



MINUTES PLANNING BOARD JANUARY 24, 2013

Don Fellows - Regular 2013
Jeffrey Ganong - Regular 2013
Dan Nezol - Regular 2014
Joshua Holmes - Regular 2015
James Lemieux - Regular 2015
Curtis Lunt - Associate 2013
Karin Paradis - Associate 2014

- 1. CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were Don Fellows, James Lemieux, and Jeff Ganong. Dan Nezol, Curtis Lunt, and Joshua Holmes were excused absences. Associate member Karin Paradis was present. Michael Cote, Code Enforcement Officer; Amanda Bunker, Planning Associate; Dennis Douglass, Codes Department; and Jim Courbron, Survey Works were in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:** Mr. Fellows granted Karin Paradis voting privileges.
- 4. WRITTEN COMMUNICATIONS:**

MINUTES OF JANUARY 10, 2013

VOTE (2013-7) Mr. Ganong seconded by Mr. Paradis moved to approve the minutes of January 10, 2013.
Order passed - 4-0.

5. PUBLIC HEARING:

CONDITIONAL USE PERMIT APPLICATION

Case # 13-03 Applicant: Ronald Bonsaint
Property Location: Bowdoinham Rd., Lisbon Falls
Tax Map: R4-30
Zone: General Residential/Resource Protection
Intended Use: Rear lot

Mr. Courbron from Survey Works said a right of way could be created for multiple lots, focusing on one right now. He indicated that all the requirements of the ordinance have been met.

Seeing no comments from the public, Mr. Fellows closed the public hearing.

6. UNFINISHED BUSINESS:

CONDITIONAL USE PERMIT APPLICATION

Case # 13-03 Applicant: Ronald Bonsaint
Property Location: Bowdoinham Rd., Lisbon Falls
Tax Map: R4-30
Zone: Rural Open Space II/Resource Protection
Intended Use: Rear lot

Mr. Ganong said in the future he would like the Planning Board to do site visits for lots in Resource Protection.

Mr. Fellows asked if the setback from the water table, 75 feet for high water land, would be a problem. Wetlands have to be a certain size before setbacks would apply. There is a 75 foot setback from the brook.

Ms. Bunker said wetland has to be a certain size before setbacks apply. She asked where the driveway would end by the turn-around.

Mr. Fellows said that they have checked with Chief Galipeau and he said the turn-around is sufficient.

VOTE (2013-8) Mr. Ganong seconded by Mrs. Paradis, moved to approve the conditional use permit application of Ronald Bonsaint. **Order passed - 4-0.**

7. NEW BUSINESS: NONE

8. CODE ENFORCEMENT OFFICIAL BUSINESS: NONE

9. PLANNING ASSOCIATE OFFICIAL BUSINESS:

Mrs. Bunker gave a brief progress report of the Route 196 Master Plan. She discussed the issue of buildability and recommendations regarding design standards and zone changes.

10. OTHER BUSINESS: NONE

11. EXECUTIVE SESSION: NONE

12. ADJOURNMENT

VOTE (2013-9) Mr. Ganong, seconded by Ms. Paradis moved to adjourn at 7:30 p.m. **Order Passed 4-0.**

Jody Durisko, Administrative Assistant

Date Approved: _____

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