

**AGENDA**  
**PLANNING BOARD MEETING**  
**MAY 26, 2022**  
**LISBON TOWN OFFICE**  
**7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

\_\_\_\_Curtis Lunt (Vice-Chair)

\_\_\_\_William Kuhl (Chair)

\_\_\_\_Shaun Carr

\_\_\_\_Chris Huston

\_\_\_\_Patrick Maloy

\_\_\_\_Nicholas Craig (Associate)

\_\_\_\_Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS – Minutes of May 12, 2022

5. PUBLIC HEARINGS – NONE

6. UNFINISHED BUSINESS – NONE

7. NEW BUSINESS – **Case #22-06** Conditional Use Application

Home Day Care

Kelli Daigle

7 Ridlon Road

Lisbon, Me 04250

Map R8 Lot 9C

**Case #22-07** Conditional Use Application

Sullivan Rear Lot

20 Therese Lane

Lisbon Falls, Me 04252

Map R05 Lot001C

**Case #22-08** Subdivision Review Application

Crafts Subdivision

Ridge Road

Map R-5 Lot 106

**Case #22-09** Site Plan Review

Town of Lisbon – Public Works Salt Shed

14 Capital Avenue

Lisbon Falls, Me 04252

Map U10 Lot 004

8. OTHER BUSINESS -

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 MAY 12, 2022

Christopher Huston- Regular 2022  
Curtis Lunt- Regular 2022  
Patrick Maloy - Regular 2024  
William Kuhl - Regular 2023  
Nicholas Craig - Associate 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 and Chris Huston, arriving at 7:10pm. Associate Members Dan Leeman and Nicholas Craig were present as well. Patrick Maloy was excused. Also present was Mark Stambach, Code Enforcement Officer; Ross Cunningham, Economic & Development Director; Council Liaison Don Fellows, and 1 audience member. The Chairman extended voting privileges to Dan Leeman.

### 3. REVIEW OF MEETING RULES:

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

### 4. WRITTEN COMMUNICATIONS: Minutes of April 14, 2022

The meeting minutes of April 14, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2022-26)** Mr. Carr, seconded by Mr. Lunt moved to approve the Minutes of April 14, 2022.

**Vote: 4-0 Carried.**

### 5. PUBLIC HEARINGS - NONE

### 6. UNFINISHED BUSINESS –

#### **Findings of Fact**

Case #22-02 Cannabis Angels

Conditional Use Permit

Adult cannabis manufacturing facility (commercial kitchen)

5 Canal Street, Lisbon Falls, ME 04252

Map U05/Lot 013

#### **Findings of Fact:**

The applicant proposed expansion of use of the existing medical marijuana kitchen to adult an adult use marijuana kitchen.

The Planning Board first considered the application on January 13, 2022 and accepted the application as complete. On January 27, 2022 the Board conducted a public hearing. On April 14, 2022 the Planning Board approved the Conditional Use Permit.

#### **Conclusion of Law**

General Review Standards: Lisbon Code of Ordinances. Article III – Conditional Uses.

#### Performance Standards.

##### 1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Conditional Use Permit Standards Checklist

**Therefore, the Planning Board hereby approves the Conditional Use Permit Application for Cannabis Angels**

#### **Findings of Fact**

Case 22-05: Sippy Cup Consignment

Site Plan Review

Change from one nonconforming use to another per Section 70-5b(4)

84 Main Street Lisbon Falls, ME 04252

**Findings of Fact**

The applicant proposed the change use from approved tanning salon to retail sales and consignment.

The Planning Board first considered the application on March 24, 2022. On March 24, 2022 the Board accepted the application as complete. On April 14, 2022 the Board conducted a public hearing and after discussion approved the project with conditions.

**Conclusion of Law**

General Review Standards: Lisbon Code of Ordinances. Chapter 70-5 Nonconforming Uses.

Performance Standards.

1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Conditional Use Permit Standards Checklist

**Therefore, the Planning Board hereby approves the application for Sippy Cup Consignment with the following conditions:**

- 1) Approval contingent on merging of the two lots (U04-062 and U04-62A)
- 2) Approval contingent on consultation with Public Works in terms of access

**7. NEW BUSINESS – NONE**

- 8. OTHER BUSINESS –** Extension of approval, **Case #20-04**  
Lisbon CSG Solar Farm Project  
47 Upland Road,  
Map R5 Lot 044A-1, due to delayed CMP utility study

Mr. Stambach stated Lisbon CSG is asking for a one year extension of approval for their Solar Farm Project thru June 2023 due to the delayed CMP study, with construction scheduled to begin in July of 2023.

**VOTE: (2022-27)** Mr. Lunt, seconded by Mr. Carr moved to approve a one year extension of approval for Case #20-04, Lisbon CSG Solar Farm Project. **Vote Carried: 5-0**

**Discussion of direction from Town Council concerning emergency sign ordinance and modification of existing sign ordinance**

Mr. Stambach stated the Town Council recently enacted an Emergency Sign Ordinance and are looking to the Planning Board to examine the current Sign Ordinance and review the State Standards for signs. Construction on Main Street has caused businesses to struggle with their signs not being visible and customers thinking the businesses are closed. Mr. Stambach said the businesses can put up Temporary signs for 90 days but those are typically for on premise only, not off premise. He suggested the Board change the Ordinance to state that if there is construction or a function that is occurring in a neighborhood of the business that is affecting the visibility of their signs then temporary signage could be approved. Mr. Cunningham stated that businesses whose back side of their building face Rt. 196 should be able to have a temporary sign there that would be visible to Rt. 196 even if they're entrances are on Main Street. Mr. Kuhl said what the Board should be looking at is a modification to the Ordinance that would allow a variance in the Signage of the heavy construction zones.

**ROSII district discussion of modification of dimensional standards**

Mr. Kuhl read the proposed changes that Mr. Lunt has put together as follows:

In the RO2 zone, in order to preserve farming and open space, current regulations do not allow subdivisions or Rear lots. Any lots created must have a minimum of 60,000 square feet and a maximum area of 100,000 square feet and a lot frontage to depth ratio of 1:1.5.

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



In 2021 the Kesaris family found they could not divide a 60-acre lot among family members. Division among family is not subdivision but they could not, for example, divide by giving 20 acres to each sibling. The Kesaris family asked the Planning Board for relief. The Planning Board could not find a rationale for the maximum lot size or ratio, so we seek to provide a remedy.

The proposed amendment to Chapter 70 section 361 deletes subsection 1 and 2 (maximum lot coverage and lot size), which were added to the zone in 2011. The amendments to 70-536, Dimensional Standards, deletes the current 60,000 square foot minimum lot size and adds 100,000 square feet as minimum lot size. This is the Lot size in RO1. A minimum of 200 feet of frontage is added. This is the same as in the adjacent Rural Residential zone.

The amendments propose to remove an unworkable and unreasonable lot size requirement while still preserving open space and farming.

The changing of wording from 'backlots' to 'rear lots' is to provide consistency in terminology in the Zoning Ordinance.

**VOTE: (2022-28)** Mr. Carr, seconded by Mr. Huston moved to approve the Amendments to Chapter 70 Sections 361 and 536 Dimensional requirements and Section 70-362 (2) Performance or land use standards as follows:

**Vote Carried: 5-0.**

## DIVISION 5A. RURAL OPEN SPACE DISTRICT II

### Sec. 70-361. Dimensional requirements.

Lots in the rural open space II district shall meet or exceed the minimum requirements as identified in section 70-536 ~~and the following (refer also to article VI of this chapter):~~

~~(1) Maximum coverage. Maximum coverage of lot by structures in the rural open space district II shall not exceed 20 percent; except that high intensity farming shall not exceed 25 percent.~~

~~(2) Lot standards. Lots shall comply with the following:~~

~~a. Lots shall have a minimum area of 60,000 square feet and a maximum area of 100,000 square feet.~~

~~b. After the effective date of this amendment, lots for residential use shall have the required frontage on an existing publically maintained road.~~

~~c. The lot frontage to lot depth ratio shall be 1:1.5.~~

(C.M. of 11-15-2011, V. 2011-208)

### Sec. 70-362. Performance or land use standards.

Permitted uses and conditional uses in this division shall conform to the performance standards delineated in article VI of this chapter and the following:

(1) After the effective date of this amendment, residential subdivisions are prohibited.

(2) After the effective date of this amendment, ~~backlots~~ rear lots are prohibited.

(C.M. of 11-15-2011, V. 2011-208)

### Secs. 70-363—70-380. Reserved.

...

### Sec. 70-536. Dimensional requirements.

...

Rural Open Space II	<del>60,000 sq. ft. Minimum</del>	<del>See Sec. 70-361(2)a 200'</del>	200'	50'	75'	25'	25'	20	Percent			
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	<del>100,000</del> <del>sq. ft.</del> <del>Maximum</del>  100,000 sq. ft.									
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### Discussion of memo to Town Council from William Kuhl

The Chairman read a letter written by Mr. Lunt that he will forward to Council as follows:

Thank you for meeting with us on April 5 to discuss Zoning and Comprehensive Planning. We need your help in developing any changes to keep pace with A growing town and landowner desires.

Most of our discussion was about Rural Open Space 2 (RO2). RO2 was carved out of RO1 in 2011, based on a 2007 Comprehensive Plan. which was written by a committee of citizens with a great deal of local input. The intent for changes was to help preserve farming and open space. RO1 is also restricted, only allowing open space (cluster) subdivisions.

In order to determine whether those objectives are being met or what modifications to propose, we need to seek community and landowner input. To provide meaningful dialogue with the 30 landowners in RO2 and the 300 in RO1 we need professional help. Not knowing how long this will take or exactly the outcome, we do know there will be the need to send notices, conduct multiple meeting and surveys and the Comprehensive Plan will need to be changed and resubmitted to the State for approval. We ask the Town Council to authorize the Planning Board to contract with North Star Planning on an hourly basis, not to exceed \$15,000.

There may be other Zoning changes we can review at the same time. The Town Council has tasked the Planning Board with reviewing the Sign Ordinance for updates. We could better review the ordinance with professional help. We know there is currently strong housing demand. We would want input from the Economic Development Director on housing data and needs, as well as advice from real estate and development professionals.

Thank you for your assistance in planning for a better Lisbon future.

**VOTE: (2022-29)** Mr. Lunt, seconded by Mr. Carr moved to send to Town Council the request for a Contract with North Star Planning on an hourly basis, not to exceed \$15,000. **Vote: 5-0 Carried**

### 9. CODE ENFORCEMENT OFFICER – Tier 1 Site Plan Review – 5 Pleasant Street – Brewer’s Barber Co. Map U04 Lot 022

Mr. Stambach stated the applicant is moving his business to his residence at 5 Pleasant Street. They will renovate the bottom floor of the barn to a 2-chair operation for haircutting. The driveway will be widened to allow for adequate parking for two customers and parking for the home occupants as well. The owners live on the property and the hours of operation will be from 10am to 6pm by appointment only. Mr. Stambach stated since this business falls under a Home Occupation and is not a Tier 1 Site Plan Review, it does not need approval from the Planning Board.

20 Main Street  
Map U05 Lot 226 – Expansion of “Heart and Soul Before and Aftercare” into former Sippy Cup space

Mr. Stambach stated the applicant would like to break down a wall that separated the two businesses to make it all one space to expand the Before and Aftercare. Heart and Soul will add two more employees and more children.

Mr. Stambach stated Olive Pit Brewing Co is planning on having outdoor seating of up to 64 seats. Mr. Lunt asked if they’re required to have a certain amount of parking spaces. Mr. Stambach said yes and there is plenty of parking. He will keep an eye on the changes and make sure the owner is compliant with Town Ordinances. He said this does not require Planning Board approval.

### 10. ADJOURNMENT

**VOTE: (2022-30)** Mr. Carr, seconded by Mr. Lunt moved to adjourn at 8:00 pm. **Vote: 5-0 Carried**

Respectfully Submitted: \_\_\_\_\_  
Lisa B. Smith, Deputy Town Clerk  
Date Approved: May 26, 2022

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: <u>22-06</u>	Date Received: <u>5/11/22</u>
Project Name:	Fee Paid (amount): <u>\$150.00</u> <u>5/11/22</u>
Applicant: <u>KELLI DAIGLE</u>	



## Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: Home Daycare

This application must be received at the Town Office by close of business on the 2<sup>nd</sup> Thursday of the month to be considered at the regular Planning Board meeting on the 4<sup>th</sup> Thursday of the month. The applicant shall provide 10 copies of the application form and all submission materials.

### Applicant Information

2. Name of Applicant: Kelli Daigle khombard91@gmail.com  
 Address: 7 Ridlon Rd  
 Telephone: (207) 577-5169

1. Name of Property Owner (if different): Mark Daigle  
 Address: 7 Ridlon Rd  
 Telephone: (207) 754-4362

3. Name of authorized agent (if different):  
 Address:  
 Telephone: ( )

4. If applicant is a corporation, check if  
 licensed in Maine:        No        Yes  
 (if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: ( )

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.

Kelli Daigle  
 Signature of Applicant

5/11/2022  
 Date

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

## Property Information

6. Location of Property (Street or Road) 7 Ridlon Rd

Register of Deeds

Book 8768 Page 323

Lisbon Tax Maps

Map R8 Lot 9C

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.

Owner

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

None

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

Yes ☒ No If yes, please specify: \_\_\_\_\_

10. Current zoning of property:

Rural Residential

Current use(s) of property:

Residential

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

\_\_\_\_\_ Aquifer Protection Overlay

\_\_\_\_\_ Wellhead Protection Overlay

11. 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 other planning board or appeals board review:

None

## Project Information

*If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.*

12. Nature of the Project. Provide a brief description of the proposed project, including proposed 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.

In Home Daycare upto 12 Kids under 13 year old

✓ 7252  
5/12/22

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: 22-07	Date Received: 5/12/22
Project Name: SULLIVAN BEAK LOT	Fee Paid (amount): 150.00
Applicant: LOUIS SULLIVAN	



## Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: SULLIVAN BEAK LOT

This application must be received at the Town Office by close of business on the 2<sup>nd</sup> Thursday of the month to be considered at the regular Planning Board meeting on the 4<sup>th</sup> Thursday of the month. The applicant shall provide 10 copies of the application form and all submission materials.

### Applicant Information

2. Name of Applicant: Louis Sullivan  
 Address: 20 THERESE LANE  
 Telephone: (207) 319-8518
1. Name of Property Owner (if different): Louis & Pamela Sullivan  
 Address: same  
 Telephone: ( )
3. Name of authorized agent (if different): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: ( )
4. If applicant is a corporation, check if licensed in Maine: ☒ No ☐ Yes  
 (if yes, attach a copy of State registration)
5. Person and address to which all correspondence regarding this application should be sent (if different):  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: ( )

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.

Louis H Sullivan  
 Signature of Applicant

5-12-22  
 Date



Application Number:

Project Name:

**Property Information**6. Location of Property (Street or Road) 20 THERESE LANE

Register of Deeds

Book 9720 Page 57

Lisbon Tax Maps

Map 205 Lot 001C

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.

OWNER8. What interest does the applicant/owner have in any property abutting the parcel to be developed?NO

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

Yes ☒ No If yes, please specify: \_\_\_\_\_10. Current zoning of property: Residential

Current use(s) of property:

Current 2-family building is being used as a single family dwelling.11. Is any part of the project or property(s) in question part of an overlay zone? NONO Aquifer Protection OverlayNO Wellhead Protection Overlay

11. 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 other planning board or appeals board review:

NO**Project Information***If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.*12. Nature of the Project. Provide a brief description of the proposed project, including proposed 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.I want to build a single family, 4 bedroom home about 150 to 200 feet from the current 2-family residence

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

## Waiver Request Form

### Conditional Use 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: \_\_\_\_\_  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_
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.*



<b>OFFICE USE ONLY – Conditional Use Application</b> (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

## Conditional Use Application ATTACHMENTS CHECKLIST

REFERENCE Chapter 70-193(b), Lisbon Code of Ordinances

✓ or N/A		OFFICE USE ONLY
	<b>Basic Required Attachments:</b>	
	1. A complete set of plans in accordance with the submission requirements under section 66-52 (3) of the Town of Lisbon Subdivision Ordinance: <u>Preliminary Plan</u> . The preliminary plan and all application material shall be submitted in <b>ten (10) copies</b> of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The plan shall be drawn to a scale of not more than 100 feet to the inch.	
N/A	2. If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner, <b>10 copies</b> .	
	3. A statement addressing all of the applicable factors listed in section 70-194 of this Zoning Ordinance ( <b>10 copies</b> ):  <b>Factors applicable to conditional uses</b>	
✓	A. <b>Primary factors.</b> In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon: i. <b>Health.</b> The maintenance of safe and healthful conditions. ii. <b>Pollution.</b> The prevention and control of water pollution and sedimentation. iii. <b>Building sites.</b> The control of building sites, placement of structures and land uses. iv. <b>Wildlife habitat.</b> The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat. v. <b>Shore cover.</b> The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.	
✓	B. <b>Additional factors.</b> The planning board shall also consider the following factors: i. <b>Compatibility with area.</b> The compatibility of the proposed use with adjacent land uses. ii. <b>Need.</b> The need of a particular location for the proposed use. iii. <b>Access.</b> Access to the site from existing or proposed roads. iv. <b>Flooding.</b> The location of the site with respect to floodplains and floodways of rivers or streams. v. <b>Waste disposal.</b> The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems.	

OFFICE USE ONLY – Conditional Use Application

Application Number:

Project Name:

✓	<p>vi. <i>Impact on land and water.</i> The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation.</p> <p>vii. <i>Topography.</i> Existing topographic and drainage features and vegetative cover on the site.</p> <p>viii. <i>Erosion.</i> The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.</p> <p>ix. <i>Transportation.</i> The impact of the proposed use on transportation facilities.</p> <p>x. <i>Community facilities.</i> The impact of the proposed use on local population and community facilities.</p> <p>xi. <i>Water supply.</i> The impact of the proposed use on local water supplies.</p>	
	<b>Possible Additional Attachments:</b>	
	<i>In order to secure information upon which to base its determination, the planning board may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:</i>	
✓	1. <i>Contours; groundwater; bedrock; slope; vegetation.</i> A plan of the area showing contours at intervals to be determined by the planning board and referred to mean sea level, normal high water elevation, groundwater conditions, bedrock, slope and vegetative cover.	
✓	2. <i>Soils.</i> A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accord with the USDA Soil Conservation Service National Cooperative Soil Classification.	
✓	3. <i>Buildings; access; open space.</i> Location of existing and proposed buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.	
✓	4. <i>Sewage; water.</i> Plans of buildings, sewage disposal facilities, and water supply systems.	
	5. <i>Technical assistance.</i> Other pertinent information necessary to determine if the proposed use meets the provisions of this chapter. In evaluating each application, the planning board may request the assistance of the regional planning commission, county soil and water conservation district, and any other state or federal agency which can provide technical assistance.	
done	6. <i>Access management.</i> If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, <u>Ridge Road (Route 9)</u> , 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.	



For informational purposes, applicant not required to submit this form.  
(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

## Conditional Use Permit Review Applicant Procedure Checklist

Date completed	Please refer any questions regarding the procedure to appropriate town staff.
	<p><b>1. Submit Application to Town Office (Code Enforcement Officer), by the 2<sup>nd</sup> Thursday of the month:</b></p> <ul style="list-style-type: none"> <li>a. Complete application form and prepare all required submission materials (see checklist), provide 10 copies of all forms and materials;</li> <li>b. Applicant must pay any required fee(s) at time of submission;</li> <li>c. Schedule an initial submission review meeting with Planning Board (regular meetings are 4<sup>th</sup> Thursdays of the month).</li> </ul>
	<p><b>2. Attend first Planning Board meeting, initial application review:</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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 the Code Enforcement Officer and will then be issued a written notice of completeness;</li> <li>c. A public hearing with the Planning Board will be scheduled within 14 days of issuance of written notice of completeness; the Town will send notices to all abutters and publish a public notice of scheduled hearing;</li> <li>d. Board may request a site visit prior to the public hearing;</li> <li>e. Application will be referred to appropriate town departments/staff as appropriate, prior to public hearing.</li> </ul>
	<p><b>3. Optional site visit:</b></p> <p>If a site visit is scheduled, the Town shall publish notice of the site visit; the applicant shall be present at the Board site visit.</p>
	<p><b>4. Attend public hearing:</b></p> <ul style="list-style-type: none"> <li>a. Applicant (or representative) will be allowed a brief presentation;</li> <li>b. Town staff will present any comments;</li> <li>c. Public hearing will be opened, Board will make a note of all public and abutter comments;</li> <li>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);</li> </ul>

*For informational purposes, applicant not required to submit this form.  
(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)*

	<p><b>5. Planning Board Review (may be a separate meeting from the hearing):</b></p> <p>a. Planning Board shall conduct a review of the proposed conditional use based on the standards and requirements of town ordinance(s) (see Conditional Use Permit Standards Checklist);</p> <p>b. The Board shall make a decision to (a) approve, (b) approve with conditions, or (c) deny the proposed conditional use, and will indicate any specific conditions and requirements of approval in its written notice of decision.</p>
	<p><b>6. Written notice of decision:</b></p> <p>The Town shall provide the applicant and abutters with a written notice of the decision, including reasons for decision and any conditions (must be provided within 20 days of the public hearing).</p>
	<p><b>7. Issuance of permits and compliance with conditions:</b></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>

For informational purposes, applicant not required to submit this form.  
(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

## Conditional Use Permit Standards Checklist

**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.

### Sec. 70-194. - Factors applicable to conditional uses

(c) **Primary factors.** In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon:

Met <input type="checkbox"/>	Not <input type="checkbox"/>	6. <i>Health.</i> The maintenance of safe and healthful conditions.  <i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	7. <i>Pollution.</i> The prevention and control of water pollution and sedimentation.  <i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	8. <i>Building sites.</i> The control of building sites, placement of structures and land uses.  <i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	9. <i>Wildlife habitat.</i> The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat.  <i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	10. <i>Shore cover.</i> The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.  <i>Conditions:</i>



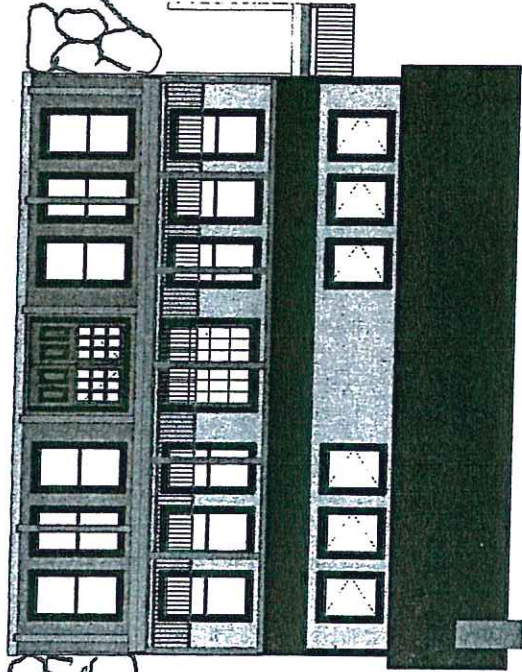




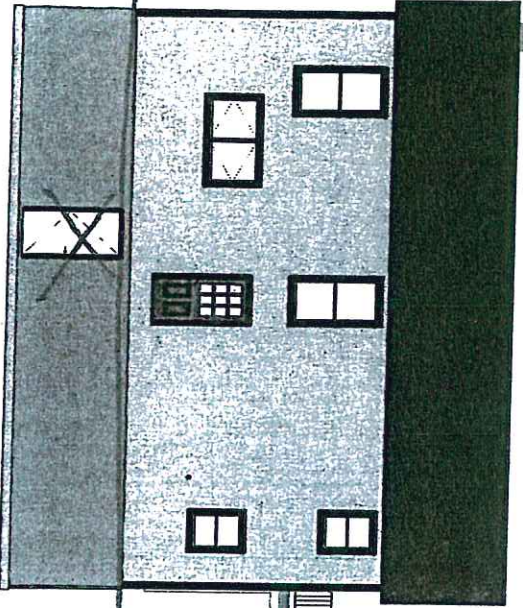
DATE: SEPTEMBER 8, 2001	SCALE: P + DO
JOE MURPHY B-001	CR001 B-001CND



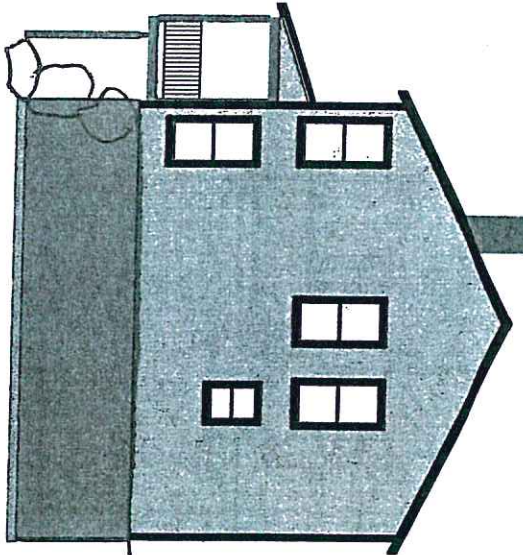
# Final Elevations



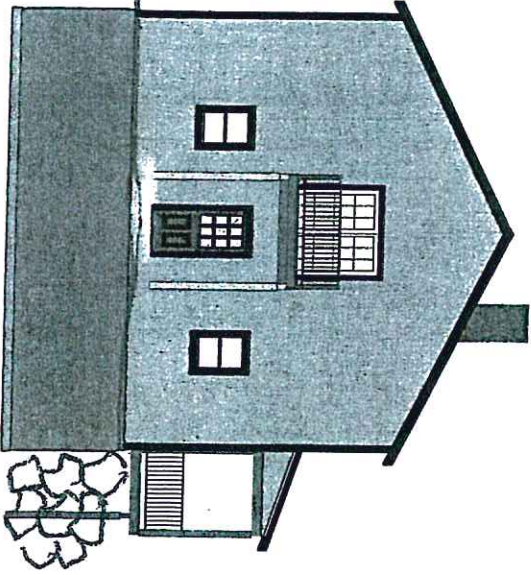
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

DRAWINGS PROVIDED BY:  
Double D Designs  
451 Front Street  
Richmond, ME 04551

DATE:  
5/10/2022

SCALE: 1/4"

SHEET:





Paul R. LePage  
Governor

## Maine Department of Transportation

### Driveway/Entrance Permit

David Bernhardt, P.E.  
Commissioner

Permit Number: 25410 - Entrance ID: 1

#### OWNER

Name: Louis & Pamela Sullivan  
Address: 4 Gould Road  
Lisbon Falls, ME 04252  
Telephone: (207)319-8518

Date Printed: November 15, 2017

#### LOCATION

Route: 0009X, Ridge Road  
Municipality: Lisbon  
County: Androscoggin  
Tax Map: R5 Lot Number: 1C  
Culvert Size: inches  
Culvert Type: N/R  
Culvert Length: feet  
Date of Permit: November 15, 2017  
Approved Entrance Width: 20 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Multi Family 5 or less** at a point **720 feet North** from **Wing Street**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

#### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.018240N, -70.067380W.

S - In the town of Lisbon on the easterly side of Route 9 / Ridge Road, the centerline being approximately 720 feet northerly of the centerline of Wing Street and approximately 68 feet southerly of utility pole 38.

