



MINUTES PLANNING BOARD FEBRUARY 24, 2011

John Potvin - Regular 2014
Don Fellows - Regular 2015
Jeffrey Ganong - Regular 2015
Dan Nezol - Regular 2011
Francis Drake, Jr. - Regular 2011
Gerry Kamke - Associate 2014
Steve Warren - Associate 2011

- 1. CALL TO ORDER:** The Chairman, Mr. Potvin called the meeting to order at 6:59 PM.
- 2. ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, John Potvin, Francis Drake, Jr. and Don Fellows. Associate member present was Steve Warren. Gerry Kamke was an excused absence. Also present was Code Enforcement Officer, Michael Cote, and approximately 20 citizens in the audience.

The Chairman reviewed the Board's policies and procedures.

3. PUBLIC HEARINGS:

CONDITIONAL USE PERMIT:

Case #10-11 Applicant: Lisbon Emergency, Inc.
Property Location: 42 Village Street & Gartley Street, Lisbon
Tax Map: U16-47A
Zone: General Residential
Intended Use: Establish an Emergency Ambulance Service

The Chairman, Mr. Potvin opened the public hearing and asked Mr. Lee Gamache of Lisbon Emergency, Inc. to explain the request. Mr. Gamache said that their current building is in disrepair. It is on a 60 x 100 foot lot which makes it cost prohibitive to rebuild on that footprint. They started to look into some other options and they found in today's market that the most affordable option would be to buy an existing building that would suit their needs and build a garage. When this property became available they talked to Mike Cote, Code Enforcement Officer who told them they would have to come before the Planning Board due to a zoning restriction. Mr. Gamache said they would need to add additional driveway space to use Gartley Street as an entrance. He said that there are usually 2 per diem people on duty and 3-4 cars at a maximum in the lot. It will house only those on duty.

Cheryl Hale, 38 Village Street, said that she has lived there for 10 years and has had to listen to the Fire Department testing chain saws, sirens, and letting their trucks run for hours. She would assume the Ambulance Service would require periodic testing as well. She is also concerned that the height of the proposed garage would be too high and not look good.

Paula Brusso, 38 Village Street, said that they just added a sun room on to improve their home and does not want to be blocked in by this big building.

Mr. Gamache explained that they do not turn their sirens on until they hit 196 and the chain link fence that currently exists would remain.

Richard Breton, 66 Gould Road, said that his daughter, Carrie Breton currently owns the home and he would just like to comment on the fact that Ms. Hale and Ms. Brusso bought a house on Main Street, right next door to the Fire Station to begin with and that the kids playing in the area would make more noise than this.

There were no further comments and the Chairman closed the public hearing for this case.

CONDITIONAL USE PERMIT:

Case #10-12 Applicant: Maine RSA #1, Inc. a/k/a U.S. Cellular
Property Location: 49 Potter Road, Lisbon Falls
Tax Map: R2-32
Zone: Rural Open Space
Intended Use: Install a Communication Tower

The Chairman, Mr. Potvin opened the public hearing and asked Bob Gashlin, representing Maine RSA #1, US Cellular to explain the request.

Mr. Gashlin said that they found a 43 acre lot on Potter Road and that it is within 93 acres of undeveloped land, keeping it away from residential areas. The site plan of the 43 acre parcel is located in the center of the parcel and the closest it will be to any property line is 571 feet. The tower is 190 feet tall and no lights are required. The Access road is 524' long.

Mr. Potvin asked what kind of traffic will be going to the tower after construction.

Mr. Gashlin said it would be approximately 1 per month but the requirement is once per quarter.

Gordon Curtis, 270 Bowdoinham Road, would like to know the route they would be extending the power line.

Mr. Gashlin said they would hug the existing tree line.

George Upham, 170 Ridge Road, asked what they would be using for fuel storage.

Mr. Gashlin said that they will be using a 180 gallon diesel tank.

Dot Fitzgerald, 6 School Street, wanted to know if they have considered underground utilities.

Mr. Gashlin said that they will only need 1 or 2 poles and you don't have to cut any trees.

There were no further comments and the Chairman closed the public hearing for this case.

AMENDMENTS TO THE LISBON COMPREHENSIVE PLAN RELATING TO THE COMMERCIAL AREA AT THE INTERSECTION OF ROUTE 9 AND UPLAND ROAD:

The Chairman, Mr. Potvin opened the public hearing and explained that the turnpike did not have the impact they thought it would when the Comprehensive Plan was developed so the Planning Board took out the commercial districts to keep future commercial growth on Route 196.

Gordon Curtis, 270 Bowdoinham Road, asked if this would have an impact on A.D. Electric.

Mike Cote said that he had talked to the Code Enforcement Officer in Sabattus and there will not be commercial use on the Lisbon side of the property.

There were no further comments and the Chairman closed the public hearing for this case.

AMENDMENTS TO THE LISBON ZONING MAP TO BE CONSISTENT WITH THE LISBON COMPREHENSIVE PLAN:

The Chairman, Mr. Potvin opened the public hearing and explained that basically they are trying to update the Zoning Map to be consistent with the Comprehensive Plan.

There were no comments and the Chairman closed the public hearing for this case.

AMEND THE LISBON SIGN ORDINANCE:

The Chairman, Mr. Potvin opened the public hearing and explained we were looking at changing the frequency that messages can be displayed from one minute to ten second intervals.

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

Mr. Fellows said that once they change it, he would like to see it enforced.
Dot Fitzgerald, 6 School Street, asked if the Planning Board goes out together as a committee to visit the sites and visually check them out.

There were no further comments and the Chairman closed the public hearing for this case.

Mr. Fellows seconded by Jeff Ganong moved to enter a 5 minute recesses. Vote 5-0 Carried.

4. REGULAR MEETING:

CONDITIONAL USE PERMIT:

Case #10-11 Applicant: Lisbon Emergency, Inc.

Intended Use: Establish an Emergency Ambulance Service

The Planning board discussed the concern of the garage roof looking too high and not fitting in the surrounding environment.

One of the builders bidding on the construction project if approved said that the pitch could be reduced to a 4/12 pitch and they could dig down slope some.

Mr. Fellows asked if they could set back the garage from the building 2-4' for aesthetics.

Mr. Gamache said that drainage would be added and the back-up generator would be housed in a small shed and that the village area usually only loses power 1 to 2 times per year. The siding would be a village color siding comparable with other homes in the neighborhood.

Mr. Warren asked about the emergency vehicles entering Route 196.

Mr. Gamache said that they would be using Gartley Street most of the time and they are required to follow the posted speed limits.

ACTION TAKEN: Mr. Fellow seconded by Mr. Ganong moved to approve the Conditional Use Permit for Lisbon Emergency, Inc. with the condition that the roof pitch be a 4/12 pitch, a drainage system around the garage foundation to direct run off to the town storm drain, the colors for siding to be compatible with neighboring properties, the setback off-set between the garage and house to meet property setback, and shrubbery to be placed between garage and neighboring property line. Vote 5-0 Carried.

CONDITIONAL USE PERMIT:

Case #10-12 Applicant: Maine RSA #1, Inc. a/k/a U.S. Cellular

Intended Use: Install a Communication Tower

Mr. Fellows asked if it is feasible to use propane for heating fuel.

Bob Gashlin, Maine RSA #1, said that they use diesel at all their other sites and all their mechanics are trained to work on the diesel generators.

Mr. Potvin asked what size vehicles will be using the access road and will they have ample room to turn around.

Mr. Gashlin said that they would accommodate a turn around.

Mr. Ganong seconded by Mr. Fellows moved to approve the Conditional Use Permit for Maine RSA #1 a/k/a U. S. Cellular. Vote 5-0 Carried.

AMENDMENTS TO THE LISBON COMPREHENSIVE PLAN RELATING TO THE COMMERCIAL AREA AT THE INTERSECTION OF ROUTE 9 AND UPLAND ROAD:

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Mr. Warren thought that the Comprehensive Plan Committee did an excellent job and he thinks we should stay with the original plan.

Mr. Potvin said that at every public hearing the Planning Board held the people who spoke were opposed to any commercial use on Route 9 and agreed that the traffic coming in off the turnpike exit would be closer to go to Sabattus for any commercial business.

Mr. Ganong seconded by Mr. Drake moved to approve the amendments to the Lisbon Comprehensive Plan relating to the commercial area at the intersections of Route 9, Upland and Gould Roads as well as the requirements for the Rural Open Space II District with the following text changes:

Zoning requirements for Rural Open Space II are the same as the zoning requirements for Rural Open Space I with the following exceptions:

- The subdivision of land for residential purposes is prohibited.
- New residential development will be located on a lot area with a minimum size of 60,000 square feet and a maximum lot size not to exceed 100,000 square feet on a publicly maintained road/street.
- No rear lots are allowed in this zone.
- Permitted and conditional uses as defined in the Table of Land Uses for Rural Open Space II are applicable.

Vote 4-0-1 (Nezol Abstaining) Carried.

AMENDMENTS TO THE LISBON ZONING MAP TO BE CONSISTENT WITH THE LISBON COMPREHENSIVE PLAN:

Mr. Fellows seconded by Mr. Drake moved to approve the amendments to the Lisbon Zoning Map to remove the Commercial area at the intersections of Route 9, Upland and Gould Roads and maintain the area as Rural Open Space I. Vote 5-0 Carried.

AMEND THE LISBON SIGN ORDINANCE:

Mr. Fellows seconded by Mr. Drake moved to approve amending the frequency of message changes from one minute to 10 second intervals in the Lisbon Sign Ordinance. Vote 5-0 Carried.

5. OTHER BUSINESS: None.

6. WRITTEN COMMUNICATIONS:

Minutes of January 27, 2011.

ACTION TAKEN: Mr. Ganong seconded by Mr. Fellows moved to approve the minutes of January 27, 2011. Vote 5-0 Carried.

7. ADJOURNMENT:

ACTION TAKEN: Mr. Ganong, seconded by Mr. Drake moved to adjourn at 9:23 P.M. Vote 5-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant