



MINUTES PLANNING BOARD FEBRUARY 26, 2014

Dan Nezol - Regular 2014
Joshua Holmes - Regular 2015
James Lemieux - Regular 2015
Karin Paradis - Associate 2015
Curtis Lunt - Regular 2016
Don Fellows - Regular 2016
Tyler Goletti - Associate - 2016

- 1. CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were Don Fellows, Curtis Lunt, Dan Nezol, and James Lemieux. Associate members present were Karin Paradis and Tyler Goletti. Unexcused absence was Josh Holmes. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Wright-Pierce Land Use Planner; Rick Green, Superintendent of Schools; Traci Austin, School Committee Chair; Roger Bickford, Town Council; and Dillon Pesce, Town Council Vice-Chair.

3. CHAIR'S REVIEW OF MEETING RULES:

The Chairman granted Ms. Paradis voting privileges for this meeting.

The Chair directed all in attendance to review the rules for public hearings on the back of the agenda.

4. WRITTEN COMMUNICATIONS:

VOTE (2014-9) Mr. Lunt seconded by Mr. Lemieux moved to approve the minutes of January 30, 2014. **Order passed. Vote: 5-0.**

5. PUBLIC HEARING:

Taken up after recess

CONDITIONAL USE APPLICATION

Case # 14-01 Applicant: Totally Kidz Childcare, Michelle Velilla
Property Location: 10 Memorial St., Lisbon
Tax Map: U19-123
Zone: General Residential
Intended Use: Childcare Center

Michelle Velilla said she would like to open a childcare facility at 10 Memorial Street. They already have a childcare facility in Lewiston and with the Board's approval they hope to establish a childcare facility in Lisbon.

Rachel Reuling said she is an abutter. She said she has lived there for 8 years and had no problems with the previous daycare at that address. One of her son's went to that daycare and her other son goes to the daycare facility in Lewiston because they thought it was the best one in the area. She said they drive out of their way to take him there so she said this will be an upgrade for them since they can just walk to daycare now. She said she fully supports them.

Mr. Douglass asked if the state had done an inspection. Mrs. Vilella said yes and that she would give a copy of the report to Mr. Douglass for the file.

Mr. Lunt asked if the outside fenced area was intended for the play area. Mrs. Vilella said yes. There will be woodchips and play equipment.

Seeing no more questions or comments, the Chair closed the public hearing.

Item Case # 14-02 taken out of order after Written Communications

SITE PLAN REVIEW APPLICATION

Case # 14-02 Applicant: Lisbon School Department, Richard Green
Property Location: 2-4 Sugg Dr., Lisbon Falls
Tax Map: U6-34
Zone: General Residential/Village
Intended Use: Improvement to school facilities, preparation for future expansion
of existing schools.

Mr. Fellows said we want to acknowledge that this work has been on-going and we are establishing a starting point. We don't want to derail anything that the School Department is doing.

Rick Green said their work dates back to 1999-2000. When they looked at building a high school, one area that needed changing was the practice area. As a result, the area behind the middle school near the football and soccer fields is the area they have been putting money into to move the current football practice area by the road. Last night they had a meeting to see if they could put forward a bond referendum in June. The current practice area will be moved to this other area. Some of the track and field practice areas will be moved to this location as well.

Mr. Green said he had talked with Mr. Eldridge about working with the town regarding the baseball fields and making a right of way to the track. They hope to receive a grant for the track. The town has spent a significant amount of time moving gravel for that. There has been a lot of joint effort between the town and the school. All contractors have filed permits and followed the rules that they are supposed to follow.

Councilor Bickford said he would like to see construction on the practice area completed. All of the rest of the projects should be done individually with full knowledge of the Planning Board. The Planning Board can do on site walks and whatever you do with everyone else. Where the practice field is almost done, there is no need to stop that but moving forward, the process should be the same as for anyone else in that the projects need to come before the Planning Board for review.

Mr. Lunt said since the drawing is not to scale, is this showing the practice area the same size as a football field. Mr. Green said the practice area is actually larger than a football field. It is a practice area for all of the different sports, not just football. This area should be done by this spring or the fall at the latest. It takes a year for the grass to grow. We've cleared and leveled the area. Mr. Douglass said the State of Maine railroad system and the walking trail will not be able to expand.

Mr. Fellows said what we are approving is finishing the practice field.

Mrs. Austin said that widening the road so that it meets the requirements of a public roadway is also included in this application.