Approved by: Anthony Fontana Date: 11-15-2017

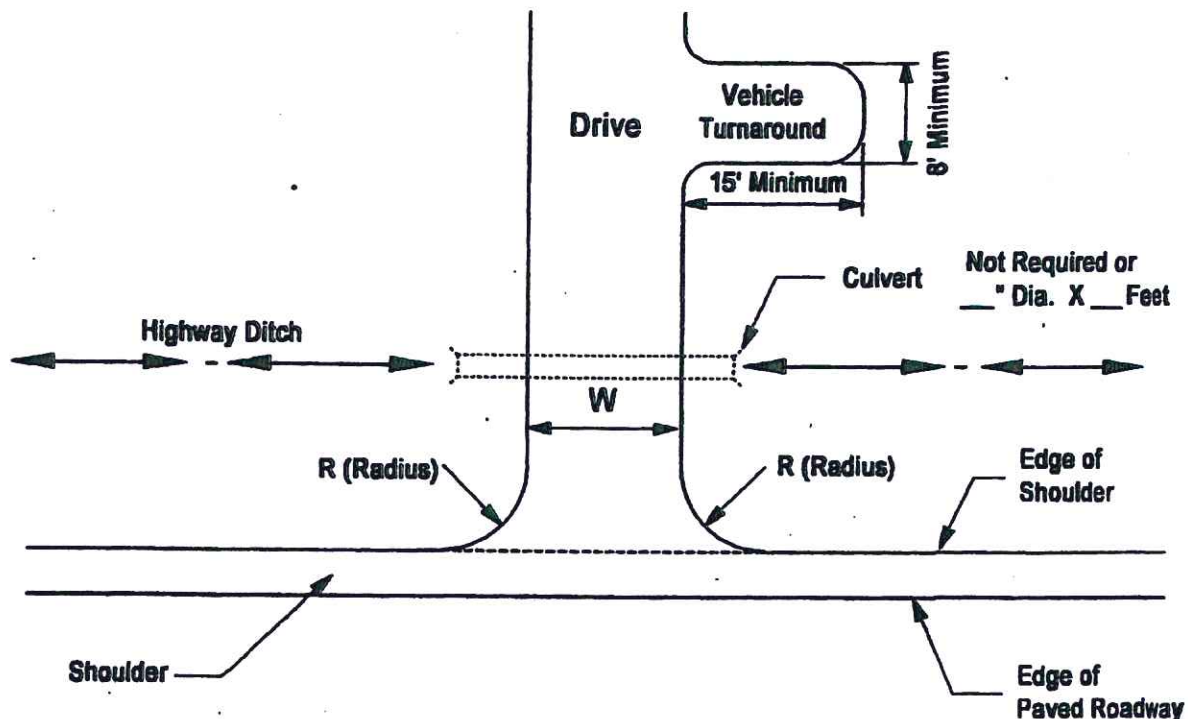


# State of Maine

## Department of Transportation

### Entrance / Driveway Details

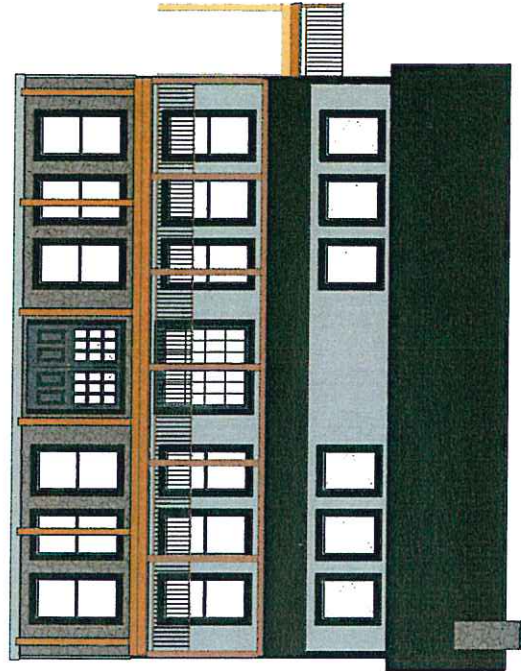
#### PLAN



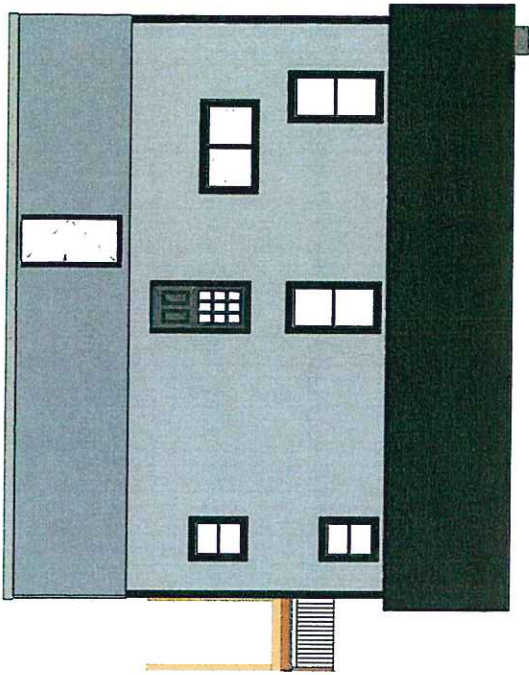
#### GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ( 1/2" PER FT. MINIMUM ).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

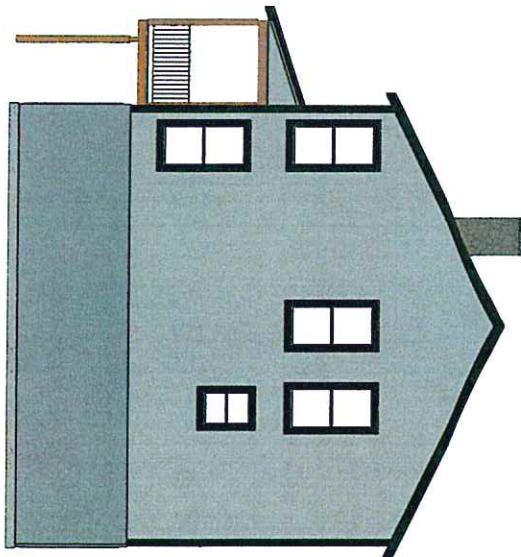




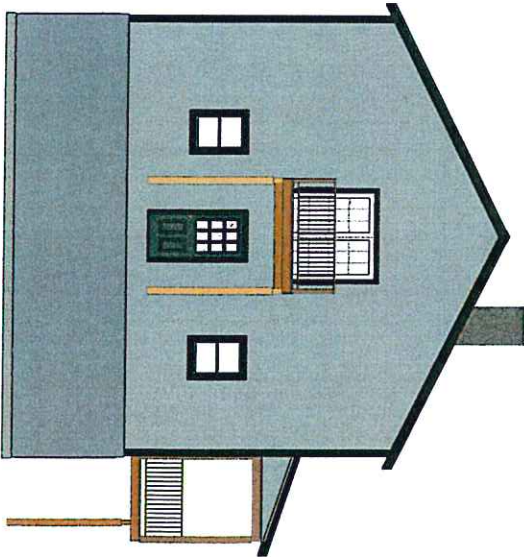
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left

