

AGENDA
PLANNING BOARD MEETING
OCTOBER 28, 2021
LISBON TOWN OFFICE
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

____Curtis Lunt (Vice-Chair)

____William Kuhl (Chair)

____Shaun Carr

____Chris Huston

____Lisa Ward

____Patrick Maloy (Associate)

____Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

Additional information on meeting participation: The Planning Board will also be conducting this meeting using our live video streaming format on the town's website. Email comments directly to mstambach@lisbonme.org for Planning Board consideration.

4. WRITTEN COMMUNICATIONS – Minutes of October 14, 2021

5. PUBLIC HEARINGS – NONE

6. UNFINISHED BUSINESS – **Case 21-01** Amended Site Plan Review Application – Decrease Size
Frost Hill Solar 1, LLC
c/o Borrego Solar Systems, Inc.
101 Frost Hill Avenue
Lisbon, Maine

7. NEW BUSINESS – NONE

8. OTHER BUSINESS - NONE

9. CODE ENFORCEMENT OFFICER ITEMS -

10. ADJOURNMENT -

LISBON PLANNING BOARD – MEETING/HEARING RULES

The Board welcomes everyone to the meeting of the Lisbon Planning Board. If this is a meeting which will include a hearing, some special provisions will apply and are listed below. While we value the input of every interested person, we must limit the comment period in order to conduct business in a timely fashion.

Meeting Format – The format for each meeting (whether regular or special) shall be in strict accordance with Article 4, Section 4.1.6 of the Planning Board Bylaws. *Please note that the **Chair may change the order of business for the current meeting upon a majority vote of the Board.***

All meetings shall be conducted in such a manner as to be completed within two and one half (2.5) hours of commencement. The Board, by unanimous consent, may decide to extend a meeting but only at the point where the meeting can be concluded within another hour. Any action after that point requires a tabling or postponing order.

Public Participation – With regard to participation by the public, all comments to the Board and from the Board shall be made through the Chair. The attending public may participate as follows:

- **During Regular Meetings**- is allowed at the discretion of the Chair, but only after introduction of an agenda item and appropriate motions with time for explanation and Board member questions. The public may be allowed to comment, but during that period, the **public may address that agenda item only** and each participant shall be limited **two (2) minutes**. Each participant may address the Board only one time unless requested by the Chair to comment further, and the Chair may limit time for comments to no more than **ten (10) minutes in total** on any one agenda item. **A member of the public who wishes to comment on an item not on the agenda may be allowed to speak during the “Other Business” portion of the agenda.**
- **During Workshops** – The attending public may not participate unless the Chair allows or requests such comment.
- **During Site Visits**– This is a **special meeting** in all respects except that **the public is not allowed to participate**. Although the public is allowed to be present, comments and explanations will only be accepted by Board members and an applicant or agents representing an applicant. Only participant comments may be considered in any notes taken for minutes of such meeting.
- **During Hearings** – The attending public may speak only in accordance with the specific rules set up for hearings.
 - The public must comment only when specifically allowed. **The Chair shall emphasize that no decisions are made during the hearing and the process may not conclude during the regular current meeting. Finally, the Chair will state that order must be maintained and is required of all participants.**
 - There will be a Call by the Chair to open a specific hearing with case number followed by a Call for a **Presentation by the Applicant or Representative or attorney and witnesses without interruption**. Then general **questions may be asked through the Chair to the applicant by Board members and people who will be directly affected by the project (e.g., abutters)**. Then requests for more detailed information on the evidence presented by the applicant will be allowed by the same parties.
 - **Next** there will be a call for presentations by **abutters or others** including their attorneys and witnesses, who will be **directly affected by the project**.
 - Then **questions** through the Chair, **by the applicant and Board members to the people directly affected** and the witnesses who made presentations will be allowed.
 - **Next there may be rebuttal statements by any of the people who testified previously.**
 - Following that, **comments or questions by other interested people** in the audience will be entertained. Comment by those other interested people in the audience will be limited in the same fashion as for regular meetings, i.e. **two (2) minutes per person and ten (10) minutes overall**. The hearing will be closed at the end of public comment.
- It is important **that respect for each person** be considered. There will be opposing views and opinions and all will be considered without impunity. All persons speaking within the guidelines delineated herein will be treated with respect and allowed to complete the statement or viewpoint. **Any individual who speaks out of turn or in such a manner as to be considered unruly by the Chair, may be warned and then removed** if the situation creates a significant disruption of the orderly conduct of the business of the Board.



