



MINUTES PLANNING BOARD MAY 1, 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, Tyler Goletti. Unexcused absence was Josh Holmes. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Wright-Pierce Land Use Planner; Tracey Steuber, Economic & Community Development Director; Roger Bickford, Town Councilor; and four audience members.

3. CHAIR'S REVIEW OF MEETING RULES:

The Chairman granted Mr. Golletti voting privileges for this meeting.

The Chairman gave a brief overview of the meeting rules for this meeting and regarding public input.

4. WRITTEN COMMUNICATIONS:

VOTE (2014-21) Mr. Lunt seconded by Mr. Lemieux moved to approve the minutes of April 10, 2014. **Order passed. Vote: 5-0.**

- 5. PUBLIC HEARINGS: NONE**
- 6. UNFINISHED BUSINESS: NONE**
- 7. NEW BUSINESS:**

SITE PLAN REVIEW APPLICATION

Case # 14-04 Applicant: Aroma Joe's Coffee - RWG Properties, LLC
Property Location: 692 Lisbon Street
Tax Map: U5-218
Zone: Village
Intended Use: Drive-thru/Walk-up Coffee Shop

The Chairman Mr. Fellows invited the representative of Aroma Joe's Coffee to give an overview of the application before the board tonight.

Rich George said that the existing Aroma Joe's are located in Southern Maine and they recently wanted to get into franchising and have been working with Subway. They want to bring one here to Lisbon. He said Aroma Joe's offer a variety of different coffee, tea, espresso, lattes, smoothies, and other specialty beverages. It will mostly be drive-thru but they also would have a patio area and a walk-up window.

Mr. Fellows thanked him for the overview and said the Planning Board's job is to make sure the site plan application is complete by going through all the checklists.

Dennis Douglass, Code Enforcement Officer said that he had met with Aroma Joe's to go through the checklist and asked the Chairman for permission to take the Planning Board through the list. Dennis went through the checklist thoroughly with the Planning Board and the following were the only items that required further discussion:

1. Access Management - The entrance/exit and number of vehicles

Mr. Fellows spent a substantial amount of time looking through the access management ordinance and thought they should look at a couple of provisions to see if they would apply.

Mr. Lunt asked how many trips per day? Mr. George said that based on some of their Southern Maine locations it could be 30-40 cars per hour, 7 days per week.

Jay Raitt, Little River Surveying said that it meets all the site distance requirements of the access management ordinance.

Mr. Fellows said that the Access management Ordinance only comes in to play when there is a change of use. The last establishment on this site was retail and this new application is as well so there is not a change of use therefore the access management ordinance would not be applicable to this application.

The Code Enforcement Officer said that the existing curb cuts that were used by the Old Food City would be reused.

Mr. Lunt agreed that it is not a change of use and the access management ordinance does not apply.

Amanda Bunker, Wright-Pierce Land Use Planner, expressed concern that while the requirements for site distances and distance from the intersections may be met, a drive-through business generates a significant amount of vehicle trips and turning traffic, and could affect the level of service at the Main Street intersection and/or require driveway entrance or exit restrictions, which should be confirmed with a traffic engineer, which the planning board can request.

Mr. Fellows suggested that you could limit the exit to right turn only

Mr. Lunt thought that was a fair concept.

Mr. George said that some of their other locations have a 5 car cue and that they would base it on what the Town requested.

2. Landscape Plan

Mr. Fellows the additional of including a landscaping plan is an opportunity to make an area where people could be gathering and make it look nice.

Mr. Raitt mentioned that open space would be good there especially during the Moxie Festival.

Mrs. Bunker said that a couple of trees would be nice in the area between the Lisbon House of Pizza and this lot.

Mr. Lunt said he would like to have a landscape professional look at the site and provide advice on the landscape plan, because it is important to do this site the right way.

3. Lighting

Mr. Fellows said the only other thing to discuss was lighting suggestions.

Mrs. Bunker said that site lighting is not a problem but she would suggest downward lighting or 10' light post, which would work well.

Mr. Raitt said that any lighting would be on the building itself.

Mr. Douglass said that he would work with them on this prior to the public hearing.

VOTE (2014-22) Mr. Lunt, seconded by Mr. Golletti moved to accept the site plan application as complete with the additional pending lighting and landscaping plan. **Order passed. Vote: 5-0.**

The Chairman, Mr. Fellows said they accepted the plan as complete and will set a site visit on May 8, 2014 at 6:00 p.m. and a public hearing on May 22, 2014 at 7:30 p.m.

8. CODE ENFORCEMENT OFFICIAL BUSINESS

Dennis Douglass, Code Enforcement Officer gave an update of current activities and permits. He said that he issued 2 new home permits in the same day noting that was the same amount he did last year, which seems like a good sign. He said he has been working on a Dollar General project, a 168 acre lot that is under contract, Aroma Joe's, a new flea market, Fern's, Expert Volvo, Worumbo mill, and the Luiggi's plan is still alive. There is a lot happening in Lisbon right now.

He said that the Google maps and overlays are coming along. He used it with the materials provided in the packets they received tonight and it will be ready for public use soon. There is a lot of work happening with that behind the scene and a very thorough review now will require less maintenance in the future.

9. OTHER BUSINESS

Mr. Fellows said that they had a meeting with John Malone, Senior Planner at AVCOG, Mike Abbot with the Maine Drinking Water Program, and representatives from the Lisbon Water Department on the Aquifer Protection Ordinance. They worked on determining if you could store fuel in the aquifer protection areas. Mr. Fellows said that the old Dragon pit area falls into the questioned area and that area needs to be mapped before they have a final determination.

10. ADJOURN TO WORKSHOP

VOTE (2014-23) Mr. Lunt, seconded by Mr. Lemieux moved to adjourn to a workshop at 8:51 PM. **Order passed. Vote: 5-0.**

11. CALL TO ORDER:

Mr. Fellows called the meeting back to order at 9:38 PM.

12. UNFINISHED BUSINESS:

ROUTE 196 DESIGN STANDARDS AND GUIDELINES

VOTE (2014-24) Mr. Lunt, seconded by Mr. Golletti moved to approve amendments to the Route 196 Design Standards and Guidelines. **Order passed. Vote: 5-0.**

13. ADJOURN

VOTE (2014-25) Mr. Lunt, seconded by Mr. Lemieux moved to adjourn at 9:42 PM. **Order passed. Vote: 5-0.**

Jody Durisko
Administrative Assistant

Date Approved: 05/22/2014