



# MINUTES PLANNING BOARD OCTOBER 9, 2014

Dan Nezol - Regular 2014  
Karin Paradis - Regular 2015  
James Lemieux - Regular 2015  
Richard Long - Associate 2015  
Curtis Lunt - Regular 2016  
Don Fellows - Regular 2016  
Tyler Golletti - Associate - 2016

- 1. CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:32 PM.
- 2. ROLL CALL:** Regular members present were Don Fellows, James Lemieux, Dan Nezol, Curtis Lunt and Karin Paradis. Associate members present were Tyler Golletti and Richard Long. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Community Planning Studio Land Use Planner; and one member of the public, Roger Bickford, Councilor.

### 3. CHAIR'S REVIEW OF MEETING RULES:

The Chairman reviewed the meeting rules outlined on the back of each agenda.

### 4. WRITTEN COMMUNICATIONS:

**VOTE (2014-58)** Mr. Lunt seconded by Mr. Fellows moved to approve the minutes of September 25th, 2014.

**Order passed. Vote: 5-0.**

### 5. PUBLIC HEARINGS: NONE.

### 6. UNFINISHED BUSINESS:

### 7. NEW BUSINESS:

#### CONDITIONAL USE PERMIT

Case # 14-10      Applicant: Over the Moon Family Childcare/ Christina Childs  
Property Location: 25 East Avenue, Lisbon Falls  
Tax Map: U8 Lot 35C  
Zone: Limited Residential  
Intended Use: To run a home daycare business.

Ms. Childs said that she plans to care for four children under the age of three (3) in her home. She mentioned that she has an extensive education in child care and is in the process of licensing with the State.

Dennis Douglass, Code Enforcement Office said the zoning ordinance requires a conditional use permit for these types of home based businesses and the task before the planning board tonight is to determine if the application is complete, once the application is determined to be complete which, he believe it is, then the board would schedule a public hearing at their next meeting.

Mr. Lunt said the application stated for the care of up to six (6) children and wondered if she ever planned on caring for more than four (4).

Ms. Childs said that the State has a ratio of one (1) adult to every four (4) children under the age of three (3).

Mr. Lunt asked what kind of fence is being used.

Ms. Childs said that it is a solid wood fence and meets all the State requirements.

Mr. Fellows said that the ordinance requires eight (8) of fewer children and no signs may be installed.

**VOTE (2014-59)** Mr. Fellows seconded by Mr. Lunt to accept the conditional use permit as complete and hold a hearing in fourteen (14) days.

**Order passed. Vote: 5-0**

### 8. OTHER BUSINESS:

NON-DOMESTIC ANIMAL LAND USE ORDINANCE

Dennis Douglass, Code Enforcement Officer prepared language for the board to review to see if they want to make changes so it can go before Town Council. He said the only change was adding a footnote requiring a minimum lot size of 40,000 square feet which is just under an acre of land.

Mr. Fellows asked what would be done if anything about existing non-domestic animals on lots under 40,000 square feet.

Mr. Douglass said that this would be going forward as far as he is concerned.

Mr. Lunt is concerned that non-domestic animals would be allowed in the commercial and industrial zones and not in the village zone.

The board held discussion regarding what zones should be included or excluded in relation to non-domestic animals and the majority agreed they should be allowed in all zones on lots equal to or greater than 40,000 square feet.

**VOTE (2014-60)** Mr. Lunt seconded by Mr. Lemieux moved to approve the addition of the footnote requiring a minimum lot size of 40,000 square feet and allow non-domestic animals in all zones that meet the minimum lot size requirement.

**Order passed. Vote: 4-1 (Opposed: Fellows)**

**9. CODE ENFORCEMENT OFFICIAL BUSINESS: NONE.**

**10. ADJOURN TO WORKSHOP**

**VOTE (2014-60)** Mr. Fellows, seconded by Mr. Lemieux moved to adjourn to workshop at 7:52 PM.

**Order passed. Vote: 5-0.**

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Jody Durisko  
Administrative Assistant  
Date Approved: \_\_\_\_\_