



# MINUTES PLANNING BOARD JULY 24, 2014

Dan Nezol - Regular 2014  
Karin Paradis - Regular 2015  
James Lemieux - Regular 2015  
Richard Long - Associate 2015  
Curtis Lunt- Regular 2016  
Don Fellows - Regular 2016  
Tyler Golletti - Associate - 2016

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:29 PM.
2. **ROLL CALL:** Regular members present were Don Fellows, Curtis Lunt, Dan Nezol, and Karin Paradis. Excused absence was James Lemieux. Associate members present were Richard Long and Tyler Golletti. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Community Planning Studio Land Use Planner; Roger Bickford, and Dillon Pesce; Town Councilors.
3. **CHAIR'S REVIEW OF MEETING RULES:**  
The Chairman gave a brief overview of the meeting rules for this meeting.
4. **WRITTEN COMMUNICATIONS:**  
**VOTE (2014-37)** Mr. Lunt seconded by Mr. Long moved to approve the minutes of July 10, 2014. **Order passed. Vote: 4-0.**  
The Chairman, Mrs. Paradis granted Tyler Golletti voting privileges for this meeting.
5. **PUBLIC HEARINGS: NONE**
6. **UNFINISHED BUSINESS: NONE**
7. **NEW BUSINESS:**

## DIVISION 2. GROUNDWATER AND WELLHEAD PROTECTION ORDINANCE REVIEW

Mr. Fellows summarized the notes and recommendations from John Maloney, AVCOG as noted below:

- Changing the title of the division from Groundwater and Wellhead protection to the Aquifer Protection Overlay Zone
- Add the words except in the Aquifer Protection Overlay Zone to Sec. 70-1 (2) under the definitions of accessory use or structure
- Add the following definition: Motor fuel means oil that is motor gasoline, aviation gasoline, #1 or #2 diesel fuel or any grade of gasohol typically used in the operation of a vehicle or motor engine.
- Sec. 70-562 (1) add the reference that defines the aquifers and aquifer recharge areas - Emery & Garrett, 1993: *The Costs of No Wellhead Protection in Maine* and Caswell, Eichler & Hill (1989) and by standard are geologic and hydrologic investigations which may include drilling observation wells, pumping tests, water sampling and geologic mapping  
...
- Sec. 70-562 (a) change Wellhead to Aquifer Protection Overlay Zones...
- Sec. 70-562 Add (5) Where there is conflict between the provisions of this Division and the provisions of Title 38 M.R.S.A. Section 1393 and Title 38 M.R.S.A. Section 1394 the more restrictive shall control.
- Amend use chart note 10 as follows: delete single-walled and add has only one double-walled fuel tank not exceeding 275 gallon capacity and is capable of containing at least 110% of the capacity of the inner tank. Such tank must be "listed" (tested) by a nationally recognized testing laboratory and installed only by certified Oil and Solid Fuel Board oil

burner technicians; or if the tank is outside serving manufactured housing, by a mobile home mechanic licensed by the Oil and Solid Fuel Board. Storage of up to 15 gallons (in three containers of 5 gallon capacity) of gasoline or similar fuel for home use is allowed as are tanks of motor fuel in registered automobiles and yard maintenance equipment to be used on site and in boats, ATV's and snowmobiles for personal use.

Mr. Lunt wanted to know why we changed from single-wall to double-wall.

Mr. Fellows said the change adds additional protection and the requirement now meets state standards.

Mr. Lunt asked if a scientific method was used to set the distances for zones 2 and 3.

Mr. Fellows said that the zones 1 and 2 are slightly larger but it has been recommended to leave them that way taking into consideration the experience we have had at the Maine Electronics Site.

Mrs. Bunker said that it is set by an engineer calculation and that field test would only be on soil types, etc... She also stated that this calculation is less arbitrary than that used for the Shoreland Zoning.

**VOTE (2014-38)** Mr. Fellows seconded by Mr. Lunt moved to schedule a public hearing on the proposed amendments to the Groundwater and Wellhead Protection Ordinance on August 14, 2014. **Order passed. Vote: 5-0.**

Mr. Lunt asked if abutters would be notified.

Mr. Douglass said that a general public hearing notice would be published and he doesn't believe there is a requirement to send an additional abutter's notice but he would double check to make sure.

