

SEARSPORT PLANNING BOARD MEETING

UNION HALL / TOWN OFFICE

March 9, 2026

6:00pm

Members Present

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

Staff

Scott Giroux CEO

Members of the Public Present

Mary Labenski
Michael Labenski
There were no abutters present

1. Call To Order: Chair Lessard called the meeting to order at 6:00 pm
2. Roll Call: Members listed above are all present. Norris Staples is excused. The voting members for this meeting will be Arnaud Lessard, A.J. Koch, Jr. Janine Laveway, Travis Otis and James Guerette.
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 February 9, 2026 meeting : Travis motioned to approve the minutes of the February 9, 2026 meeting as written, seconded by Arnaud. Vote: 5-0-0
6. Application Review and Public Hearing: Mary Katherine Labnenski dba Scullery Made Maine 23 East Main Street Searsport, Maine 04974 Tax Map 012 Lot 035

Travis made the motion a food service establishment is an allowed use in the Commercial district, seconded by A.J. Vote: 5-0-0
Janine made a motion the application is complete, seconded by Travis Vote: 5-0-0
All Abutters have been notified
The application fee of \$310.00 has been paid.

Travis made a motion at 6:05 pm to open the public hearing, seconded by Arnaud.
Vote: 5-0-0.

The applicant, Mary Labenski gave an overview of her application and proposed business.

Planning Board Members asked the following questions:

A.J. asked what the scope of her entire plan is and her days and hours of operation.

Janine asked about the pre walk through that has been conducted by the department of health inspector and the status of that application.

Travis asked for clarification on her hours of operation.

A.J. asked about the hood over the cooking area and if that has been inspected and cleaned.

Arnaud asked about the proposed seating occupancy.

Janine asked about the use of the take out window the building has.

Janine asked if water is included in the lease.

Arnaud asked if there is a fire sprinkler system in place

Janine asked about the sign and if it will be lighted.

Mary asked what their next step is as far as obtaining their liquor license.

A.J. made a motion to close the public hearing at 6:16 pm. Seconded by Travis

Vote: 5-0-0

SITE PLAN REVIEW ORDINANCE

1. Preserve and Enhance Landscape Is Not Applicable

Motion Arnaud Lessard 2nd A. J. Koch Vote: 5-0-0

2. Relation of Proposed Buildings to Environment Is Not Applicable

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

3. Vehicle Access Has Been Met

Motion A.J. Koch, Jr 2nd Travis Otis Vote: 5-0-0

4. Parking and Circulation Has Been Met

Motion A.J. Koch Jr 2nd Travis Otis Vote: 5-0-0

5. Surface Water Drainage is Not Applicable

Motion A.J. Koch Jr 2nd Arnaud Lessard Vote: 5-0-0

6. Existing Utilities Has Been Met

Motion A.J. Koch, Jr 2nd Travis Otis Vote: 5-0-0

7. Advertising Features Have Been Met

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

8. Special Features of the Development Is Not Applicable

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

9. Exterior Lighting Is Not Applicable

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

10. Emergency Vehicles Access Has Been Met

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

11. Municipal Services Have Been Met

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

12. Water Pollution Is Not Applicable

Motion Arnaud Lessard 2nd A.J. Koch, Jr Vote: 5-0-0

13 On Site Water Has been Met

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

14. Soil Erosion Is Not Applicable

Motion A.J. Koch, Jr 2nd Arnaud Lessard Vote: 5-0-0

15. Septage Disposal Has Been Met

Motion Arnaud Lessard 2nd Travis Otis Vote: 5-0-0

16. Adverse Effects Is Not Applicable

Motion A.J. Koch Jr. 2nd Travis Otis Vote: 5-0-0

17. Financial Capacity Has Been Met

Motion A.J. Koch, Jr. 2nd Travis Otis Vote: 5-0-0

18. Air Quality Has Been Met

Motion Travis Otis 2nd Arnaud Lessard Vote 5-0-0

Arnaud made a motion that any performance standards that are applicable have been met, seconded by Travis. Vote: 5-0-0

A.J. made a motion to approve the sign application as presented, seconded by Arnaud. Vote: 5-0-0. The Historic Preservation Committee has approved it as well.

A.J. made a motion the application is complete and approved without conditions Seconded by Arnaud. Vote: 5-0-0

7. Old Business:

a. Continuing Ordinance Review: A discussion was had regarding how ordinances are created, amended and presented to the legislative body for final approval. The Sub Division Ordinance was discussed. A. J. Koch reviewed the current ordinance and made suggestions for the board's consideration based on his findings.

8. New Business:

a. Updated Deadlines for Applications: Janine provided the new schedule of dates for applications to be considered complete for the purpose of appearing on the agenda. The deadline for placing public notices for hearings with The Midcoast Villager is now 4:00 pm on Friday. The dates have been adjusted accordingly to allow for enough time for ad submissions.


9. Other Business: None

10. Code Enforcement Officer's Report: CEO Scott Giroux gave a recap of the work he has completed over the past two months. He outlined his recommendations to be considered on the solar ordinance regarding square footages and battery storage. The board asked for updates on two applications that were approved with conditions. Not all of the conditions have been met. Therefore, both are still considered under review and no permits will be issued. A discussion was had regarding solar permits that are being pulled and the process to get those on file with the fire department to be entered into their dispatch application.

8. Public Comment: None

9. Adjourn Meeting. Motion: Arnaud made a motion to adjourn the meeting at 6:57 pm. Seconded by A.J. Vote: 5-0-0

Respectfully submitted


Janine F. Laveway
Board Secretary

APPROVED: 4.13.2026