



## MINUTES PLANNING BOARD NOVEMBER 6, 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 7:31 PM.
- 2. ROLL CALL:** Regular members present were James Lemieux, Dan Nezol, Curtis Lunt, Don Fellows, and Karin Paradis. Associate members present were Tyler Golletti and Richard Long. Also present were Dennis Douglass, Code Enforcement Officer, and Amanda Bunker, Contracted Town Planner.
- 3. CHAIR'S REVIEW OF MEETING RULES:**

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

### 4. WRITTEN COMMUNICATIONS:

**VOTE (2014-69)** Mr. Fellows, seconded by Mr. Lunt moved to approve the minutes of October 23, 2014 as presented. **Order passed - Vote 5-0.**

### 5. UNFINISHED BUSINESS

**Case # 14-10:** Finding Of Fact for Over The Moon Family Daycare

The day care was approved by the Planning Board and signed off at the October 23, 2014 meeting.

### 6. NEW BUSINESS:

#### SITE PLAN REVIEW APPLICATION: TIER 2

Case #14-11 Applicant: Springworks Farm, David Kenkel  
Property Location: 347 Lisbon Road, Lisbon, Maine 04250  
Tax Map: Map U-13 Lot 24  
Intended Use: Commercial Agricultural Business

Jay Raitt said that the storm water application has been submitted. Soil berms have been built up and the erosion control has been installed per Mr. Douglass' request. Trevor Kenkel will be managing the business and he is hoping to start growing this year. The house will have a residence for whoever is working for the business and they will be employing two employees at first with the hopes to employ more in the near future.

Mr. Fellows asked what markets they hope to have. Lettuce is the main crop that will be grown to be sold to restaurants in the area and to the Portland area. Basal and parsley are other crops that they will be looking to be grown in the future. The other buildings on the property are a shed that may be torn down and the four bay garages that will be used. Jay Raitt indicated the steel building has a foundation in place that will house the aquaponic tanks and the greenhouses that will sit on the gravel pad that is in place already. The Dingley Press survey plan shows that mobile houses were there and they have been removed. It also shows the wet lands and general slope of the land with a total of 176 acres. Mr. Kenkel indicated that if there is need for expansion there is room for it when the need arises. The next lot is part of the conservation easement. Mr. Lemieux asked if they would be using the public water supply, as well as gas lines, and power lines. Mr. Kenkel said they would be running gas and power to the lower part of the property.

Mr. Lunt asked if there needs to be a different hydrant near the property. Mr. Raitt said no hydrant was needed and indicated that they could get the line from the house and that the Water Department had been notified.

Mr. Lunt asked if the property was subdivided what would happen next. Mr. Douglass stated that there would have to be a rite-of-way. Mr. Lunt asked if this would be a 24-hour operation, whether the grow lights would be on all night, and if the lights would become a problem to the neighbors. Mr. Kenkel stated the lights are not usually a problem in this grow area. Mrs. Bunker asked if there is going to be a tree buffer in this area. Mr. Raitt mentioned that other then Haggerty Realty no one else would be seeing the lights and that Haggerty's already have a buffer of trees in their back yard on the property. The buildings are not a lot taller than the berms that are there now according to Mr. Raitt. Mr. Kenkel stated the light could be on more until the days lengthen in the summer.

A site visit is recommended by Mr. Raitt. Mr. Douglass stated that a site visit would answer a lot of the Planning Board's questions with the way in which the berms where put in place and how the earth was excavated to accommodate the greenhouse. Mrs. Paradis questioned what site work was going on now. Mr. Fellows said this was a new project, not an existing one. Mr. Raitt stated site work is going on now. Mr. Fellows asked that a site visit be done. Mr. Douglass went through the applicant's Tier 2 site plan checklist and indicated that a site visit should be done.

Mrs. Paradis asked if the public would be going through there. Mr. David Kenkel stated that the farm stand run by the Belanger's Farms would be there though the 2015 season. The Planning Board will have a site visit on November 11, 2014 at 4 P.M. at 347 Lisbon Road. Mrs. Bunker mentioned that design standards could be waived in this case, because you would not be able to see anything from the road.

**VOTE (2014-70)** Mr. Fellows, seconded by Mr. Lemieux moved the plan as complete pending the DEP permitting process and an official letter from the Lisbon Water Department stating that everything is fine and pending final design review. **Order passed - Vote 5-0.**

**VOTE (2014-71)** Mrs. Paradis, seconded by Mr. Lunt moved a motion to do a site review on November 11, 2014 at 4 P.M. **Order passed - Vote 5-0.**

**7. OTHER BUSINESS:**

**8. CODE ENFORCEMENT OFFICIAL BUSINESS:**

**9. ADJOURN:**

**VOTE (2014-72)** Mr. Fellows, seconded by Mr. Lemieux moved to adjourn at 8:48 PM. **Order passed - Vote 5-0.**

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Marie Hale, Recording Clerk

Date Approved: \_\_\_\_\_