



MINUTES PLANNING BOARD APRIL 22, 2010

John Potvin - Regular 2014
Gerald Kamke - Regular 2010
Jeffrey Ganong - Regular 2010
Dan Nezol - Regular 2011
Francis Drake, Jr. - Regular 2011
Don Fellows - Associate 2014
Steve Warren - Associate 2011

- 1. CALL TO ORDER:** The Acting Chairman, Mr. Ganong, called the meeting to order at 7:05 PM.
- 2. ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, Francis Drake, Jr., John Potvin and Gerry Kamke was excused absences. Associate members present were Don Fellows and Steve Warren was an unexcused absence. Also present was Councilor Lunt, Councilor Cote, and approximately 10 citizens in the audience.

The Acting Chairman granted Don Fellows voting privileges and reviewed the Board's policies and procedures.

Mr. Drake seconded by Mr. Fellows moved to take Case # 09-11 out of order. Vote 4-0. Carried.

3. PUBLIC HEARINGS:

AMEND APPROVED SUBDIVISION:

Case #09-11 Applicant: Lisa (Bowe) Bosse
Property Location: 56 Edgecomb Rd. Lisbon Falls
Tax Map: R1-2A
Zone: Limited Residential
Intended Use: Amend Approved Subdivision – "Plan – Redraw Stable Lane".

The Acting Chairman, Mr. Ganong opened the public hearing and asked Ms. Bosse to explain the amendment. She explained that the plans aren't really changing that much and basically all they wanted to do is move the boundary line for the driveway and it still meets all the requirements. There were no public comments and the Acting Chairman closed the Public Hearing and went in to the Regular Meeting for this case.

4. REGULAR MEETING:

AMEND APPROVED SUBDIVISION:

Case # 09-11 Applicant: Lisa (Bowe) Bosse
Intended Use: Amend Approved Subdivision – "Plan – Redraw Stable Lane".

ACTION TAKEN: Mr. Fellows seconded by Mr. Drake moved to approve the amendments to the approved subdivision plans for Lisa (Bowe) Bosse to redraw Stable Lane. Vote 4-0. Carried.

The Acting Chairman took a 5 minute recess to sign the subdivision plans.

5. PUBLIC HEARINGS:

CONDITIONAL USE PERMIT APPLICATION:

Case # 09-7 Applicant: Cristy Bourget
Property Location: 36 Upland Rd. Lisbon
Tax Map: U17-14B
Zone: Resource Protection
Intended Use: Bring in fill on property in Resource Protection

The Acting Chairman, Mr. Ganong opened the public hearing and asked Ms. Bourget to explain her request. She explained that she meets all the requirements and that the fill will not be near of affect the Brook and she would like to amend the request from 500 cubic yards to 1500 cubic yards. There were no public comments and the Acting Chairman closed the Public Hearing.

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION:

Case #09-9 Applicant: Five County Credit Union
Property Location: 218 Lisbon Street Lisbon
Tax Map: U19-110
Zone: Village
Intended Use: Addition of three lane drive-thru canopy to existing bank, construct peaked roof over existing roof, located in flood zone.

The Acting Chairman, Mr. Ganong opened the public hearing and asked Mike Foley with Five County Credit Union explained that there would not be any change to the square footage of the building that they just want to add a pitched roof and a canopy for three drive-thru lanes. There were no public comments and the Acting Chairman closed the Public Hearing.

CONDITIONAL USE PERMIT APPLICATION:

Case #09-10 Applicant: Leo & Gloria Hewes
Property Location: 123 Ridge Rd. Lisbon Falls
Tax Map: R5-1A
Zone: Rural Open Space
Intended Use: Fill in property with 25,000 cubic yards of fill.

The Acting Chairman, Mr. Ganong opened the public hearing and asked Mr. Hewes to explain his request. He explained that he has a pasture that he can't use because it is so wet. He was contacted by K&K Excavation to see if he would be interested in getting some of the fill. He said he has to come to the Planning Board because he is getting over the amount specified in the ordinance. There were no public comments and the Acting Chairman closed the Public Hearing.

6. REGULAR MEETING:

CONDITIONAL USE PERMIT APPLICATION:

Case # 09-7 Applicant: Cristy Bourget
Intended Use: Bring in fill on property in Resource Protection

ACTION TAKEN: Mr. Fellows seconded by Mr. Drake moved to approve the Conditional Use Permit Application for Cristy Bourget. Vote 4-0. Carried.

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION:

Case # 09-9 Applicant: Five County Credit Union
Intended Use: Addition of three lane drive-thru canopy to existing bank,
construct peaked roof over existing roof, located in flood zone.

ACTION TAKEN: Mr. Nezol seconded by Mr. Ganong moved to approve the Flood Hazard Development Permit Application for Five County Credit Union. Vote 4-0. Carried.

CONDITIONAL USE PERMIT APPLICATION:

Case # 09-10 Applicant: Leo & Gloria Hewes
Intended Use: Fill in property with 25,000 cubic yards of fill.

ACTION TAKEN: Mr. Fellows seconded by Mr. Nezol move to approve the Conditional Use Permit Application for Leo & Gloria Hewes. Vote 4-0. Carried.

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

AMEND APPROVED SUBDIVISION: Case # 09-11 **ITEM TAKEN OUT OF ORDER.*

7. **OTHER BUSINESS:** Chairman, Mr. Potvin wants to schedule a workshop for the board members to go over Zoning Maps and get prepared for the next Public Hearing. The board members present discussed meeting on Thursday, May 20th for those purposes.

8. **WRITTEN COMMUNICATIONS:**

Minutes of March 25, 2010.

ACTION TAKEN: Mr. Drake seconded by Mr. Ganong moved to approve the minutes of March 25, 2010. Vote 4-0. Carried

9. **ADJOURNMENT:**

ACTION TAKEN: Mr. Drake, seconded by Mr. Fellows moved to adjourn at 8:45 PM. Vote 4-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant