



MINUTES PLANNING BOARD MAY 22, 2014

Dan Nezol - Regular 2014
Karin Paradis - Regular 2015
James Lemieux - Regular 2015
Vacant - 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, James Lemieux and Karin Paradis. Associate members present were Tyler Goletti. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Wright-Pierce Land Use Planner; Roger Bickford and Dillon Pesce Town Councilors; and eight audience members.

3. CHAIR'S REVIEW OF MEETING RULES:

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

The Chairman asked the board members if they approved moving the pre-application proposal for Dollar General to workshop. The board unanimously approved moving the pre-application to workshop.

4. WRITTEN COMMUNICATIONS:

VOTE (2014-26) Mr. Lunt seconded by Ms. Paradis moved to approve the minutes of May 1, 2014 and Site visit notes of May 8, 2014. **Order passed. Vote: 5-0.**

5. PUBLIC HEARINGS:

The Chairman, Mr. Fellows opened the public hearing for:

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

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

6. UNFINISHED 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 said the site visit is complete and the board asked for a full lighting and landscaping plan and that has been submitted to the board tonight.

Mr. Lunt saw the lighting/landscape plan and wanted to know if any of the plantings were trees.

Mr. Fellows said that the plan included 1 flowering crab tree and 1 lilac bush. He also said he liked the plantings between the site and Lisbon House of Pizza.

Mr. Douglass, Code Enforcement Office said that they followed what the existing ordinance provides for guidance.

Mr. Fellows said the lighting plan included 4 lights which more than met his expectation. He stated that he still has concerns regarding left turns coming out of the exit but agrees that it meets all the requirements and asked that patrons be informed that they can take a right turn to go around the block to the light on Main and Route 196.

Mr. George said that they don't want to cause any traffic problems or safety concerns and they would be happy to let patrons know at the drive up window.

Mr. Lemieux asked if there would be a buffer in the area by the apartment.

Mr. George said there would only be an enclosed dumpster back there but that was all.

VOTE (2014-27) Mr. Lunt seconded by Mr. Lemieux moved to approve the site plan application as amended. **Order passed. Vote: 5-0.**

7. NEW BUSINESS:

SUBDIVISION REVIEW APPLICATION

Case # 14-05 Applicant: Kelly Park
Property Location: 177 Lisbon Street
Tax Map: U21-5 & 6
Zone: Commercial
Intended Use: Amend existing plan to create smaller lots

Mr. Fellows excused himself from participating because he lives and works in the mobile home park that abuts the Kelly Park property. The Vice Chairman, Mr. Lunt will run this portion of the meeting.

The Vice Chairman, Mr. Lunt invited the representative for Kelly Park to the podium to give a brief overview of the request.

Curtis Neufeld, Sitelines, PA.; representing Kelly Park said that the proposal is to create smaller lots. A secondary road would be constructed and a 12 lot subdivision would be created. The DEP permitting has been submitted. There are no tenants at this time. The two stock piles will be used over the next 8 - 12 months with regular business use.

Mr. Douglass, Code Enforcement Officer, said that he wasn't employed with the town when the subdivision application was approved but he reviewed the records and found that at the time of final approval no conditions were applied to the application.

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

The Vice Chairman, Mr. Lunt asked the board if they wanted to schedule a site visit next week. The board agreed they would like to schedule a site visit.

Mr. Douglass, Code Enforcement Officer lead the board through the checklist and believes it is a thorough application.

Mrs. Bunker, Town Planner said that we are under the subdivision ordinance on lot 8 it looks like the rear lot set backs were flip-flopped and that the Shoreland Zoning should be shown on the plan as well.

Curtis Neufeld said he would fix that on the plans, that all utilities were in, and they have talked to the water and sewer departments. He said they have done extensive grading on the site and there is no longer any open water.

Mrs. Bunker wanted to make sure that we have DEP Site Plan approval permit prior to final approval. A subdivision with five or more lots requires DEP approval.

VOTE (2014-28) Mrs. Paradis, seconded by Mr. Lemieux moved to accept the subdivision review application as complete and schedule a site visit for June 5, 2014 at 6:00 p.m. **Order passed. Vote: 5-0.**

The Chairman, Mr. Fellows returned to his post and called the next item.

8. CODE ENFORCEMENT OFFICIAL BUSINESS - NONE

9. OTHER BUSINESS

The Chairman, Mr. Fellows gave an update on the Downtown walk for the Downtown Plan Update. He said that approximately 20 people comprised of committee members, town staff, and business owners. They talked about planters, intersection improvements, and Lisbon Village. June 2, 2014 will be the kickoff meeting of the Downtown Plan Update at 7:00 p.m. in the Lisbon Town Office.

Mr. Fellows introduced Richard Long who was in attendance and has applied to join the Planning Board.

10. ADJOURN TO WORKSHOP

VOTE (2014-29) Mrs. Paradis, seconded by Mr. Lunt moved to adjourn to a workshop at 8:04 PM. **Order passed. Vote: 5-0.**

Jody Durisko
Administrative Assistant

Date Approved: 06/12/2014