



**MINUTES  
PLANNING BOARD  
SPECIAL MEETING  
JUNE 6, 2012**

John Potvin - Regular 2012  
Don Fellows - Regular 2013  
Jeffrey Ganong - Regular 2013  
Dan Nezol - Regular 2014  
Francis Drake, Jr. - Regular 2012  
Gerry Kamke - Associate 2013  
Steve Warren - Associate 2014

1. **CALL TO ORDER:** The Chairman, Mr. Ganong called the meeting to order at 7:00 PM.
  
2. **ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, John Potvin, and Don Fellows. Francis Drake was absent. Associate member Steve Warren was present and Associate Member Gerry Kamke was an excused absence. Also present were Code Enforcement Officer, Michael Cote; Patrick Venne, Auburn Code Compliance Officer/Assessing & Planning Assistant; Eric Larsson, Esq., Attorney and Planner; Jeremiah Raitt, Little River Land Surveying; and 2 citizens in the audience.

The Chairman reviewed the Board's policies and procedures.

3. **PUBLIC HEARINGS:** NONE
  
4. **SPECIAL MEETING:** (Following Site Walk for Mill Street Subdivision)

Subdivision Permit Application: (Preliminary Plan Review)  
Case #11-09 Wayne Ricker R5-41  
Subdivide three (3) lots.

Mr. Fellows reviewed the site walk findings and said the property does not encroach on wetlands, and there is plenty of room to meet the Access Management ordinance requirements for driveways. Mr. Raitt will include an easement for 2 driveways in the plan, one for the CMP lot and a shared driveway for the rear lot and the other lot.

ACTION TAKEN: Mr. Potvin, seconded by Mr. Fellows, moved to approve the preliminary subdivision plan modified to include access points at least 22 feet wide.

Mr. Raitt asked about turnarounds. Mr. Potvin said as long as there is an area for a turnaround. Mr. Raitt said that was indicated in a note. He asked if test pits were required.

Mr. Ganong granted Mr. Warren voting privileges.

ACTION TAKEN: Mr. Fellows, seconded by Mr. Potvin, moved to amend the motion to include one test pit on each lot. Vote: 5-0.

ACTION TAKEN: Mr. Potvin, seconded by Mr. Fellows, moved to approve, as amended, the preliminary subdivision plan subject to the following conditions: (1) that it meet Access Management Standards for Mill street and (2) that one test pit per lot is created. Vote 5-0 Carried.

5. **OTHER BUSINESS:** Planning information from Patrick Venne, Auburn Code Compliance Officer/Assessing & Planning Assistant

Mr. Venne gave a presentation showing the differences between form based code and use based code or zoning. He said that form based code is work intensive initially, but that after that work is done the code is simple and easy to understand. He said developers like form based code because it is predictable.

Mr. Venne said there are options for implementing form based code ranging from minor changes to major changes, such as replacing zoning. He said Lisbon's plan to enhance the Village area, develop a gateway designation, for flexibility, pedestrianism, and growth management can all be achieved through form based code and not zoning.

Mr. Venne said a wide spectrum of options for implementing form based code includes hiring consulting firms to working with volunteers, as was done in Newport, Vermont.

**6. WRITTEN COMMUNICATIONS:** None

**7. ADJOURNMENT:** Seeing no further business, the Chairman closed the meeting at 9:15 PM.

Respectfully submitted,

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Elizabeth French  
Assistant Town Clerk