does not apply, seconded by Travis  
Vote: 5-0-0

7. Advertising Features: Motion: Arnaud made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

8. Special Features of the Development

Motion : Arnaud made the motion that the standard is not applicable, seconded by Travis  
Vote: 5-0-0

9. Exterior Lighting: Motion: Arnaud made the motion that the standard is not applicable, seconded by Travis

10. Emergency Vehicles Access: Motion: A.J. made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

11. Municipal Services: Motion: Arnaud made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

12. Water Pollution: Motion: Arnaud made the motion that the standard is not applicable, seconded by Travis Vote: 5-0-0

13. On Site Water: Motion: Arnaud made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

14. Soil Erosion: Motion: Arnaud made the motion the standard is not applicable, seconded by Travis Vote: 5-0-0

15. Septage Disposal: Motion: Travis made the motion the standard has been met, seconded by Arnaud. Vote: 5-0-0

16. Adverse Effects: Motion: Arnaud made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

17. Financial Capacity: Motion: A.J. made the motion the standard has been met, seconded by Travis Vote: 5-0-0

18. Air Quality: Motion: Arnaud made the motion that the standard has been met, seconded by Travis Vote: 5-0-0

**Motion on all 18 performance standards that are applicable have been met**

Motion: A.J. made a motion that all applicable performance standards have been met, seconded by Arnaud Vote:5-0-0

**Motion: Arnaud made the motion that the application is complete and is conditionally approved for the portable sauna unit to be located and operated on the property at 25 Water street pending the approval from the Select Board for the use of Water Street for parking. The motion was seconded by Travis. Vote: 5-0-0,**

Votes in Favor

Arnaud Lessard

Arthur J. Koch Jr.

Norris Staples

Travis Otis

James Guerette

Votes Opposed

None

7. Old Business: Mobile Home Park Ordinance: The mobile home park ordinance was repealed at the annual town meeting held April 6, 2024. The question was asked what the reason was. It was questioned if the ordinance as written was unenforceable. Scott explained that the State has mandated enforcement rules. Title 10 Chapter 953. The question is if a new mobile home park were to be proposed in Searsport, what would the CEO have for an ordinance to go by. The ordinance is currently on the town website and the certification for repeal was not completed. Consideration will be given by the planning board to revisit a mobile home park ordinance in the future.

8. New Business: Election of officers will be done in April. The Select Board appoints members in March. Norris Staples is the only member up for reappointment in 2026 and he wishes to continue to serve.

8. Code Enforcement Officer's Report: Scott reports that the office has been slow as far as permitting but he has been very busy cleaning up the office and the filing. He and Jen Rich have worked hard to clean out and organize the archives storage. He continues to study for his exams and looks forward to an increase in activity with the arrival of Spring.

9. Public Comment: None

10. Adjourn Meeting. Motion: Travis made a motion to adjourn the meeting at 7:22 pm. Seconded by A.J. Vote: 5-0-0

Respectfully submitted



Janine F. Laveway  
Board Secretary

APPROVED: 2.9.2026