Sullivan

Elevations

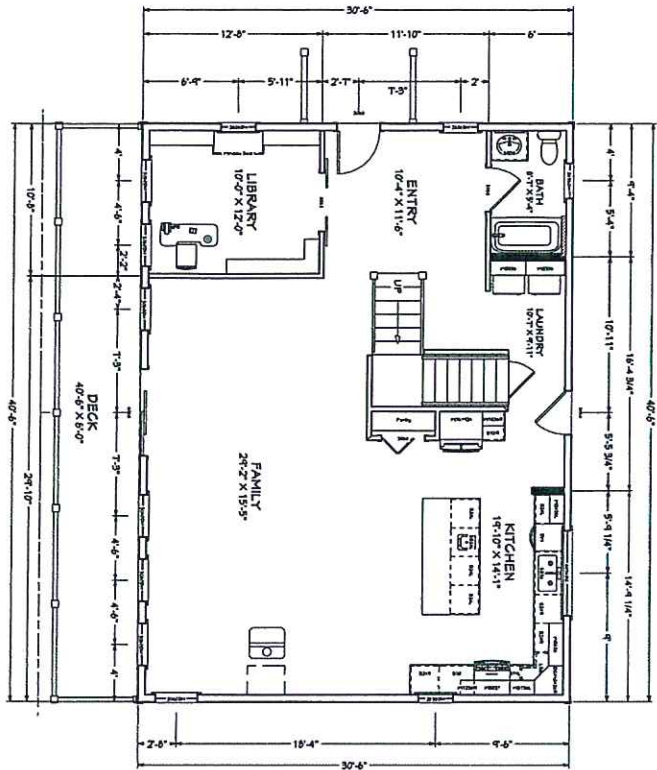
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Double D Designs  
451 Front Street  
Richmond, ME 04351

DATE:  
5/10/2022

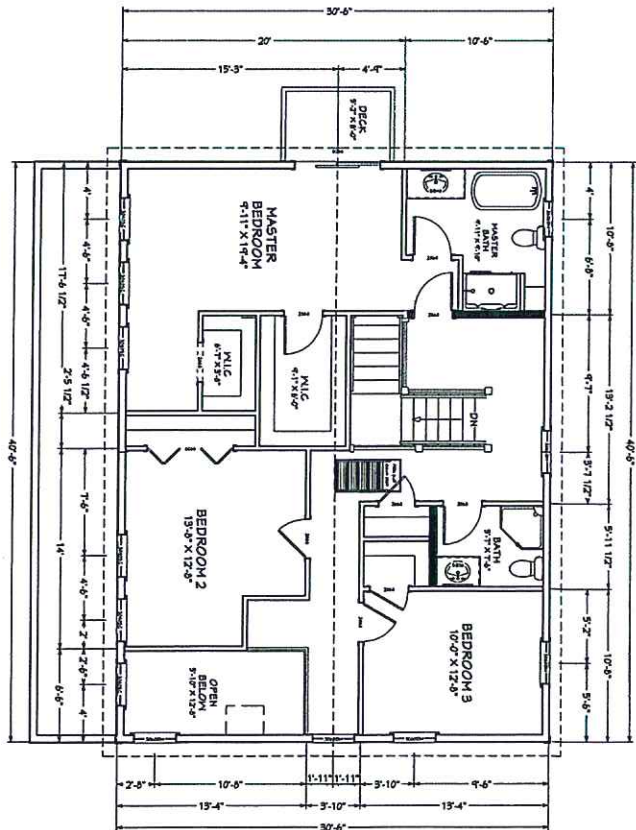
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SHEET:  
P-2

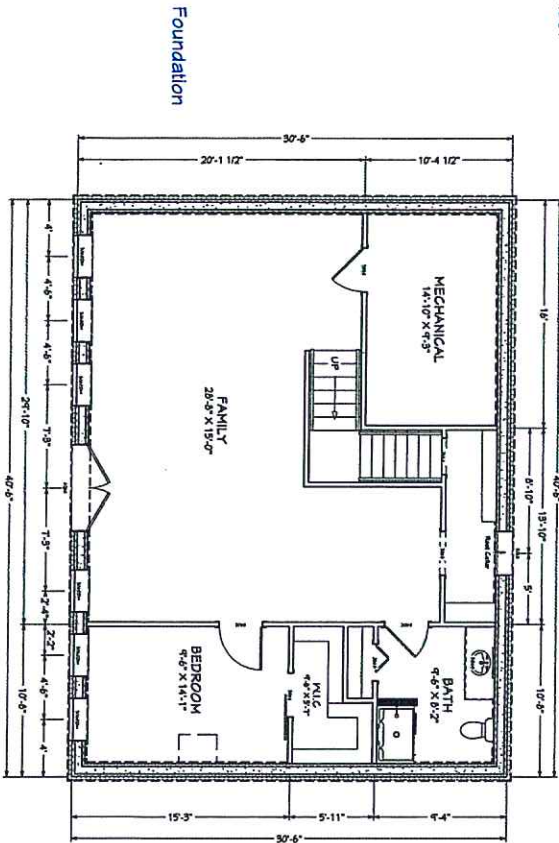
REVISION TABLE		
NUMBER	DATE	DESCRIPTION



1st Floor



2nd Floor



Foundation

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Floorplan Layouts

Sullivan

DRAWINGS PROVIDED BY:  
Double D Designs  
451 Front Street  
Richmond, ME 04351

DATE:

