



MINUTES PLANNING BOARD AUGUST 25, 2011

John Potvin - Regular 2014
Don Fellows - Regular 2015
Jeffrey Ganong - Regular 2015
Dan Nezol - Regular 2011
Francis Drake, Jr. - Regular 2011
Gerry Kamke - Associate 2014
Steve Warren - Associate 2011

- 1. CALL TO ORDER:** The Chairman, Mr. Ganong called the meeting to order at 7:02 PM.
- 2. ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, John Potvin, Francis Drake, Jr. and Don Fellows. Associate members present were Steve Warren and Gerry Kamke was an excused absence. Also present were Code Enforcement Officer, Michael Cote, Fern Larcohelle, Jr., Town Councilor and 5 citizens in the audience.

The Chairman reviewed the Board's policies and procedures.

3. PUBLIC HEARINGS:

CONDITIONAL USE PERMIT:

Case # 11-02 Applicant: Matthew Bradeen
Property Location: 7 Upland Road, Lisbon
Tax Map: U17-23
Zone: Resource Protection/General Residential
Intended Use: Construct a 2 Bay Garage for Storage

The Chairman, Mr. Ganong opened the public hearing and asked Mr. Bradeen to explain his request:

Mr. Bradeen said he would like to build a garage on his property for storage. It meets all the setbacks but is in the Resource Protection Zone.

Mr. Warren asked what the need is.

Mr. Bradeen said that he needs additional storage.

Mr. Ganong asked if he would be extending the driveway.

Mr. Bradeen said he does plan to extend the driveway to the garage.

There were no comments and the Chairman closed the Public Hearing for this case.

4. REGULAR MEETING:

CONDITIONAL USE PERMIT:

Case # 11-02 Applicant: Matthew Bradeen
Intended Use: Construct a 2 Bay Garage for Storage

Mr. Fellows said that if this is in the Resource Protection Zone, he doesn't see where the Planning Board has the authority to review or permit it.

Mr. Cote, Code Enforcement Officer, said that the house is grandfathered and the Planning Board would have the right to approve a conditional use for an accessory use as stated in, "Sec. 70-264. Conditional uses. (1) Accessory Uses. Structures and other uses related, necessary and accessory to uses permitted in this district by right."

Mr. Warren said that he concurs with Mr. Fellows with the exception that he thinks that the necessity of the structure as an accessory use has not been established.

Mr. Ganong thought that we were reading into it more than required and that the phrase, "permitted by right" is key because the house is existing thus a permitted use and therefore he would be permitted by right to construct an accessory use.

Mr. Fellows said that the way he interprets the ordinance is that they don't have the right to permit it and would like to receive legal advice from the Town Attorney prior to taking any action on this item.

ACTION TAKEN: Mr. Fellows seconded by Mr. Potvin moved to table this item until we receive an Attorney's opinion. Vote 4-1 (Opposed: Ganong) Carried.

5. OTHER BUSINESS:

INFORMATIONAL SESSION REGARDING KELLY PARK ENTRANCE PRESENTED BY WRIGHT-PIERCE ENGINEERING:

Stephanie Hubbard, Project Engineer said that they are working on cleaning up the entrance and showed the Planning board a couple of proposed options for the entrance.

Mr. Potvin asked if they ever worked out the property line issues with Mr. Landry.

Ms. Hubbard said she knew they were involved in discussions but would have to ask Mr. Kelly to be able to provide an answer to that question.

Mr. Warren said that having a Moody Road entrance would help alleviate larger vehicles merging into traffic on Route 196.

Councilor Larochelle pointed out that the Route 196 and Moody Road intersection is not a good place to increase traffic because there have been a lot of accidents there.

Mr. Ganong thanked Wright Pierce for keeping the board updated.

Mr. Warren asked if there was an update from the Council Workshop with the Board and Committee Chairmen.

Mr. Potvin explained that the Council wanted to open the lines of communication, make sure they knew of the training opportunities available to them, asked if they have enough staff support and to see if they have by-laws, goals or objectives in place.

6. WRITTEN COMMUNICATIONS:

Minutes of July 28, 2011.

ACTION TAKEN: Mr. Ganong seconded by Mr. Fellows moved to approve the minutes of July 28, 2011. Vote 5-0. Carried.

7. ADJOURNMENT:

ACTION TAKEN: Mr. Potvin, seconded by Mr. Drake moved to adjourn at 8:00 PM. Vote 5-0 Carried.

Respectfully submitted,

Jody Durisko
Administrative Assistant

Date Approved: