



MINUTES PLANNING BOARD DECEMBER 18, 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 7:30 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; Amanda Bunker, Community Planning Studio Land Use Planner; Councilor Bickford, Councilor Pesce, and approximately 2 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 (2014-90) Mr. Fellows, seconded by Mr. Lunt moved to approve the minutes of December 4, 2014 as presented. **Order passed - Vote 5-0.**

5. PUBLIC HEARINGS: None.

6. UNFINISHED BUSINESS

The board members signed the final findings of fact for the subdivision review application on:

Case #14-14 Applicant: Wayne H. Ricker
 Property Location: Mill Street, Lisbon, ME 04250
 Tax Map: R5 Lot 41
 Intended Use: Phase II of Mill Creek Subdivision

7. NEW BUSINESS:

TIER 2 SITE PLAN REVIEW APPLICATION

Case #14-15 Applicant: E.J. Enterprises, LLC
 Property Location: 23 Lisbon Street, Lisbon, ME 04250
 Tax Map: U24 Lot 7
 Intended Use: Auto garage business

Mike Gotto of Stoneybrook Consultants, Inc. is representing Eric Smith the owner of E.J. Enterprises, LLC. He said that Mr. Smith purchased a .93 acre non-conforming lot with an existing foundation on site and the intent is to build an auto garage, which would employ approximately 5 employees. A business of this type and size would see around 4-5 deliveries per day.

Mrs. Paradis said the task before the board this evening is to determine if the application is complete and asked Dennis Douglass, Code Enforcement Officer the findings of his review of the application.

Dennis Douglass, Code Enforcement Officer said the application is complete and noted that there are a couple of items that the Planning Board would need to work through down the road. Mr. Douglass review the applicants required checklist with the planning board.

Mr. Fellows asked if there was a landscaping plan other than the site plan which designates the planting of a couple trees.

Mr. Lunt agreed a separate landscape plan would be desirable and remarked on how well organized the application is but would like to discuss the landscaping plan further.

Mr. Fellows asked about access management because he noticed they haven't asked for a waiver. Based on his review the applicant will need a waiver under the access management ordinance.

Mr. Gotto said he understood that now and he had based the plan on the fact there are 3 existing driveways and they were essentially improving what currently exists and he can include it for the next meeting.

VOTE (2014-91) Mr. Fellows, seconded by Mr. Lunt moved to accept the Tier 2 Site Plan Application as complete conditional upon receipt of letter from the Sewer and Water Departments. **Order passed 5-0.**

The board scheduled a site visit on Saturday, January 3, 2015 at 9:00 a.m.

Mrs. Paradis asked for the agreement with the abutter in writing.

Amanda Bunker, Community Planning Studio Land Use Planner said she would like to see additional gables on the roof because it would break up the length of the roof and add design appeal.

Mr. Lunt said that it would be nice to know what color the building would be as well.

VOTE (2014-92) Mr. Lunt, seconded by Mr. Fellows moved to schedule a public hearing for case # 14-15 on Thursday, January 8, 2014 at 7:30 p.m. **Order passed 5-0.**

8. OTHER BUSINESS: None.

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Mr. Douglass gave the year-end update as follows:

| | |
|---------------------------------|----|
| Building permits issued | 97 |
| Plumbing permits issued | 51 |
| Electric permits issued | 87 |
| Miscellaneous permits issued | 44 |
| Cases decided by Planning Board | 15 |

Project Highlights include the following:

- Lisbon High School Gymnasium
- Farm Stand on the Xtra Mart lot
- Springworks Farm
- Dental Office in Subway building
- Alma Lea's Dance Studio on Moody Road
- Dollar General

Mr. Fellows wanted to note that the checklist should be updated to include the design standards.

10. ADJOURN:

VOTE (2014-92) Mr. Lunt, seconded by Mr. Lemieux moved to adjourn at 8:15 PM. **Order passed - Vote 5-0.**

 Jody Durisko
 Administrative Assistant

Date Approved: _____