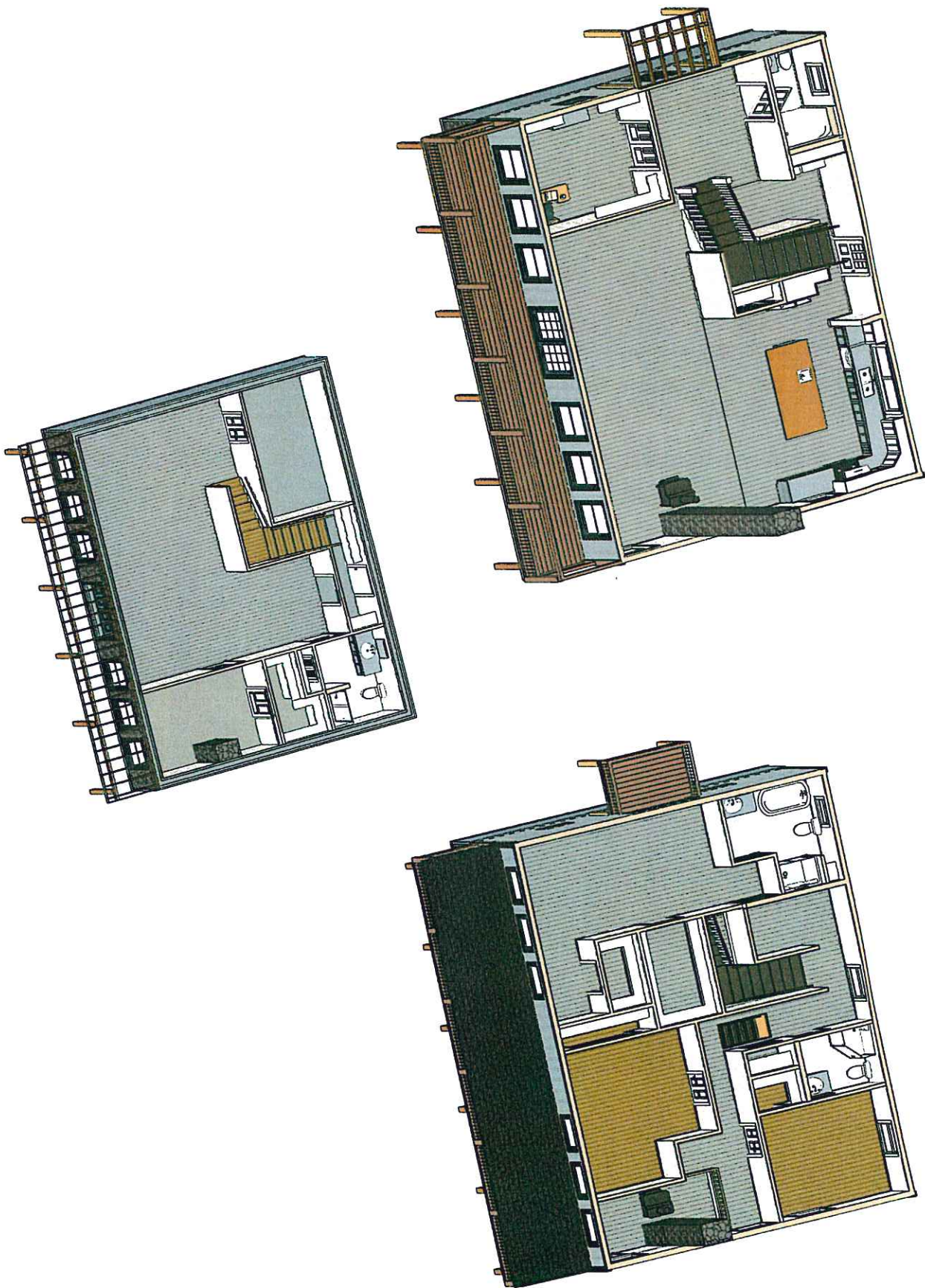
5/10/2022

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SHEET:

P-3





P-4

SHEET:

SCALE: NTS

DATE: 5/10/2022

DATE:

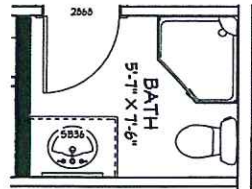
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Double D Designs  
451 Front Street  
Richmond, ME 04357

Sullivan

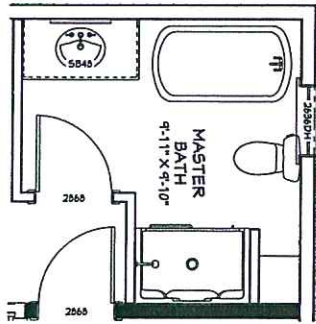
Overviews

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

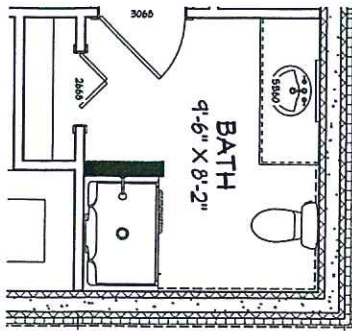




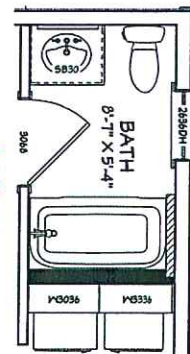
2nd Floor



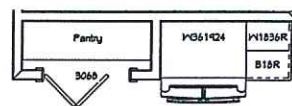
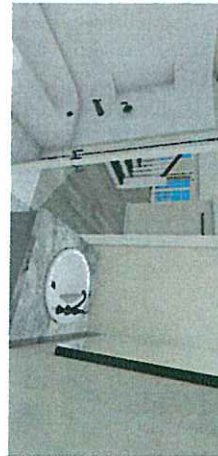
2nd Floor



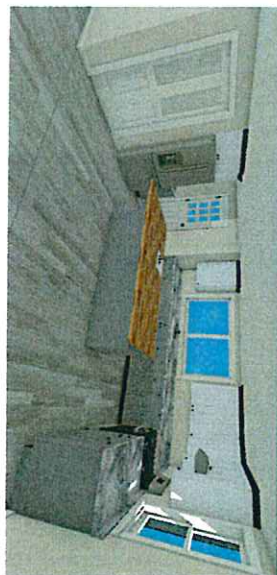
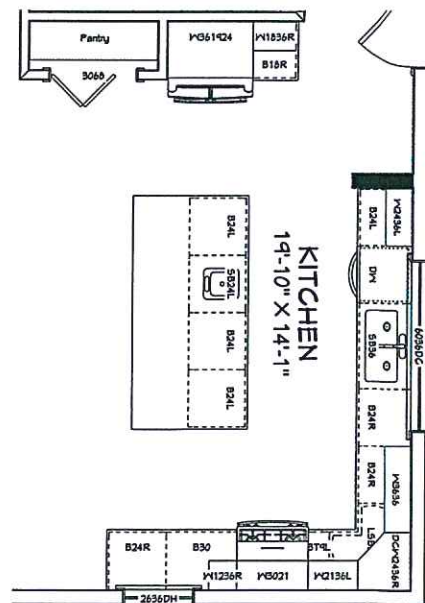
Foundation



1st Floor



1st Floor



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Cabinet Details

Sullivan

DRAWINGS PROVIDED BY:  
Double D Designs  
451 Front Street  
Richmond, ME 04351

DATE:

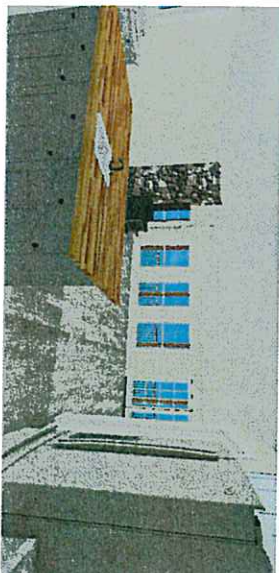
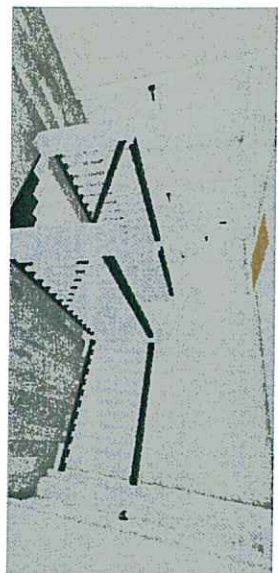
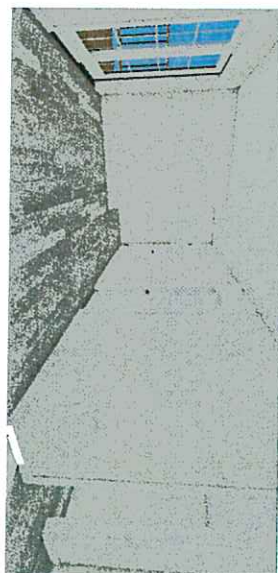
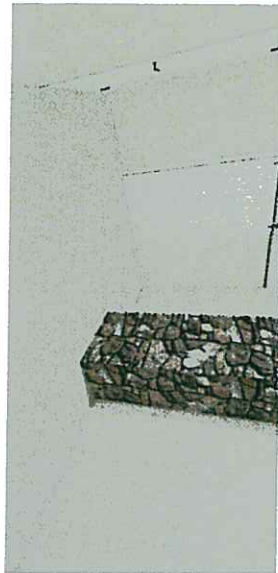
5/10/2022

SCALE: 1/2"

SHEET:

P-5





P-6

SHEET:

SCALE: NTS

DATE:

