



MINUTES PLANNING BOARD DECEMBER 4, 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; Tracey Steuber, Economic & Community Development Director; Amanda Bunker, Community Planning Studio Land Use Planner; Councilor Bickford, Councilor Pesce, Councilor Crafts, Councilor Metivier 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 (2014-86) Mr. Fellows, seconded by Mr. Lemieux moved to approve the minutes of November 20, 2014 and Site visit notes of November 21, 2014 as presented. **Order passed - Vote 5-0.**

5. PUBLIC HEARINGS:

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

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 - 4 lot subdivision

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

6. UNFINISHED BUSINESS

The board members signed the final Findings of Fact for the tier 2 site plan review application on:

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

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

VOTE (2014-87) Mr. Fellows, seconded by Mr. Lemieux moved to accept the Subdivision Plan as presented.

Mr. Lunt asked if the plans presented tonight were different than the last time.

Jay Raitt, Little River Surveying said they are essentially the same. He said that he included a schematic as requested, as well as, adding a common drive with a note regarding the trail, Mill St. and the trail easement.

Mr. Fellows asked if the Planning Board has seen a copy of the deed.

Dennis Douglass, Code Enforcement Officer provided a copy to the Planning Board for review.

Mr. Raitt mentioned that someone told him it was 30' for the throat of the driveway but when he went to the ordinance it requires 22'-30- for small vehicles and 30'-40' for large vehicles.

VOTE (2014-88) Mr. Fellows seconded by Mr. Lunt moved to amend the motion to stipulate that the driveway opening for phase I must be completed at the same time as the one in phase II. **Order passed - Vote 5-0.**

Order passed as amended 5-0.

8. OTHER BUSINESS: None.

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Mr. Douglass said Dollar General is moving forward and will be before the board with a Tier 2 Application soon. He said that the first reading of the non-domestic animals and dimensions - lot requirements ordinances passed but Council requested legal review on the lot coverage ordinance prior to the second reading.

Mr. Lunt said he would like to schedule a workshop in January to work on a property maintenance ordinance.

Mr. Fellows said he would also recommend a review of the zoning in the Diversified Development and industrial areas.

Mr. Douglass said he will give a year-end update at the next meeting in December.

Mr. Fellows said he wanted to say how nice it is to see all the Councilors at the meeting and staying informed with what the Planning Board is working on.

10. ADJOURN:

VOTE (2014-89) Mr. Fellows, seconded by Mr. Lemieux moved to adjourn at 7:50 PM. **Order passed - Vote 5-0.**

 Jody Durisko
 Administrative Assistant

Date Approved: _____