Mr. Lunt asked about lighting. Mr. Green said the cost is incredible. It was several hundreds of thousands of dollars, so we are not doing that. Also, football games are in the afternoon not at night, so there is no need for lighting.

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

Mrs. Paradis asked about conditions. Mr. Lunt clarified that the motion includes the practice area, the parking area and the public access road.

Mrs. Austin asked if they needed to come back for the track if the bond passes in June since it is in the same parcel. Mr. Fellows said yes, they would need to come before the Planning Board. Mrs. Bunker said if the Planning Board is comfortable with this, they could make it contingent upon the approval of the Code Enforcement Officer. Mr. Fellows said we've seen this piece of property. Mrs. Bunker said as long as there is nothing new, this should streamline the process.

VOTE (2014-11a) Mr. Lunt seconded by Mrs. Paradis moved to allow improvements to the track with the approval of the Code Enforcement Officer's review and approval. **Order passed. Vote: 5-0.**

7. OTHER BUSINESS

Mr. Fellows said should we decide to send the guidelines to a public hearing, we need to give ourselves two weeks to do it and we need to give the Council 30 days notice before they have it. We also have a Water Commissioners workshop scheduled with us to go over ordinances regarding aquifer protection on the same night, Thursday March 13. There will also be a Route 196 Master Planning meeting that night from 6:00-7:00 PM. Our regular meeting will be at 7:00 PM on that night. We can have a hearing on the design standards whether or not we approve them tonight.

Recess for 5 minutes

DESIGN GUIDELINES/STANDARDS

Taken up after Unfinished Business Case 2014-01

Mrs. Bunker reviewed the design standards draft ordinance. We will be updating the signage ordinance. She referred to the applicability of the design standards. She said the idea is that the standards apply to existing buildings and reuse as much as possible, within reason.

Mr. Fellows said the value of pre-construction needs to be clarified. Mrs. Bunker said that is the assessed value. Mr. Fellow said then we need to write that. Mrs. Bunker said it doesn't seem reasonable to have people get their properties reassessed just to see if the guidelines apply.

Mr. Fellows emphasized the difference between the standards and the guidelines. He questioned the phrase "to the greatest extent possible". Mrs. Bunker said "to the greatest extent possible" goes to the guidelines not the ordinance. She said if we do the sign ordinance right, that applies to all signs all of the time. Mr. Lemieux asked what we use for a guide for that. Mrs. Bunker said the sign permit is separate.

Mr. Fellow said we need to get on with this and he said Mrs. Bunker should make the editorial changes that she feels are necessary based on what she has had for input. Mr. Lunt said as long as we have some kind of straw vote we can move to a public hearing. Mrs. Bunker said she needs to know between now and the public hearing if there are any substantive changes. She said she wanted to have a draft available on the town website by the end of the week.

Mr. Lunt asked if Mr. Douglass feels comfortable with enforcing this. Mr. Douglass said this will make it easier for him because it gives him something to go by.

Mrs. Bunker said is this clear enough to indicate when it is something for the Code Enforcement to review and when it is for the Planning Board to review. Mr. Douglass said we don't ask for back up on what they say is the cost of construction, but he said he can tell if it doesn't seem right and he would send that to the Planning Board.

VOTE (2014-12) Mr. Lunt seconded by Mr. Lemieux moved to send the design standards ordinance draft to a public hearing on March 13, 2014. **Order passed. Vote: 5-0.**

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Mrs. Bunker said the guidelines include mostly the same language as the standards. These guidelines are to supplement the ordinance. The guidelines express visually what is stated in the standards. The guidelines ask for compliance but are not enforced by ordinance. Throughout the whole Route 196 corridor we are looking for buildings close to the road, landscaping in the front, and parking in the rear. In the large scale commercial areas the layout would have a broad green buffer along the road or have wooded areas with signs on the road and the buildings set well back from the road. Mrs. Bunker reviewed photos illustrating good and poor examples of building orientation, access and pedestrian circulation, parking and paved areas, lighting and utilities, architecture, landscaping, and signage. Mrs. Bunker said these guidelines should have as much weight as the design standards and should go to Council.

VOTE (2014-13) Mr. Lunt seconded by Mr. Lemieux moved to send the design guidelines to a public hearing on March 13, 2014. **Order passed. Vote: 4-1. (Opposed: Nezol).**

8. ADJOURN TO WORKSHOP

VOTE (2014-14) Mrs. Paradis seconded by Mr. Lemieux moved to adjourn to a workshop at 8:37 PM. **Order passed. Vote: 5-0.**

Jody Durisko
Administrative Assistant

Date Approved: _____