PLANNING BOARD MINUTES OCTOBER 14, 2021

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Lisa Ward - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2022

1. **CALL TO ORDER:** The Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were William Kuhl, Curtis Lunt, Shaun Carr, Lisa Ward, Patrick Maloy and Dan Leeman. Chris Huston was excused. Also present were Diane Barnes, Town Manager; and Mark Stambach, Code Enforcement Officer. There were 12 audience members.

3. **REVIEW OF MEETING RULES:**

The Chairman explained the meeting rules are located on the back of each agenda.

4. **WRITTEN COMMUNICATIONS:** Minutes of September 09, 2021

The meeting minutes of September 09, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2021-66) Mr. Lunt, seconded by Mrs. Ward moved to approve the Minutes of September 09, 2021.
Vote: 4-0 Carried.

5. **PUBLIC HEARING** – The Chairman opened the public hearing at 7:05pm

Case 21-01 Amended Site Plan Review Application – Decrease Size
Frost Hill Solar 1, LLC
c/o Borrego Solar Systems, Inc.
101 Frost Hill Avenue
Lisbon, Maine

Ryan Bailey, project developer for Borrego Solar Systems, Inc, stated they are not changing the footprint outside of what was approved previously but reducing it. The western array section has gone from 10 acres to 6 acres. They are planning on starting the project sometime next summer, finishing in the fall with final testing in the spring of 2023.

Mr. Kuhl asked if the reduction in size would affect the financial feasibility of the project. Mr. Bailey stated the project is less valuable but still feasible.

Michael Hebert, an abutter, asked what the current zoning requirements are, is the Town changing zoning requirements that exist for this project, who is it feasible for, what are the tax liabilities for homeowners.

Mr. Kuhl said the zoning requirements were created by the Planning Board and Town Council, using examples from other municipalities. The Solar Farms can only be in a certain amount of zones, districts and only where this is three phase power available with enough land.

Mr. Kuhl stated when the rules were put in place for these projects the Planning Board copied what other municipalities had done and the prior Code Enforcement officer shopped around to see what would fit the Town best. He said there are limited areas a project like this can be located due to needing three phase power to plug into CMP.

Mr. Kuhl stated they considered if these projects were good for the town, trying to keep politics out of it. Would it impact the town negatively, will it generate income for the resident and did the Solar Companies have a clean-up plan if it closes down. He said there is a lease between the land owners and Solar Companies. Lisbon is not part of that agreement. The Town is only required to make sure the owner and Solar Companies comply with the existing statutes. The town made the revenue neutral so it would not be impacted negatively and receives revenue from the Solar Company and property taxes.

Mr. Kuhl said he would get Mr. Bailey's contact information to be able answer the rest of his questions once he does more research.

John Mynahan, an abutter, asked what the timeline is for a company to finish the project once it's been approved since CMP has put some projects on hold. Mr. Bailey stated CMP has not put the brakes on for these projects but have delayed some due to more studies being done to upgrade grids to allow for these projects. Mr. Bailey expects the study to wrap up in December and will have the results of that and approval to interconnect in April. He said once that is done and they make a full payment for the construction start they will have 8-12 months to finish the project. Mr. Mynahan asked if the deadline for this permit ran out, would Borrego be able to reapply and revise the plan to add more solar arrays. Mr. Kuhl stated it would depend on what caused the nature of the delay and as long as the delay is of no fault of the developer the approved application would stay as is.

The Chairman closed the Public Hearing at 7:30 pm.

6. UNFINISHED BUSINESS

Case # 21-13 Proposed Build-Out of Marshall Field Subdivision
Maine Affordable Properties, LLC
Bartholomew and Emery Streets
Map U-15A, Lots 68 & 69 and 80 thru 104

Tom Farmer, Landscape architect in Yarmouth, representing Maine Affordable Properties, spoke about the project. He stated Maine Affordable Properties purchased Phase II of an undeveloped subdivision that was approved in 1988. One amendment was made to eliminate requirements for sidewalks in 1989 and construction started in 1990 for the first 20 lots. There are 26 undeveloped lots and about 2,000 linear feet of new road. He said it is in the Town Tax Maps as lots and the current owner has been taxed on it for years. The new owners would like to start on the road construction and infrastructure this fall. There is Town Water & Sewer already and the original design called for a pumping station but they are not sure if it is still a requirement but will work with all departments to make sure everything is up to codes and standards. They are requesting a waiver for the requirement of five foot granite monuments at the corners of the roads corners and curves which currently only requires survey pins. Mr. Carr asked where the fire hydrants will be located on the new roads. Mr. Farmer stated they are located on the previous plan and all new work will conform to the town of Lisbon's standards and specifications. Mr. Stambach stated with the street and sewer construction there needs to be a bond in place with inspections required during installations and Town Council approval. Mr. Farmer stated following the approval and re-recording of the amended plan, they will put together an estimate and work out the bonding for the Town.