#### DIVISION 5. SIGN ORDINANCE REVIEW

Mrs. Bunker said John Maloney reviewed the proposed changes to the Sign Ordinance and provided comments for consideration.

The board looked at each one of them, they are summarized below:

- Sec. 70-711 Delete Sign Ordinance and replace with Division
- Sec. 70-712 (2) delete - The standard and provisions of this ordinance will apply to all new construction, or any building or site improvements, for non-residential developments requiring a Town permit.  
(3) Add - Where any apparent conflicts between local and state standards occur, the more restrictive standard shall apply.
- Sec. 70-716 add references to Sec. 70-718 General Standards, Sec. 70-720 Temporary Signs, and in ... (8) Sec. 70-718 (2).)
- Sec. 70-717 adds adoption date and in (e) adds reference to Sec. 70-718(8) Maintenance of Signs.
- Sec. 70-718 adds in addition to the Town of Lisbon regulations. If there is any apparent conflict found between the state and local regulations, the more restrictive shall apply.

(b) add requiring a permit before or not requiring a permit, add for Temporary Signs, Informational/Directional Signs, Multi-Tenant Properties and Home Occupations, and add references to Sec. 70-719 and Sec. 70-720 Temporary Signs.

(d) Add to last sentence - standards (a) and (b) above. For properties abutting Route 196 the total allowed square footage for signs may be increased by up to 50% with Code Enforcement Officer approval.

Update table, and add (See Sec. 70-719 (1), Multi-Tenant Signs) to note 5

(5) add (6) Non-political Town signs, used for informational or economic development purposes

(g) after lettering and graphics add - for directional, way finding, or informational purposes, and not scaled to serve as advertisement and identification visible from the road or by motorists.

(6)(e) add (3)(a), above

(7)(d) add reference to Sec. 70-719, Standards by Sign Type.

- Sec. 70-719 (1)(a) add at least 500 feet apart to end of paragraph

(2) add last sentence - See also Electronic or Digital Signs (including Digital Readerboards) below.

(5) Delete last sentence

- Sec. 70-720 (1) add (a) No sign or any part of its structure shall exceed 20 feet in height, as measured from the normal grade and not a landscape mound or berm.

Letter existing paragraphs (b), (c), (d)

Add (e) No permitted temporary sign shall exceed the maximum sign size for the zone it is in, as indicated in Sec. 70-718 (4)(e).

(2)(b) add last sentence - An application for a waiver for this setback standard will be permitted within the Village Zone.

(4)(b)(2) add - twenty-four (24) square feet. For properties abutting Route 196, the total allowed square footage for signs may be increased by up to 50% with Code Enforcement Officer approval.

(4)(c) Up to two...add with up to twenty-four (24) square feet of display area... and for up to three...no larger than sixteen (16) square feet each...

(4)(d) Add public before right-of-way

**VOTE (2014-39)** Mr. Lunt seconded by Mr. Fellows moved to schedule a public hearing on the proposed amendments to the Sign Ordinance on August 14, 2014. **Order passed. Vote: 5-0.**

## 8. OTHER BUSINESS:

Fern Larochelle is interested in inviting the Planning Board for a post site visit to see how the project turned out and to ask the Board a couple of questions.

Mr. Douglass added it would be nice to schedule one for Expert Volvo if he would like to have the Board as well.

Mrs. Bunker noted we need to make it clear that this is not a requirement and is purely voluntary.

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

**VOTE (2014-40)** Mr. Fellows seconded by Mr. Lunt moved to schedule a voluntary post site visit to Expert Volvo and Fern's Body Shop Claims and Estimation Center on August 28, 2014. **Order passed. Vote: 5-0.**

**9. CODE ENFORCEMENT OFFICIAL BUSINESS:**

Mr. Douglass, Code Enforcement Officer reviewed the reports he will submit for the 2013-2014 Annual Report. He shared the number of permits issued in the Codes office, outlined projects, number and type of cases that went before the Board during the fiscal year.

**10. ADJOURN TO WORKSHOP**

**VOTE (2014-41)** Mr. Fellows, seconded by Mr. Lunt moved to adjourn to a workshop at 9:00 PM. **Order passed. Vote: 5-0.**

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Jody Durisko  
Administrative Assistant  
Date Approved: