

## SEARSPORT PLANNING BOARD MEETING

Union Hall / Town Office

February 9, 2026

6:00pm

### Members Present

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

### Staff

James Gillway, Town Manager

### Members of the Public Present

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 are the voting members for this meeting Associate Members James Guerette and Diane Reynolds.
3. Adjustments to the Agenda: Remove the CEO report
4. Acceptance of the Agenda: A.J. made a motion to accept the agenda as amended, seconded by Travis. Vote: 5-0-0
5. Approval of the January 12, 2026 Minutes: A.J. made a motion to approve the minutes from the January 12, 2026 meeting as presented seconded by Travis. Vote: 5-0-0
6. Old Business:
  - a. Ordinance Procedure Review: The question was raised about the role the planning board plays in the creation of new ordinances and any changes or updates to existing ordinances to be presented to the legislative body. A discussion was held regarding the process involved and the planning boards role.
  - b. Subdivision Ordinance Review: The State recommends a periodic review of a town's Sub Division Ordinance so they remain consistent with the state's Municipal Subdivision Law (30-A.M.R.S. 4401-4408). Municipalities have no home rule authority to use a different local definition or to maintain local subdivision exemptions that deviate from the statute. A.J. shared the areas he is looking at regarding safe access for emergency vehicles. James Gillway shared that there have been a lot of changes in the legislature to enhance and entice additional housing in the State of Maine. He agrees with the board's decision to review the current Subdivision Ordinance at this time. Chair Arnaud Lessard will compare the statute to our existing ordinance and bring it back to the next meeting to begin the review process.
7. New Business:
  - a. Mobile Home Park Ordinance Review: The mobile home park ordinance was accepted by the legislative body at the March 2020 town meeting and subsequently repealed. James Gillway

gave an overview of the reasons he feels the original ordinance was repealed. It was felt to be overly staff burdensome and required inspections for mobile homes that were ready to be rented and then when they were exited. There was an annual fee for mobile homes that no one was set up to administer or collect. At the time of the repeal it was also mentioned that the ordinance could easily come back when it was trimmed down to a tenable document. It was not desired to see any sort of mission creep where it was extended to apartments etc. The board is requesting that Scott Giroux, CEO review the ordinance and give his opinion to the board of what he feels needs to be looked at with an eye to bringing the ordinance back before the legislative body for consideration of reinstatement. There are currently life safety codes that are not specific to trailer parks that are in effect.

10. Public Comment: None

11. Adjourn Meeting: Arnaud made a motion to adjourn at 6:33 pm seconded by Travis  
Vote: 5-0-0

Respectfully Submitted,

  
Janine F. Laveway  
Board Secretary

APPROVED: 3.9.2026