Mr. Lunt wanted to compliment the company on this subdivision. He considers this a public service as the Town needs this kind of housing for moderate income and the style needed that is connected to Public Water & Sewer

The Chairman extended voting privileges to Patrick Maloy.

VOTE: (2021-67) Mr. Lunt, seconded by Mrs. Ward moved to approve the amended subdivision plan for Case #21-13, Proposed Build-out of Marshall Field Subdivision with the provision that the facilities are bonded.

Vote: 5-0 Carried

Case #21-14
Case # 21-14 Site Plan Review Application – Create Rear Lot
Morse Property/Sabattus Creek Mobile Home Park
Greg & Katheryn Morse
101 Lisbon Street, Lisbon, Maine
Map U-22, Lot 011 – Register of Deeds Book 53 Page 193
Split Parcel into 2 Lots in order to sell Sabattus Creek Mobile Home Park

Mr. Stambach stated the Mobile Home Park has a front lot that is proposed to be split off. There are currently two commercial buildings located on that property, one being built around 2000, the other built in 2006. He said the deed shows one lot as a rectangle incorporating a deeded right of way for the Mobile Home Park to be able to split the lot and sell the Mobile Home Park.

Mr. Lunt stated the application the Board received from the applicant is a Site Plan Review application, which is not required. Mr. Stambach agreed and said it was actually just a modification to an approved Mobile Home Park.

Kathy Morse, owner of Sabattus Creek Mobile Home Park stated she and her husband have owned the Park since 1991 and it was one big parcel back then.

VOTE (2021-68) Mr. Lunt, seconded by Mrs. Ward moved to approve the adjusted boundary line for Sabattus Creek Mobile Home Park. **Vote: 5-0 Carried.**

7. NEW BUSINESS – NONE

8. OTHER BUSINESS - Rural Open Space II Zoning District Language Modification

Shelley Norton from AVCOG (Androscoggin Valley Council of Governments) stated the current Rural Open Space II District is very limited for residential. It was created that way to have a more rural part of town back in 2007, which was required for the Comprehensive Plan by the State. Residents who live there and a surveyor have brought this topic to the town for changes. She said it has been successful in reducing residential development in this area, allowing small additions of homes and if kept this way she believes it will continue to have 200 to 260 foot frontage lots that will appear on those roads with backlots that are not available for housing. Ms. Norton came up with some ideas for changes in this area as follows:

Option 1 – Keeping housing density the same and allow a house to be located deeper in the lot. Ms. Norton stated this could be more permissive to let that be when someone wants it or only allow it when there's a good reason for it such as agricultural or wanting a farm stand closer to the road and the house deeper in the lot.

Option 2 – Allowing people who are farming or want to start farming to be able to live on the property where they're farming by waving the lot size.

Mr. Kuhl asked what would happen if the farm closes down, who then should enforce the rules of this option. Ms. Norton suggested setting criteria's for the farming businesses. Mr. Stambach stated it is extremely difficult to enforce once it is in place and would require reporting on a consistent basis from the owner of income received from products etc.

Option 3 – A planned unit development that's more flexible for farmers to add more housing lots for workers etc. and would need a significant reason for the Town to allow this, such as providing employment options to the community or providing food to the local market etc.

Option 4 – To allow subdivisions where open space is aggregated and the housing development is compressed into a smaller area, having smaller lots and larger areas for agriculture, habitat protection, forestry etc.

Ms. Norton said the Planning Board would need to decide what density and what lots sizes would be allowed. This option could either be a traditional sub-division or a more clustered option. She suggested not allowing a traditional sub-division and limit the number of lots due to the original desire to preserve open space.

Mr. Lunt stated the current dimensional requirement in Rural Open Space II is only 1 to 1-1/2 acres and 60 to 100,000 square feet. He suggested eliminating the requirements of that item and allow anyone to build anywhere on the lot as long as long as they have the same frontage of 300 feet. Replace it with Rural I dimensional standards and make them 5 acre lots. He said if someone has a 10 acre lot, they can only make two lots. This would keep the rural character and open space and wouldn't allow a subdivision and rear lots.

Mr. Carr suggested allowing subdivisions to allow for reasonable property sizes. He feels that farming is going out and the farmers might want to get the best value for their property.

Mrs. Ward said she thinks the Town should find a balance but keep the intent of saving open space and agriculture in that area.

Mr. Bowie of 140 Upland Road suggested having a conditional use that does not involve a subdivision and allow consideration on a case by case basis.

Paul Griesbach, of 57 Main Street stated he was the Code Enforcement officer in Falmouth for 18 years. He said

Falmouth spent millions of dollars to create a village on Route 1 and were not successful. He said Lisbon is a wonderful village and you simply can't make that. It's just been here. He borders the Village Zone and says the growth here indicates a need for an expansion of that zone.

The Chairman asked Mr. Stambach to schedule this subject for a future workshop with the new Council and asked Mrs. Barnes to mention it to them as well.

Mrs. Ward stated the Town recently approved a Market Analysis which has started. The LDC (Lisbon Development Committee) did a preliminary study and found that even if the Town does not pursue growth in any way, the current growth could have a need for 250 housing units of apartments, houses etc., which is pretty significant. Mrs. Ward wanted the Planning Board to be aware of this as they move forward with the Rural Open Space II changes. She reminded everyone that the LDC meetings will now be recorded Live Stream from now on.

- 9. CODE ENFORCEMENT OFFICER** - Mr. Stambach stated since he's joined Lisbon he is learning a lot and getting a lot of help and support. He is currently looking at some Ordinance changes and will share those with the Board as soon as he can.

10. ADJOURNMENT

VOTE: (2021-69) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 8:30 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____

Lisa B. Smith, Deputy Town Clerk

Date Approved: October 28, 2021



September 1, 2021

Mr. William F. Kuhl, Chairman
Town of Lisbon Planning Board
300 Lisbon Street
Lisbon, ME 04250

RE: **Amended Site Plan Review Application**
101 Frost Hill Solar 1, LLC
Lisbon, Maine

Dear Mr. Lunt:

Borrego Solar Systems, Inc., on behalf of 101 Frost Hill Solar 1, LLC, is pleased to submit our Amended Site Plans for review by the Town of Lisbon Planning Board. We have attached ten (10) bound copies of the application package, including one (1) full size (24 x 36) copies and nine (9) 11 x 17 copies of the Site Use Plans.

The system size has decreased from 4.99 MW (AC) to 1.99 MW (AC) due to the Public Utilities Commission requirement for filing for incentives. This project was not grandfathered into the program so our other option is for a smaller project. Some of the characteristics that have been reduced are in the table below.

Description	Original Approval	Amended Plans	Difference
System Size (MW-AC)	4.99	1.99	-3.00
Fenced Area (acres)	18.0	11.86	-6.14
Tree Clearing (acres)	18.3	13.73	-4.57
Wetland Impacts	43,000 sf ±	<11,500 sf	-¾ acre

We respectfully request to be placed on the September 7, 2021 Planning Board meeting to present the amended project. Please do not hesitate to contact me at 508-983-4996.

Sincerely
Borrego Solar Systems, Inc.

David M. Albrecht, P.E.
Principal Civil Engineer

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

**REQUEST FOR MINOR
AMENDMENT TO CURRENT
APPROVAL**

Site Plan Name/Title: Frost Hill Solar 1, LLC

This application must be received at the Town Office by close of business on the **2nd Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

- Name of Applicant: Frost Hill Solar 1, LLC c/o Borrego Solar Systems, Inc.
Address: 55 Technology Drive, Suite 102 Lowell, MA 01851
Telephone: (978) 513-2621 (w) 508-983-4996 (M) Attn: David Albrecht
- Name of Property Owner (if different): Melissa Cabral
Address: 101 Frost Hill Avenue Lisbon, ME 04260
Telephone: ()
- Name of authorized agent (if different): See Applicant
Address: _____
Telephone: ()
- If applicant is a corporation, check if licensed in Maine: _____ No ☒ Yes
(if yes, attach a copy of State registration)
- Person and address to which all correspondence regarding this application should be sent (if different):
Name: Borrego Solar Systems, Inc. Attn: David Albrecht
Address: 55 Technology Drive, Suite 102 Lowell, MA 01851
Telephone: (978) 513-2621 (w) 508-983-4996 (M)

I have reviewed all submission requirements and completed the remaining pages of this application form.
☐ Attachments Checklist ☐ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

David Albrecht
Signature of Applicant

September 3, 2021
Date

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) 101 Frost Hill Avenue (north side)Register of Deeds Book 3365 Page 61Lisbon Tax Maps Map U11 Lot 012

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

Frost Hill Road Solar 1, LLC is leasing a portion of the property8. What interest does the applicant/owner have in any property abutting the parcel to be developed?The applicant has no interest an any abutting parcel. Based on the 2020 Assessors Maps the subject property owner has no interests in any abutting land.

9. Are there any easements or restrictive covenants on the property to be developed?

Yes X No. If yes, please specify: A access and utility easement will be created for the purposes of the solar project.10. Current zoning of property: Limited ResidentialCurrent use(s) of property: Residence and agricultural

11. Is any part of the project or property(s) in question part of an overlay zone?

No Aquifer Protection Overlay No Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

Not the applicant is aware of.**Project Information**13. Proposed use of property: A 1.99 MW (AC) ground mounted solar energy facility14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.Project is a 1.99 mW (AC) ground-mount solar project encompassed by a 7-foot tall chain link fence. A 14-foot wide gravel access road and (2) stream crossings along with underground conduit will be installed. An above-ground interconnection (w/5 poles) will be installed near Frost Hill Avenue.

Application Number:

Project Name:

15. Total acreage of parcel: 73.0 Acreage to be developed: 20.016. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): Tier 1 Yes Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? Yes Yes No

If yes, please attach a list of all required permits and the status of any permitting activities.

Maine DEP Stormwater Permit-by-Rule

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: Wetland Scientist - Vaughn Smith AssociatesFirm or Licensed Individual: Surveyor - Boynton & Pickett*If additional professionals, attach separate list.*19. Does this development propose the extension of public infrastructure? X Yes No

If yes, what kind:

 streets/roads sewer lines
 sidewalks storm drains
 fire hydrants water lines
X other: Electrical distribution overhead lines

20. Proposed water supply:

 individual well(s)
 central well with distribution lines
 connection to public water system
 other:

Not applicable

21. Proposed sewage disposal:

 individual subsurface disposal system(s)
 central on-site disposal with collection lines
 connection to public sewer system
 other:

Not applicable

22. Does the applicant intend to request waivers of any requirements? X Yes No*(See attached Waiver Request Form if applicable)*

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Waiver Request Form

Site Plan Review Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of the Chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

1. Standard/requirement to be waived: Section 62-131.(5) - Traffic study
 Need/reason for waiver: A solar project does not generate any traffic post-construction.
2. Standard/requirement to be waived: _____
 Need/reason for waiver: _____
3. Standard/requirement to be waived: _____
 Need/reason for waiver: _____
4. Standard/requirement to be waived: _____
 Need/reason for waiver: _____

Attach additional page(s) if necessary.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Site Plan Application REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	For all Tier 1 & Tier 2 Applications:	
Yes	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
Yes	Copies of existing covenants or deed restrictions	
Yes	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
Yes	List of names and addresses of all abutting property owners including those across any streets	
Yes	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
Yes	Property owner's name and address	
Yes	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
Yes	Tax map and lot number of the parcel(s)	
Yes	Location map, showing the general location within the town	
None	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
TBD	Location and dimensions of any existing easements	
Yes	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (see <i>Dimensional Standards table</i>)	
LR	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
Yes	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

WE ARE REQUESTING A MINOR AMENDMENT TO THE APPROVED PLANS.
ALL OF THIS WAS PREVIOUSLY SUBMITTED AND HAS NOT CHANGED.

Application Number:

Project Name:

WE ARE REQUESTING A MINOR AMENDMENT TO THE APPROVED PLANS.
ALL OF THIS WAS PREVIOUSLY SUBMITTED AND HAS NOT CHANGED.

Yes	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: <ul style="list-style-type: none"> – open drainage courses – wetlands – significant wildlife habitat – known or potential archaeological resources – designated trails – historic buildings and site – significant scenic areas – mapped sand and gravel aquifers – rare and endangered species – other important natural features 	
Yes	Location of the 100-year floodplain and its elevation, if applicable	
N/A	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
N/A	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
Yes	The direction of existing surface water drainage across the site	
Yes	The direction of proposed surface water drainage across the site	
Yes	Methods of controlling erosion and sedimentation during and after construction	
N/A	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
N/A	Design and exterior materials of all proposed buildings and structures	
TBD	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	
N/A	Location, front view and dimensions of existing and proposed signs	
Yes	Location, type and direction of exterior lighting	
N/A	Type, size and location of incineration devices	
N/A	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
N/A	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	
	Additional, specific requirements for Tier 2 Applications ONLY	
Yes	Existing and proposed topography of the site at 2-foot contour intervals	
Yes	Bearings and distances of all property lines of the property to be developed and the source of this information	

WE ARE REQUESTING A MINOR AMENDMENT TO THE APPROVED PLANS.
ALL OF THIS WAS PREVIOUSLY SUBMITTED AND HAS NOT CHANGED.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)		
Application Number:		Project Name:
Yes	For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing: <ul style="list-style-type: none"> – existing and proposed method of handling stormwater runoff – direction of flow of the runoff through the use of arrows – location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers – engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area) 	
N/A	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	
	A high intensity soil survey by a certified soil scientist	
N/A	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone and any other utility services to be installed on the site	
TBD	A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site	
Waiver Request	Traffic data shall include: <ul style="list-style-type: none"> – estimated peak-hour traffic to be generated by the proposal – existing traffic counts and volumes – traffic accident data – the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation – the need for traffic signals and signs or other directional markers to regulate anticipated traffic 	
N/A	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	
Yes	Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.	
N/A	When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to: <ul style="list-style-type: none"> – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.	

WE ARE REQUESTING A MINOR AMENDMENT TO THE APPROVED PLANS. ALL OF THIS WAS PREVIOUSLY SUBMITTED AND HAS NOT CHANGED.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

	Other Site Plan application attachments that may be required: <i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i>	
N/A	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	
N/A	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	
TBD	If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	
N/A	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	
N/A	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	

For informational purposes, applicant not required to submit this form.

Site Plan Review

Local Ordinances Checklist:

This checklist is provided to ensure that all municipal ordinances have been considered for applicability and that appropriate standards are met. Full ordinance text available on the Town website or at the town office. **Applicants are encouraged to contact Code Enforcement to review applicability of any special standards or provisions under the Lisbon Code of Ordinances to their project.**

N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Table of Land Uses, Table of Dimensional Requirements. Chapter 70, Article IV, Division 13 and Division 14 <i>These tables list all permitted and non-permitted land uses by zone/district, and indicate dimensional requirements (lot size, density, frontage, setbacks) by zone.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Manufactured Housing, Mobile Homes and Trailers, [Parks]. Chapter 22, Article II <i>No manufactured housing, house trailer or mobile home park shall be established in the town except upon application to the planning board and the town council.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Entrances onto Public Ways. Chapter 46, Article V <i>Any new entrance onto a public way requires a permit and must meet specified standards. Access Management (Sec. 46-134): This chapter includes specific standards and permitting for driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Building Code. Chapter 54, Article II <i>In accordance with 30-A M.R.S.A. § 3003, the Town of Lisbon has adopted the mandatory standards and regulations of the International Building Code 2003 and the International Residential Code 2003, both published by the International Code Council, Inc.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Floodplain Management. Chapter 58, Article II <i>Land uses within any special flood hazard areas (Zones A and A1-30 identified by FEMA) are subject to evaluation and to land use and control measures to reduce future flood impacts, in accordance with the National Flood Insurance Program.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Shoreland Zoning. <i>The standards and provisions of shoreland zoning apply to any development, structure, or land use activities in land areas within 250 feet horizontal distance of (1) the normal high-water line or any great pond or river, (2) the upland edge of a coastal wetland, (3) the upland edge of a freshwater wetland, (4) all land areas within 75 feet horizontal distance of the normal high-water line of a stream. This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.</i>

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N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Subdivisions. Chapter 66, Article I</p> <p><i>All subdivisions are subject to review and must meet the standards and provisions of this chapter according to state statute 30-A M.R.S.A. § 4401. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period beginning on or after September 23, 1971, including the creation of or division of structure(s) to have 3 or more dwelling units within a 5-year period, or conversion from a non-residential use to residential creating 3 or more dwelling units. Subdivisions in ROS Districts: All subdivisions in ROS zones greater than 10 acres must meet the Open Space Subdivision standards. Open Space Subdivisions: This chapter includes specific provisions to allow for open space preservation through increased flexibility in subdivision standards and requirements.</i></p>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Groundwater & Wellhead Protection. Chapter 70, Article V, Division 2</p> <p><i>Includes special regulations to protect the town's sensitive sand and gravel aquifers and public drinking water supplies (wellheads) from development impacts, based on the mapped overlay zones.</i></p>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Supplementary Zoning Regulations. Chapter 70, Article VI, Division I</p> <p><i>Includes additional regulations for the following:</i></p> <ul style="list-style-type: none"> • Accessory buildings • Agriculture • Campgrounds • Filling, grading, dredging, earth moving • High-intensity farming • Home occupations • Sanitation • Drainage • Conversion of existing building to multi-unit housing • Water quality • Archeological sites • Roads and driveways • Essential services
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Rear Lots. Chapter 70, Article VI, Division 2, Sec. 70-641</p> <p><i>The creation of a rear lot may be permitted through conditional use review, and must meet the requirements within this section.</i></p>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Off-Street Parking and Loading. Chapter 70, Article VI, Division 3</p> <p><i>Includes standards for the provision of off-street parking and loading areas, excluding single-family and duplex units.</i></p>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<p>Marine Structures. Chapter 70, Article VI, Division 4</p> <p><i>Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</i></p>

