AGENDA
PLANNING BOARD MEETING
THURSDAY DECEMBER 4TH, 2014
LISBON TOWN OFFICE
7:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

___ Karin Paradis (Chairman) ___ Don Fellows ___ Richard Long (Assoc.)
___ Curtis Lunt (Vice-Chair) ___ James Lemieux ___ Vacant (Assoc.)
___ Dan Nezol

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS

- Minutes of November 20th, 2014
- Site Visit **Case #14-14** on November 21st, 2014

5. PUBLIC HEARINGS

- **Case #14-14** - Mill Creek Subdivision Phase II
  - Wayne H. Ricker

    Mill Street, Lisbon Maine 04250 - Map R5 Lot 41
  - 4 lot subdivision

6. UNFINISHED BUSINESS

- Case #41-11: Springworks Farm
  - Findings of Fact final sign-off

7. NEW BUSINESS

- **Case #14-14** - Subdivision Review Application
  - Mill Creek Subdivision Phase II

    Wayne H. Ricker

    Mill Street, Lisbon Maine 04250 - Map R5 Lot 041
  - Application for Phase II of Mill Creek Subdivision. 4 lots

8. OTHER BUSINESS

9. CODE ENFORCEMENT OFFICIAL BUSINESS
10. ADJOURN TO WORKSHOP
11. ADJOURN

LISBON PLANNING BOARD – MEETING/HEARING RULES

The Board welcomes everyone to the meeting of the Lisbon Planning Board. If this is a meeting which will include a hearing, some special provisions will apply and are listed below. While we value the input of every interested person, we must limit the comment period in order to conduct business in a timely fashion.

Meeting Format – The format for each meeting (whether regular or special) shall be in strict accordance with Article 4, Section 4.1.6 of the Planning Board Bylaws. *Please note that the* ***Chair may change the order of business for the current meeting upon a majority vote of the Board.***

All meetings shall be conducted in such a manner as to be completed within two and one half (2.5) hours of commencement. The Board, by unanimous consent, may decide to extend a meeting but only at the point where the meeting can be concluded within another hour. Any action after that point requires a tabling or postponing order.

Public Participation – With regard to participation by the public, all comments to the Board and from the Board shall be made through the Chair. The attending public may participate as follows:

- During Regular Meetings- is **allowed at the discretion of the Chair**, but only after introduction of an agenda item and appropriate motions with time for explanation and Board member questions. The public may be allowed to comment, but during that period, the **public may address that agenda item only** and each participant shall be limited **two (2) minutes**. Each participant may address the Board only one time unless requested by the Chair to comment further, and the Chair may limit time for comments to no more than **ten (10) minutes in total** on any one agenda item. **A member of the public who wishes to comment on an item not on the agenda may be allowed to speak during the "Other Business" portion of the agenda.**

- During Workshops – **The attending public may not participate** unless the Chair allows or requests such comment.

- During Site Visits– This is a **special meeting** in all respects except that **the public is not allowed to participate**. Although the public is allowed to be present, comments and explanations will only be accepted by Board members and an applicant or agents representing an applicant. Only participant comments may be considered in any notes taken for minutes of such meeting.

- During Hearings – The attending **public may speak only in accordance with the specific rules** set up for hearings.

  - The public must comment only when specifically allowed. **The Chair shall emphasize that no decisions are made during the hearing and the process may not conclude during the regular current meeting.** Finally, **the Chair will state that order must be maintained and is required of all participants.**
  - There will be a Call by the Chair to open a specific hearing with case number followed by a Call for a **Presentation by the Applicant or Representative or attorney and witnesses without interruption**. Then general **questions may be asked through the Chair to the applicant by Board members and people who will be directly affected by the project (e.g., abutters)**. Then requests for more detailed information on the evidence presented by the applicant will be allowed by the same parties.
  - **Next** there will be a call for presentations by **abutters or others** including their attorneys and witnesses, who will be **directly affected by the project.**
  - Then **questions** through the Chair, **by the applicant and Board members to the people directly affected** and the witnesses who made presentations will be allowed.
  - **Next there may be rebuttal statements by any of the people who testified previously.**
  - Following that, **comments or questions by other interested people** in the audience will be entertained. Comment by those other interested people in the audience will be limited in the same fashion as for regular meetings, i.e. **two (2) minutes per person and ten (10) minutes overall.** The hearing will be closed at the end of public comment.

- It is important **that respect for each person** be considered. There will be opposing views and opinions and all will be considered without impunity. All persons speaking within the guidelines delineated herein will be treated with respect and allowed to complete the statement or viewpoint. **Any individual who speaks out of turn or in such a manner as to be considered unruly by the Chair, may be warned and then removed** if the situation creates a significant disruption of the orderly conduct of the business of the Board.