



MINUTES PLANNING BOARD NOVEMBER 20, 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
Vacant - Associate - 2016

- 1. CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:33 PM.
- 2. ROLL CALL:** Regular members present were James Lemieux, Dan Nezol, Curtis Lunt, Don Fellows, and Karin Paradis. Associate members present were Richard Long. Also present were Dennis Douglass, Code Enforcement Officer; Tracey Steuber, Economic & Community Development Director; Amanda Bunker, Community Planning Studio Land Use Planner; Councilor Bickford, Councilor Pesce, and approximately 8 members in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:**

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

- 4. WRITTEN COMMUNICATIONS:**

VOTE (2014-73) Mr. Lunt, seconded by Mr. Fellows moved to approve the minutes of November 6, 2014 as presented. **Order passed - Vote 5-0.**

VOTE (2014-74) Mr. Lunt, seconded by Mr. Fellows moved to approve the site visit minutes of November 11, 2014 as presented. **Order passed - Vote 5-0.**

- 5. PUBLIC HEARINGS:**

The Chairman, Mrs. Paradis opened the public hearing for:

TIER 2 SITE PLAN REVIEW APPLICATION

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

Gary Alley, 8 Farnsworth St., said that he received an abutters notice and was wondering if it was because they owned the land behind his property.

Jay Raitt, Little River Land Surveying showed the boundaries on the map and it abuts his property in the rear quarter of the lot.

Mr. Alley said he was not opposed to this development, he was just curious.

Dennis Douglass, Code Enforcement Officer said that Cheryl Haggerty, 353 Lisbon Street, had a previous commitment and could not attend this evening but came in to express her concern about lighting and wanted to know if that would cause a problem.

David Kenkel, Springworks Farm said the lighting would not be used more than what a long light day would produce during the summer months.

Mr. Raitt said the way the ordinance reads the proposed lighting would never be a cause for concern.

Mr. Lunt asked if it goes by lumens.

Mr. Raitt said the lights are in greenhouses and are downward pointing as required by the ordinance. He also, said that they did not hear from DEP within the designated time which by default means the permit by rule is approved. He mentioned that note 5 was added to the plan to conform to the Design Standards if they ever modify the existing house and/or garage.

Mr. Douglass said that he received a letter from the Lisbon Water Department and wanted to hand out the requirements of the Diversified Development Zone for reference moving forward with the project.

Seeing no further questions or comments from the public, the Chairman closed the public hearing.

The Chairman, Mrs. Paradis opened the public hearing for:

CH. 70 ZONING DIV. 13 SEC. 70-531 TABLE OF LAND USES

Case #14-12 Changes being proposed to the existing ordinance that would allow the raising of non-domestic animals in the Village and Diversified Development zones and would require a minimum lot size of 40,000 square feet in all zones.

Seeing no questions or comments from the public, the Chairman closed the public hearing.

The Chairman, Mrs. Paradis opened the public hearing for:

CH. 70 ZONING DIV. 14 SEC. 70-564 DIMENSIONAL REQUIREMENTS &
SEC. 70-815 OVERLAY ZONE DISTRICT DESCRIPTION

Case #14-13 Changes being proposed to the existing ordinance to clarify Lot Coverage and Impervious Surface Ratio's.

Mr. Raitt, Little River Land Surveying, wasn't sure if it is related to this change or not but wanted to mention that he has had a couple of clients in the Resource Protection Zone and was wondering if the intent of the 100' set back was meant to be from the Resource Protection line versus the rear lot line.

Mr. Douglass said this is just to clarify lot coverage but the Planning Board could put that on the list for review at a future meeting.

Seeing no further questions or comments from the public, the Chairman closed the public hearing.

6. UNFINISHED BUSINESS

TIER 2 SITE PLAN REVIEW APPLICATION

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

VOTE (2014-75) Mr. Fellows, seconded by Mr. Lunt moved to approve the Tier 2 Site Plan Review Application as complete.

