



MINUTES PLANNING BOARD APRIL 28, 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 7:10 PM.
- 2. ROLL CALL:** Regular members present were John Potvin, Dan Nezol, Francis Drake, Jr., Jeff Ganong, and Don Fellows was an excused absence. Associate members present were Steve Warren and Gerry Kamke was an excused absence. Also present was Code Enforcement Officer, Michael Cote, and four citizens in the audience.

The Chairman, Mr. Potvin reviewed the Board's policies, procedures, and granted voting privileges to Steve Warren.

3. PUBLIC HEARINGS:

CONDITIONAL USE PERMIT:

Case # 10-13 Applicant: Open Door Bible Church
Property Location: 26 Gartley Street, Lisbon
Tax Map: U16-3A
Zone: Village
Intended Use: Construct an 88x130 (11,440 Sq. Ft.) Gymnasium

The Chairman, Mr. Potvin opened the public hearing and asked Mr. Garnett, Pastor of Open Door Bible Church to explain his request.

Mr. Garnett said they want to build a gymnasium for their Christian Academy and it would be an 88x130 steel construction. They have plenty of land to accommodate the construction and the lot behind them is not a designated wetland it is drainage.

Mr. Potvin would like to have the Fire Chief go take a look at the site and see what will be needed to accommodate an Emergency Fire Vehicle.

Mr. Warren asked if filling in that area would have an effect on the neighborhood.

Mr. Potvin and Mr. Cote, Code Enforcement Officer agreed that the ditch is 200+ feet and it would not have any impact to the neighborhood.

Mr. Warren asked if they are planning to use outdoor lighting. If yes, would that have an impact to the neighborhood?

Mr. Garnett said they are planning to use exterior lighting and the Church owns all the abutting properties.

Mr. Ganong asked what the period for construction would be.

Mr. Garnett said they would like to have the structure up by September or October of this year.

There were no comments and the Chairman closed the Public Hearing for this case.

TOWN OF LISBON ACCESS MANAGEMENT ORDINANCE: Driveway standards applied to all public and private accesses onto State and State-Aid roads.

The Chairman, Mr. Potvin opened the public hearing. Mr. Stephen Eldridge, Town Manager introduced Joan Walton, Transportation Planner for AVCOG. Ms. Walton is the author of the Town of Lisbon Access Management Ordinance and is here to answer any questions the board may have regarding the ordinance.

Ms. Walton said that Lisbon and Lewiston has had problems with troublesome access management. The State of Maine has requirements but they do not apply to Route 196 because it is classified as an Urban Compact Road and this has been the source of the access management problems on Route 196 in Lisbon and Lewiston. Ms. Walton recommends that communities adopt an ordinance so they have some local control.

The board discussed several items outlined below:

- The development of Administration guidelines for section 1.4
- Define the process of applying and granting waivers
- Redefine On-Street Parking for the Main and Village Street areas. One possible choice is to make the rules of section 2.12 not apply when the speed limit is 25 mph or under.

There were no comments and the Chairman closed the Public Hearing for this case.

4. REGULAR MEETING:

SITE PLAN REVIEW APPLICATION:

Case # 10-13 Applicant: Open Door Bible Church

Intended Use: Construct an 88x130 (11,440 Sq. Ft.) Gymnasium

ACTION TAKEN: Mr. Ganong seconded by Mr. Warren moved to approve the Site Plan Review Application for Open Door Bible Church with the condition that the Fire Chief review and approve the travel lane around the gymnasium. Vote 5-0 Carried.

TOWN OF LISBON ACCESS MANAGEMENT ORDINANCE:

Mr. Eldridge suggested scheduling a workshop to work out the details in the Village areas pertaining to access management with the Town Engineer, Public Works Director, Economic & Community Development Director, and Planning Board.

ACTION TAKEN: Mr. Ganong seconded by Mr. Drake moved to table to the May 26, 2011 meeting and hold a workshop prior to the May meeting.

5. OTHER BUSINESS: None.

6. WRITTEN COMMUNICATIONS:

Minutes of March 24, 2011.

ACTION TAKEN: Mr. Warren seconded by Mr. Ganong moved to approve the minutes of March 24, 2011. Vote 5-0. Carried.

7. ADJOURNMENT:

ACTION TAKEN: Mr. Ganong, seconded by Mr. Drake moved to adjourn at 8:19 PM. Vote 6-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant