



## MINUTES PLANNING BOARD JUNE 28, 2018

Dan Leeman- Regular 2020  
Curtis Lunt- Regular 2019  
Don Fellows - Regular 2019  
William Kuhl - Associate 2019  
Karin Paradis - Regular 2021  
Eric Metivier- Associate 2021  
Scott T. Hall - Regular 2021

- 1. CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00PM.
- 2. ROLL CALL:** Regular members present were Don Fellows, Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Associate members, William Kuhl and Eric Metivier was present as well. In addition, the Code Enforcement Officer, Dennis Douglass; Town Council Chairman Allen Ward; Town Councilor Fern Larochelle; John Stewart, representing Davis Land Surveying, LLC, and Mr. Dave Johnson, Developer of Johnson Woods Estates attended the meeting.
- 3. CHAIR'S REVIEW OF MEETING RULES:**  
The Chair explained the meeting rules are located on the back of each agenda, available in the document holder by the door.
- 4. WRITTEN COMMUNICATIONS:**

#### Minutes of May 24, 2018

The meeting minutes of May 24, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

- 5. NEW BUSINESS:**

#### **Case # 18-8 Johnson Wood Estates - Subdivision Amendment**

Applicant: Johnson Wood Estates

Property Location: Young Road, Lisbon, ME 04250

Tax Map/Lot: R7 Lot 54

Intended Use: Subdivision

Mr. Stewart said the only addition to the subdivision plan was a new pedestrian ROW starting from Young Rd., running between Lots 8 and 9, then along the property line to the river. The objective is to make the subdivision more pedestrian friendly and enable residents to access the river.

**VOTE (2018-32)** Mr. Lunt made a motion, seconded by Mrs. Paradis, to accept the application, and to set a Public Hearing at the next meeting on July 12, 2018. **VOTE: 5-0 Carried.**

#### **Case# 18-9 Ricker Farm - Subdivision Amendment**

Applicant: Wayne H. Ricker

Property Location: Mill Street, Lisbon, ME 04250

Tax Map: R5 Lot 41

Intended Use: Phase II of Mill Creek Subdivision

Mr. Douglass stated the only amendment to the subdivision plan was the addition of Lot 2C which was originally part of Lot 2B. The two lots will share the current driveway used by Lot 2B.

**VOTE (2018-33)** Mrs. Paradis made a motion, seconded by Mr. Lunt, to accept the application, and to set a Public Hearing at the next meeting on July 12, 2018. **VOTE: 5-0 Carried.**

**6. UNFINISHED BUSINESS:****Case #18-6 Findings of Fact**

Applicant: Cordt's &amp; Cordt's, LLC – Black Bear Ladder, LLC

Mr. Douglass reviewed and distributed the following findings of fact for 65 Lisbon Street, Lisbon, ME 04250, Tax Map U23 Lot 3A:

*The applicant submitted a Site Plan Review application for a Commercial/Retail Space on, May 2, 2018. The Planning Board accepted the application as complete on May 10, 2018. The Planning Board conducted a Site Visit and held a Public Hearing for the application on May 24, 2018. The Planning Board approved the Site Plan Review Application for Commercial/Retail Space with conditions on May 24, 2018.*

The board members signed the final findings of fact for the Commercial/Retail Space application.

**Case #18-7 Findings of Fact**

Applicant: Payton A. Austin – Austin Acres

Mr. Douglass reviewed and distributed the following findings of fact for 277 Ferry Road, Lisbon, ME 04250, Tax Map R7 Lot 48:

*The applicant submitted an application for a Subdivision Review on May 3, 2018. The Planning Board accepted the application as complete on May 10, 2018. The Planning Board held a Public Hearing for the application on May 24, 2018. The Planning Board approved the Preliminary and Final Subdivision Review Application on May 24, 2018.*

The board members signed the final findings of fact for the Subdivision Review application.

**7. OTHER BUSINESS:**

Mrs. Paradis congratulated Mr. Fellows on receiving a plaque awarded to him by the Maine Association of Planners in recognition of his professional and key planning decisions and for providing strategic development ideas along with finding solutions and building consensus among members. Mrs. Paradis said “He is the hardest working volunteer in Lisbon.” The Planning Board congratulated Mr. Fellows.

Mr. Fellows mentioned the board would be electing Chairman and Vice Chair at the next meeting on July 12, 2018.

The Planning Board discussed having a town booth at the Moxie Festival again this year. The board agreed this is an excellent way for the town representatives to interact with visitors and residents alike. Councilor Ward said he would like the board to encourage the department heads to get involved as well.

**Lisbon Development Committee Update**

Mr. Hall presented the preliminary plans for the Graziano Lot project. He thanked Mr. Dean Willey for helping with the designs and Ms. Cheryl Haggerty for donating her time and Real Estate services. Mr. Hall said the long-term goal for the property was to beautify the property to help bring more businesses to the area. Then eventually make the property available for sale. In addition, there are plans to improve the intersection area, and make it a safer for pedestrians.

The Board recognized the reappointments of Mrs. Paradis, Mr. Hall and Mr. Metivier for a three term.

**ADJOURN TO WORKSHOP:**

**VOTE (2018-34)** Mrs. Paradis made a motion, seconded by Mr. Lunt moved to adjourn at 7:37 PM.

**VOTE: 5-0 carried**

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Michelle Rene Foss, Assistant Town Clerk  
Date Approved July 12, 2018