Mr. Fellows wanted to mention that there would be a Diversified Development District issue on Gartley Street if they wanted to develop or see any part of the parcel in the future because they would have to have access by 3 rite-of-way's that have not been able to be identified. He thought this may be an area of the district requirements the Planning Board may wish to look at in the future.

Mr. Lunt asked about the water line that was coming from the house.

They said they are using 1" PVC line going underground 4' to the site.

Mr. Douglass led the Planning Board through the checklist and all items were met or not applicable.

Order passed - Vote 5-0.

CH. 70 ZONING DIV. 13 SEC. 70-531 TABLE OF LAND USES

Case #14-12 Changes being proposed to the existing ordinance that would allow the raising of non-domestic animals in the Village and Diversified Development zones and would require a minimum lot size of 40,000 square feet in all zones.

VOTE (2014-76) Mr. Fellows seconded by Mr. Lemieux moved to approve the amendments to Chapter 70 Zoning Ordinance. Division 13 District Uses. Section 70-531 Table of Land Uses. as presented. **Order passed - Vote 5-0.**

CH. 70 ZONING DIV. 14 SEC. 70-564 DIMENSIONAL REQUIREMENTS & SEC. 70-815 OVERLAY ZONE DISTRICT DESCRIPTION

Case #14-13 Changes being proposed to the existing ordinance to clarify Lot Coverage and Impervious Surface Ratio's.

VOTE (2014-77) Mr. Lunt seconded by Mr. Fellows moved to approve the amendments to Chapter 70 Zoning Ordinance. Division 14 Dimensional Requirements. Section 70-564 Dimensional Requirements & 70-815 Overlay Zone District Description as presented. **Order passed - Vote 5-0.**

7. NEW BUSINESS:

SUBDIVISION REVIEW APPLICATION

Case #14-14 Applicant: Wayne H. Ricker
Property Location: Mill Street, Lisbon
Tax Map: R5 Lot 41
Intended Use: Phase II of Mill Creek Subdivision

Jay Raitt said that Mr. Ricker would like to create 4 lots as phase II of the Mill Creek Subdivision.

Mr. Douglass said that this is a preliminary application review and a site visit could be scheduled if needed.

VOTE (2014-78) Mr. Fellows, seconded by Mr. Lunt moved to accept the application as complete.

The Planning board held some discussion about the trail rite-of-way and what is required of the land owners if the paved trail was disturbed for the installation of water, sewer, electricity, or any other potential infrastructure to the properties.

Order passed - Vote 5-0.

VOTE (2014-79) Mr. Fellows, seconded by Mr. Lunt moved to schedule a public hearing for Case 14-4 Subdivision Review Application for Wayne H. Ricker on December 4, 2014 at 7:30 p.m. **Order passed - Vote 5-0.**

VOTE (2014-80) Mr. Fellows, seconded by Mr. Lunt moved to schedule a site visit for Case 14-4 Subdivision Review Application for Wayne H. Ricker on November 22, 2014 at 8:00 a.m. **Order passed - Vote 5-0.**

8. OTHER BUSINESS:

DECEMBER MEETING SCHEDULE

Due to the holiday's and office closures, the December meetings will be on the first and third Thursday's of the month.

Thursday, December 4, 2014 at 7:30 p.m.
 Thursday, December 18, 2014 at 7:30 p.m.

The Chairman, Mrs. Paradis said there is an opening on the Planning Board and to send any potential candidates to her or Mr. Douglass.

Mr. Fellows said a few of them attended the Planning Day held by AVCOG and he attended an interesting session on Form Based Code. The speaker was dynamic and said he would be willing to come talk to the Planning Board and other interested parties if that was something we wanted to coordinate.

Mrs. Bunker said she attended the Mapping Session which was informative as well.

9. CODE ENFORCEMENT OFFICIAL BUSINESS: None.

10. ADJOURN:

VOTE (2014-81) Mr. Fellows, seconded by Mr. Lemieux moved to adjourn at 9:07 PM. **Order passed - Vote 5-0.**

 Jody Durisko
 Administrative Assistant

Date Approved: _____