



**MINUTES  
PLANNING BOARD  
NOVEMBER 15, 2012**

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 Jeff Ganong, Josh Holmes, Dan Nezol, James Lemieux, and Don Fellows. Associate members present were Curtis Lunt and Karin Paradis. Also, present Amanda Bunker, Wright Pierce Community & Land Use Planner; Stephen G. Eldridge, Town Manager; Mike Cote, Codes Enforcement Officer; Jay Raitt, Codes Enforcement Office; Scott Benson, Director of Economic & Community Development; totaling approximately six citizens in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:** Suspended for this session.
- 4. WRITTEN COMMUNICATIONS:**

MINUTES OF OCTOBER 25, 2012

**VOTE (2012-21)** Mr. Holmes seconded by Mr. Ganong moved to approve the minutes of October 25, 2012. **Order passed - Vote 5-0.**

- 5. PUBLIC HEARING: NONE**
- 6. UNFINISHED BUSINESS:**

OVERVIEW OF GIS DISCUSSION

A group of key individuals from the town, AVCOG, and appropriate committees had a meeting and discussed who would host, what the cost would be, and how to move forward.

DISCUSSION/ ACCEPTANCE OF RECOMMENDATIONS  
TO COUNCIL REGARDING THE ROUTE 9 CORRIDOR

Mrs. Bunker reviewed the suggested changes made by the board membership and discussed adding a section for Code Enforcement. It would cover what the process is if someone does not comply with an ordinance and what enforcement measures would happen.

Mr. Fellows will present the board's recommendations regarding the Route 9 corridor to the Council at its meeting on November 20, 2012.

**VOTE (2012-21)** Mr. Holmes, seconded by Mr. Ganong moved to accept the recommendations to Council regarding the Route 9 corridor as presented. **Order passed - Vote 5-0.**

- 7. NEW BUSINESS:**

DISCUSSION OF DRAFT HOME OCCUPATIONS  
CODE AND PROPOSED TIMETABLE

Mrs. Bunker said that she was not entirely comfortable with section (d) because there may be some areas that require judgment.

The board held a discussion around the percentage named in section (d) and whether 25% is too high, too low, or not.

Mr. Lunt thought that 40% would be fairer.

Mr. Fellows said that it could be removed there and added under the permitted and application sections as an alternative to listing the percentage on page 1 in item 2 or you could leave the 25% and if you wanted more than up to 40% go to the permitted use section.

There was some discussion around multi-family units. In section (d) Home Occupations Requiring Conditional Use Review and Approval from the Planning Board (1) (c) iii. Is proposed to be located in a multiple unit housing facility; or would be deleted from the list and be left as is on page 2.

The threshold for permitting is the number of employees, parking, and signage. The sign dimensions should be changed from 24 square feet to 12 square feet.

Mrs. Bunker asked the board if they wanted to talk about buffers and fences. The general feeling of the board is to leave that out of the ordinance because it could pose a significant financial burden to the homeowner.

Mrs. Bunker will have the changes reflected in the ordinance to bring to the next meeting.

## **8. CODE ENFORCEMENT OFFICIAL BUSINESS:**

Mr. Cote said the Conditional Use Application, Checklists, and Forms look great and wants to move forward with the Subdivision and Site Plan Application, Checklists, and Forms.

## **9. PLANNING ASSOCIATE OFFICIAL BUSINESS:**

Mrs. Bunker said that there is a workshop scheduled with the Town Council regarding the Route 196 Master Plan and that a Steering Committee will be formed to work on the effort.

## **10. OTHER BUSINESS:**

### REVIEW OF WATER COMMISSIONERS MEETING

The Water Commissioners will not approve a 4" pipe and it did not appear an 8" pipe would be a viable option for the landowner at this point. Immediate changes to the plans do not appear to be imminent.

### REVIEW OF POSITIVE CHANGE LISBON (PCL) MEETING

Positive Change Lisbon had a Development Panel of regional developers that consisted of Jim Howard, Scott Howard, and Don Spann. There was a general observation that Route 196 looked run down and that we needed to plan for future development. Mr. Fellows attended the meeting in hopes to get some involvement with the Planning Boards Route 196 Master Planning effort.

### TENTATIVE MEETING SCHEDULE

Tuesday, December 11, 2012 - Workshop with Town Council  
Thursday, December 13, 2012 - Regular Meeting  
Thursday, December 27, 2012 - No Meeting

**11. EXECUTIVE SESSION: NONE**

**12. ADJOURNMENT**

**VOTE (2012-22)** Mr. Ganong, seconded by Mr. Holmes moved to adjourn at 9:22 p.m. **Order Passed 5-0.**

\_\_\_\_\_  
Jody Durisko, Administrative Assistant

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

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