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N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Signs.</u> Chapter 70, Article VI, Division 5 <i>Includes standards for all public and private signage. (See also Table of Land Uses, Chapter 70, Article IV, Division 13, for permitted zones.)</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Timber Harvesting and Clearing Vegetation.</u> Chapter 70, Article VI, Division 6 <i>Includes standards for all timber harvesting within 250 feet horizontal distance of the normal high-water line of a river or the upland edge of a freshwater wetland, or within 75 feet of the normal high-water line of a stream.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Planned Unit or Cluster Development.</u> Chapter 70, Article VI, Division 7 <i>Specific provisions applying to a planned development under unified management, planned and developed as a whole according to comprehensive and detailed plans.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Expansion of Sand and Gravel Mining within Aquifer Protection Overlay District.</u> Chapter 70, Article VI, Division 9 <i>Standards applying to overlay district zones 2 or 3, zone 1 expansions not permitted.</i>

For informational purposes, applicant not required to submit this form.

Site Plan Review – Tier 2

Applicant Procedure Checklist:

REFERENCE Chapter 62-71 through 62-76, Lisbon Code of Ordinances

<i>Date completed</i>	<i>Please refer any questions regarding the procedure to appropriate town staff.</i>
	1. Schedule a pre-application meeting: Applicants are encouraged to schedule a meeting with the Planning Board prior to a formal application submission and review, to discuss their plans and gain an understanding of review procedures and standards.
	2. Submit Application to Town Office (Code Enforcement Officer), by the 2nd Thursday of the month: <ul style="list-style-type: none">a. Complete application form and prepare all required submission materials (see checklist), provide 10 copies of all forms and materials;b. Applicant must pay any required fee(s) at time of submission;c. Schedule an initial submission review meeting with Planning Board (regular meetings are 4th Thursdays of the month).
	3. Attend first Planning Board meeting, initial application review: <ul style="list-style-type: none">a. Planning board will review the submitted materials, including any requests for waivers, and make a determination if the submission is complete or if additional materials must be provided;b. If Board determines submission is complete, applicant will be provided with a written notice; if submission is not complete, Board will specify additional materials needed, applicant must provide additional materials to Code Enforcement and will then be issued a written notice of completeness;c. A public hearing with the Planning Board will be scheduled (date within 30 days of the written notice of a complete application); the Town will send notices to all abutters and publish a public notice of scheduled hearing;d. Board may request and schedule a site visit prior to the public hearing (not required);e. Application will be referred to appropriate town departments/staff as appropriate, prior to public hearing.
	4. Site visit: The Town shall publish notice of the scheduled site visit; the applicant must be present at the Board site visit.
	5. Attend public hearing: <ul style="list-style-type: none">a. Applicant (or representative) will be allowed a brief presentation;b. Town staff will present any comments;c. Public hearing will be opened, Board will make a note of all public and abutter comments;

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	<p>d. Upon close of public hearing, no further comment or discussion from the public or applicant shall be entertained; the Board will decide whether to conduct their review and decision immediately after the hearing, or may table the application review to a second meeting (held within two weeks of the public hearing);</p>
	<p>6. Planning Board Review (same or separate meeting from the date of hearing):</p> <p>a. Planning Board shall conduct a review of the proposed Site Plan application based on the standards and requirements of town ordinance(s) (see Standards Checklist, reference Chapter 62-161 through 62-185);</p> <p>b. The Board shall make a decision to (a) approve, (b) approve with conditions, or (c) deny the proposed site plan, and will indicate any specific conditions and requirements of approval in its written notice of decision.</p>
	<p>7. Written notice of decision:</p> <p>The Town shall provide the applicant with a written notice of the decision, including reasons for decision and any conditions (must be provided within 60 days of the initial receipt of the application).</p>
	<p>8. Issuance of permits and compliance with conditions:</p> <p>Upon issuance of a written decision to approve, the applicant may obtain appropriate permit(s) from the Code Enforcement Officer; the applicant will be required to comply with all conditions specified in the written decision.</p>

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Site Plan Review

Tier 1 and Tier 2 Review Standards Checklist:

REFERENCE Chapter 62-161 through 62-185, Lisbon Code of Ordinances

Waivers. Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of this chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of this chapter are met.

Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Proof of Federal or State Required Permits.</u> The applicant shall provide proof of any required state or federal permits.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Landscape Preservation.</u> The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Vehicular Access.</u> The proposed development shall provide safe vehicular access to and from public and private streets. When conflicts exist between this section and a driveway permit, entrance permit or traffic movement permit issued by the Maine Department of Transportation, the most stringent or restrictive shall apply.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Parking Requirements.</u> Development parking must meet the town standards as set forth in section 70-661 et seq.</p> <p>Conditions:</p>

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Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Pedestrian Circulation.</u> The development plan will provide for a system of pedestrian circulation within the development and interconnection with existing facilities. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Stormwater Management.</u> Adequate provision shall be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains. For projects that do not require a permit under the stormwater management law, additional standards as listed in the ordinance will be considered. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Conservation, erosion, sediment control.</u> Stripping of vegetation or other development shall be done in such a way as to minimize erosion and sedimentation. The development shall include best management practices as provided by the Maine Department of Environmental Protection. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Signs.</u> Development signs must meet section 70-711 et seq. sign requirements. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Exterior Lighting.</u> All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicle traffic and potential damage to the value of adjacent properties. Lighting fixtures must be shielded or hooded so that lighting elements are not exposed to normal view by motorists, adjacent properties and so that they do not light the night sky. Conditions:

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Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Emergency Vehicle Access.</u> Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Water Supply.</u> The development will be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Groundwater.</u> Projects involving common on-site water supply or sewage disposal systems with a capacity of 2,000 gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the state. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Air Emissions.</u> All air pollution control shall comply with minimum state requirements. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Odor.</u> The proposed development shall not produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<u>Noise.</u> Noise shall comply with the standards as set forth in Chapter 26, Article IV of this Code. Conditions:

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Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Sewage Disposal.</u> A sanitary sewer system will be installed at the expense of the developer; if in the opinion of the planning board service by a sanitary sewer system is not feasible, the board may allow individual subsurface waste disposal systems to be used.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Waste Disposal.</u> The proposed development will provide for adequate disposal of solid wastes and hazardous wastes.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Compliance with Comprehensive Plan.</u> All new development and redevelopment shall be in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.</p> <p>Conditions:</p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Archaeological Resources.</u> Any proposed development involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the code enforcement officer and/or planning board shall be submitted by the developer to the Maine Historic Preservation Commission and Lisbon Historical Society for review and comment, at least 20 days prior to action being taken by the code enforcement officer and/or planning board on the application. The code enforcement officer and/or planning board shall consider comments received from the commission and/or society prior to rendering a decision on the application.</p> <p>Conditions:</p>

For informational purposes, applicant not required to submit this form.

Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Protection of Significant Wildlife Habitat.</u> Applicants proposing to develop land in or within 75 feet to wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife shall consult with a recognized wildlife or fisheries consultant or the Maine Department of Inland Fisheries and Wildlife and provide their written comments to the code enforcement officer and/or planning board. The code enforcement officer and/or planning board may consult with the Maine Department of Inland Fisheries and Wildlife and may impose any recommendations by the state department or consultant as conditions of approval.</p> <p><i>Conditions:</i></p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Rare and Endangered Species.</u> The code enforcement officer and/or planning board shall consider the existence of rare or endangered species as may be identified by the Maine Natural Areas Program. As a condition of approval the code enforcement officer and/or planning board may require the applicant to undertake protective measures as recommended by the Maine Natural Areas Program.</p> <p><i>Conditions:</i></p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Building Design.</u> Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse effect on the aesthetic qualities of the developed and neighboring areas. The code enforcement officer and/or planning board shall consider additional criteria as listed in the ordinance.</p> <p><i>Conditions:</i></p>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	<p><u>Impacts on Public Facilities and Services.</u> When the planning board finds, based on the results of any municipal impact analysis, that municipal services do not have the capacity to provide services to the proposed development, the planning board will make additional requirements as provided in the ordinance.</p> <p><i>Conditions:</i></p>