



MINUTES PLANNING BOARD JULY 12, 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 was present and Eric Metivier was excused. In addition, Dennis Douglass, Code Enforcement Officer; Ben Smith, Town Planner; David Johnson, owner of Johnson Wood Estates; Stewart Davis representing Davis Land Surveying, LLC, and Mr. John Eckhart of Ricker Farms along with 3 citizens attended the meeting.

3. ELECTION OF OFFICERS:

Item taken up after

Code Enforcement Officer

Election of Chairman and Vice Chairman

VOTE (2016-37) Mr. Hall, seconded by Mr. Fellows nominated Karin Paradis to serve as Chairman of the Planning Board. There were no other nominations. **Order passed - Vote 5-0**

VOTE (2016-38) Mrs. Paradis, seconded by Mr. Lunt nominated Don Fellows to serve as Vice Chairman of the Planning Board. There were no other nominations. **Order passed - Vote 5-0**

4. 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.

5. WRITTEN COMMUNICATIONS:

Minutes of June 28, 2018

The meeting minutes of June 28, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

6. PUBLIC HEARING:

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

The Chairman called this public hearing to order at 7:03 PM.

Mr. Davis explained that the board had previously approved a 14 lot subdivision, and 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.

There were no other comments. The Chairman closed this Public Hearing at 7:04 PM.

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

The Chairman called this public hearing to order at 7:05 PM.

Mr. Earl Russell, an abutting neighbor, stated that he had concerns about the future plans for the property.

Mr. Eckhart explained he and his family have sold the original home that exists on the proposed LOT 2C, and have built a new residence on the existing LOT 2B. Mr. Eckhart said the family just want to enjoy the 33 acres and eventually the children will inherit the property.

There were no other comments. The Chairman closed this Public Hearing at 7:07 PM.

7. UNFINISHED 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. Douglass said the amendment to the subdivision plan was a new pedestrian ROW to the river. There is no conflict with shore zoning, as the developer will not be placing any structures on the trail.

VOTE (2018-35) Mrs. Paradis made a motion, seconded by Mr. Leeman to accept the amendment to Johnson Wood Estates Subdivision. **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 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 (2018-36) Mrs. Paradis made a motion, seconded by Mr. Lunt to accept the amendment to the Ricker Farm Subdivision. **VOTE: 5-0 carried**

8. NEW BUSINESS: NONE**9. OTHER BUSINESS: NONE****10. TOWN PLANNER:**Comprehensive Plan Update

Mr. Smith presented a summary of the Comprehensive Plan that was the culmination of all the input from public sources and the goals of the various town departments. Mr. Smith said the plan places emphasis on three major areas:

1. Improving the schools, roads, and infrastructure of the town
2. Boosting the value of public spaces in town
3. Raising the bar on investments for both public and private endeavors.

** These minutes are not verbatim. A recording of the meeting is on file.*

Mr. Smith explained the summary represents what the town really needs to focus on in the next 3-5 years.

11. CODE ENFORCEMENT OFFICER:

Mr. Douglass mentioned he attended a class given by the Maine Municipal Association regarding the sale of recreational Marijuana.

- Town must opt-in to allow sales of Marijuana by passing an ordinance or the Town Council can vote on the issue.
- State can issue a temporary license to retailers, but the license will not be active until the town approves the sale of Marijuana.
- Town can opt to allow the sales of Marijuana but limit the amount of storefronts permitted to sell Marijuana.

The state had created a caregiver category for licensing, but towns still have to opt-in.

The state will license retailers, but the towns may charge a license fee relative to the cost incurred from allowing this type of business.

Mr. Fellows said he would like to see what restrictions the Council would set on retailers before entertaining any applications for Marijuana retail storefronts. Mr. Smith agreed.

12. ADJOURN TO WORKSHOP:

VOTE (2018-39) Mrs. Paradis made a motion, seconded by Mr. Lunt moved to adjourn at 7:45 PM.
VOTE: 5-0 carried

Michelle Rene Foss, Assistant Town Clerk
Date Approved July 26, 2018