MINUTES
PLANNING BOARD
MARCH 24, 2011

John Potvin - Regular 2014
Don Fellows - Regular 2015
Jeffrey Ganong – Regular 2015
Dan Nezol - Regular 2011
Francis Drake, Jr. - Regular 2011
Gerry Kamke - Associate 2014
Steve Warren - Associate 2011

1. **CALL TO ORDER:** The Chairman, Mr. Potvin called the meeting to order at 7:02 PM.

2. **ROLL CALL:** Regular members present were John Potvin, Dan Nezol, Don Fellows, Francis Drake, Jr. (arriving at 7:05 p.m.) and Jeff Ganong (arriving at 7:10 p.m.). Associate members present were Steve Warren and Gerry Kamke was an excused absence. Also present was Code Enforcement Officer, Michael Cote, and 5 citizens in the audience.

3. **PUBLIC HEARINGS:**

CONDITIONAL USE PERMIT:
Case # 10-14 Applicant: Richard Mason
Property Location: 320 Ridge Road, Lisbon Falls
Tax Map: R4-8E
Zone: Rural Open Space / Resource Protection
Intended Use: Establish an Excavating Business

The Chairman, Mr. Potvin opened the public hearing and asked Mr. Mason to explain his request.

Mr. Mason said that he would like to house his equipment for his excavation business at his maintenance garage.

Mr. Potvin asked if there is an office onsite.

Mr. Mason said there is an office onsite.

There were no comments and the Chairman closed the Public Hearing for this case.

4. **REGULAR MEETING:**

Mr. Potvin, Chairman granted Steve Warren voting privileges.

CONDITIONAL USE PERMIT:
Case # 10-14 Applicant: Richard Mason
Intended Use: Establish an Excavating Business

ACTION TAKEN: Mr. Fellows seconded by Mr. Warren moved to approve the conditional use permit for Richard Mason. Vote 4-0 Carried.

DISCUSS AND REVIEW DRAFT COPY OF THE PROPOSED LISBON ACCESS MANAGEMENT ORDINANCE:

Francis Drake arrived at 7:05 p.m.

Stephen Eldridge, Town Manager came forward and explained that Joan Walton of Androscoggin Valley Council of Government (AVCOG) helped draft an Access Management Ordinance for Lisbon to help improve the safety of our busiest roadways. The Access Management Ordinance

will require that anyone wishing to obtain a Driveway Opening Permit would have to come and see Mike Cote, Code Enforcement Officer and meet the requirements set forth under the proposed ordinance. The proposed ordinance would apply to State or State Aid Roads.

Mr. Fellows asked if it would allow the Maine Department of Transportation (MDOT) or Lisbon to develop plans for roads and he thought that the recent Traffic Study performed by the University of Vermont and presented to the Town Council recommended that an ordinance such as this be put in place.

Mr. Eldridge said that it was a New Hampshire Engineering Firm that did the work for MDOT.

Jeff Ganong arrived at 7:10 p.m.

Mr. Nezol asked how the Town of Lisbon or the State of Maine could make a property owner share their entrance with an abutting business. He feels that Route 196 is safe the way that it is. He also thought that our current Subdivision Ordinance requires any with 15 or more sites to have two entrances.

Mr. Eldridge said that the proposed ordinance would not change any current entrances and the proposed ordinance would allow you to split one opening into an entrance and exit. He said that Joan Walton, AVCOG will be at the public hearing to answer any further questions.

Mr. Warren said that he does not feel that all the roads listed should be subject to these requirements and he is particularly concerned with the requirement on corner spaces and not being allowed to grant a waiver on that.

Mike Cote, Code Enforcement Officer will schedule a public hearing for the next meeting.

5. **OTHER BUSINESS:** Mr. Fellows just wanted to let the Board members know that he will not be here for next month's meeting.

Mr. Ganong asked how the Council is doing with the Ordinances they have sent forth.

Mr. Eldridge said that we are waiting to get the Wellhead Ordinance back from the Town Attorney and the most recent ordinances will be reviewed at the Council Meeting on April 5, 2011.

6. WRITTEN COMMUNICATIONS:

Minutes of February 24, 2011.

ACTION TAKEN: Mr. Ganong seconded by Mr. Drake moved to approve the minutes of February 24, 2011. Vote 6-0. Carried.

7. ADJOURNMENT:

ACTION TAKEN: Mr. Fellows, seconded by Mr. Ganong moved to adjourn at 7:24PM. Vote 6-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant

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