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| MINUTES  PLANNING BOARD  December 27, 2018 |



**Dan Leeman– Regular 2020**

**Curtis Lunt- Regular 2019**

**Don Fellows - Regular 2019**

**William Kuhl - Associate 2019**

**Karin Paradis - Regular 2018**

**Shaun Carr- Associate 2018**

**Scott T. Hall – Regular 2018**

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Associate members, William Kuhl and Shaun Carr were present as well. Also present was Code Enforcement Officer, Dennis Douglass, Town Planner Ben Smith, and 4 citizens in the audience.
3. **chair’s review of meeting rules:**

The Chairman explained the meeting rules are located on the back of each agenda, available in the document holder by the door.

1. **WRITTEN COMMUNICATIONS:**

Minutes of December 13, 2018

The meeting minutes of December 13, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Mr. Lunt mentioned a couple typos to be corrected. Seeing no material changes, Mrs. Paradis declared the minutes approved.

1. **PUBLIC HEARING:**

**Case #18-14 Subdivision Review Application – Crafts Subdivision**

George Bouchles, representing Crafts, reported there would be two rear lots, accessed by one gravel driveway, which splits onto the rear lots at the hammerhead. The Chairman called this public hearing to order at 7:05 PM. There were no comments. The Chairman closed this Public Hearing at 7:05 PM.

PLANNING BOARD MEMBER QUESTIONS: Mr. Douglass explained that these are paper lots to be sold, that there are no local requirements that the driveway be paved since it’s a private driveway, and that there are no options but for these dwellings to be on town water and town sewer. He said a full set of plans are on file.

Mr. Fellows requested Mr. Douglass get a letter from the Lisbon Water Department as well to be placed on file.

Jim Graham, on David Street, said his property abuts the subdivision and that he wanted to know where the utilities would be on the plan. Were they going to be underground, or telephone polls in his backyard since his property abuts the easement side. Mr. Douglass pointed out that the sewer and water lines would be underground but not the polls for electricity. He said those polls were going on the driveway side. Mr. Smith recommended the motion include clarification on the utilities.

**VOTE (2018-73)** Mr. Fellows, seconded by Mr. Lunt, moved to approve Crafts Subdivision application with conditions, that the electrical polls have to be installed on the driveway side, but they are free to run the water and sewer down the easement side, and that a letter from the Lisbon Water Department be obtained and placed on file. **Vote: 5-0 passed.**

1. **NEW BUSINESS:**

**Case #18-15 Conditional Use Application – Home Daycare Business**

Applicant: Kelli Daigle  
 Property Location: 7 Ridlon Road, Lisbon, Maine 04250  
 Tax Map/Lot: Map R08 Lot 9C  
 Intended Use: Conditional Use Application for Child Care Facility

Mr. Douglass reported the zone allows it under a home occupation. He said a full set of house plans are on file. This is a private dirt road so there are no issues noted. He indicated a few things would be coming in to complete this file by the next meeting and recommended the Planning Board set a public hearing for January 10. He mentioned the state considers a facility after 12 children but the town considers it a facility after 8 children and suggested the board consider reviewing this in the future.

**VOTE (2018-73)** Mr. Fellows, seconded by Mr. Lunt, moved to set a public hearing on January 10 for Kelli Daigle’s Home Daycare Business. **Vote: 5-0 passed.**

1. **OTHER BUSINESS:**

**Case #18-12 Conditional Use Application - Lisbon Cannabis Company**

Medical Marijuana Establishment

Jason Smith

60 Capital Avenue

Lisbon Falls, ME 04252

Map U10 Lot 065

**Findings of Fact**

The applicant submitted an application for Conditional Use approval of a Medical Marijuana Retail Business to be located at 60 Capital Avenue in Lisbon Falls, Maine on November 20, 2018. The Code Enforcement Officer accepted the application as complete and recommended the Town of Lisbon Planning Board schedule a Public Hearing. The Planning Board reviewed Case #18-12 and scheduled a Site Visit for December 8, 2018 and a Public Hearing for December 13, 2018.

On December 8, 2018, the Planning Board held a Site Visit at 60 Capital Avenue in Lisbon Falls to review Case #18-12. On December 13, 2018, the Planning Board held a Public Hearing. On December 13, 2018, the Planning Board approved the Conditional Use Application as submitted.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70 Section 70-530. Land Uses

Performance Standards.

1. Completed the Conditional Use Application Checklist

2. Completed the Planning Board Procedure Checklist

3. Completed the Conditional Use Permit Standards Checklist

4. Completed the Local Ordinances Checklist

The Planning Board Chair signed the Conditional Use Application Decision.

1. **TOWN PLANNER – OFFICIAL BUSINESS**: Mr. Smith said he emailed the final draft to the Planning Board members this week. He recommended the board schedule the public hearing. Mr. Fellows said the placeholders for pictures still needed updating with permanent pictures. Mr. Lunt recommended the replacement pictures be inserted before the public hearing and distribution to Council for their review. He suggested holding the public hearing on February 28. Mr. Smith said the Planning Board had time to obtain and review the pictures, get comments during the 30-day period prior to the hearing, and recommended they set the hearing at their January 10 meeting.

Mr. Fellows recommended Mr. Smith consider removing business names from this document making it a little more general. Mr. Smith offered to talk about that.

1. **CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:** Mr. Douglass said the Planning Board had a busy year, hearing 15 cases so far and two more on their way, making it 17 cases in one year.
2. **ADJOURN TO WORKSHOP:**

**VOTE (2018-74)** Mr. Lunt, seconded by Mr. Leeman moved to adjourn to a workshop to discuss the Comprehensive Plan at 8:01 PM. **VOTE**: **5-0 passed.**

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Twila D. Lycette, Lisbon Town Clerk

Date Approved: January 10, 2019