5/10/2022

DRAWINGS PROVIDED BY:  
Double D Designs  
451 Front Street  
Richmond, ME 04391

Sullivan

Perspectives

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION







2022

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number: 22-018	Date Received: 5/16/22
Project Name: CRAFTS SUBDIVISION	Fee Paid (amount): pd 5/16/22 ✓ 1287 \$250-
Applicant: DALE CRAFTS	



## Town of Lisbon, Maine SUBDIVISION REVIEW APPLICATION

Subdivision Name/Title: Crafts Subdivision 2022

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

### Applicant Information

2. Name of Applicant:

Address

Telephone

Dale J. Crafts  
2 passing ln. Lisbon Falls, Me 04252  
(207) 586-4748

1. Name of Property Owner (if different):

Address

Telephone

Same

( )

3. Name of authorized agent (if different):

Address

Telephone

( )

4. If applicant is a corporation, check if licensed in Maine:

☒ No ☐ Yes  
(if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name

Address

Telephone

Dale Crafts  
2 passing ln. Lisbon Falls  
(207) 586-4748

I have reviewed all submission requirements and completed the remaining pages of this application form.  
☐ Attachments Checklist ☐ Waiver Request Form (or N/A) ☐ Dedication of Open Space form (or N/A)

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

Dale Crafts  
Signature of Applicant

4-14-2022  
Date

Application Number:

Project Name:

### Property Information

6. Location of Property (Street or Road) Ridge Road  
 Register of Deeds Book 9240 Page 106  
 Lisbon Tax Maps Map R-5 Lot 1-C

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.

Fee Ownership

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

Self Storage Facility

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

Yes ☒ No If yes, please specify: \_\_\_\_\_

10. Current zoning of property: Limited Residential

Current use(s) of property: Vacant Woodland

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

N/A Aquifer Protection Overlay

N/A 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 other planning board or appeals board review:

N/A

### Project Information

13. Number of proposed lots: 2 Number of original lots: 1

Indicate if a an Open Space Subdivision (required if 10+ acres in ROS-I and ROS-II zones): N/A

Indicate if any uses are proposed other than residential: N/A

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Project Name:

14. Are there any state or federal permits required for the proposed use? \_\_\_\_\_ Yes ☒ No  
 If yes, please attach a list of all required permits and the status of any permitting activities.

15. List all professional surveyors, engineers, architects, or others preparing this Subdivision (if applicable):

Firm or Licensed Individual: \_\_\_\_\_

Firm or Licensed Individual: \_\_\_\_\_

*If additional professionals, attach separate list.*

16. Does this development propose the extension of public infrastructure? \_\_\_\_\_ Yes ☒ No

If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	_____ water lines
_____ other: _____	



OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Project Name:

## Waiver Request Form

### Subdivision Application

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

*Where the 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: NONE REQUESTED  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
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.*

<b>OFFICE USE ONLY – Subdivision Review</b> (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

## Subdivision Application

### REQUIRED ATTACHMENTS CHECKLIST – Preliminary Plan

REFERENCE Chapter 66-52, Lisbon Code of Ordinances

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	<b>Ownership &amp; Supporting Documentation</b>	
X	Evidence of right, title or interest in the property;	
X	A statement of the subdivider's technical and financial capacity to carry out the project as proposed	
X	A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property	
N/A	A copy of any deed restrictions intended to cover all or part of the lots or dwellings in the subdivision	
	<b>Plans/Drawings, Reports, Site Information</b>	
X	<p><b>Location map.</b> The location map shall be at a size adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the planning board to locate the subdivision within the municipality. The location map shall show:</p> <ul style="list-style-type: none"> <li>a. Existing subdivisions within 500 feet of the proposed subdivision; Locations and names of existing and proposed streets within 500 feet of the subdivision;</li> <li>b. An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding;</li> <li>c. A copy of the Town of Lisbon tax map showing the subdivision may be used for the location map provided the information as indicated above is provided.</li> </ul>	
X	<p><b>Preliminary plan.</b> The preliminary plan and all application material shall be submitted in ten copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read.</p>	
X	<p><b>Application requirements.</b> The application for preliminary plan approval shall include the following information. The planning board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of 30-A M.R.S.A., § 4404 as amended from time to time are met or the standards from Article III of this chapter:</p>	



Application Number:

Project Name:

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
X	a. Proposed name of the subdivision and the name of the municipality in which it is located, plus the assessor's map and lot numbers;	
X	b. The date the plan was prepared, north point, and graphic map scale;	
X	c. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan and abutting property owners;	
X	d. A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a professional land surveyor. The type of monumentation to be set shall be indicated;	
X	e. The location of any zoning boundaries effecting the subdivision;	
X	f. The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features;	
X	g. The proposed lot lines with approximate dimensions and lot areas;	
X	h. Contour lines at two foot intervals or as may be specified by the planning board, showing elevations in relation to mean sea level;	
X	i. Wetland areas shall be identified on the plan, regardless of size. Wetland delineation shall be in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual;	
N/A	j. All farmland shall be identified on the plan;	
N/A	k. The location of all rivers, streams, brooks and sand and gravel aquifers within or adjacent to the proposed subdivision;	
N/A	l. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the flood insurance rate map town of Lisbon, Maine, shall be delineated on the plan. In addition, the plan shall contain the notes required in section 66-122(14);	
N/A	m. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided;	
X	n. The location, names, and present right of way widths of existing streets, existing and proposed easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established;	
N/A	o. All parcels of land proposed to be dedicated to public use and the conditions of such dedication;	



Application Number:

Project Name:

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
N/A	p. The location of any open space to be preserved and a description of proposed ownership, improvement and management plan;	
N/A	q. The limits and location of any proposed sidewalks and curbing;	
N/A	r. Street and roadway plan and profile drawings drawn to a scale 1" = 50' horizontal and 1" = 5' vertical, prepared by a licensed professional engineer that complies with Article 3, Division 3, Streets, of this chapter;	
N/A	s. Typical cross-section views of all proposed streets and drainage systems as prepared by a licensed professional engineer;	
X	t. The location of all existing and proposed overhead and underground utilities;	
N/A	u. Areas within or adjacent to the proposed subdivision which have been identified significant wildlife habitat by the Maine Department of Inland Fisheries and Wildlife;	
N/A	v. The location known or potential archaeological resources;	
N/A	w. Identification of known rare and endangered species and measures to protect them;	
N/A	x. The location of documented historic buildings and sites on or adjacent to the subdivision and measures to minimize impacts on them;	
N/A	y. The location of scenic sites or views as identified in the Town of Lisbon comprehensive plan;	
N/A	z. A list of construction items including but not limited to streets, sidewalks, storm drainage, water supply and sewers, with cost estimates, that will be completed by the subdivider prior to the sale of lots or dwellings;	
X	aa. The type of sewage disposal to be used in the subdivision: <ol style="list-style-type: none"> <li>1. When sewage disposal is to be accomplished by connection 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.</li> <li>2. When sewage disposal is to be accomplished by subsurface waste water disposal systems, test pit analysis, prepared by a licensed site evaluator or certified soil scientist shall be provided. A map showing the location of all test pits dug on the site shall be submitted.</li> </ol>	
X	ab. The type of water supply system(s) to be used in the subdivision: <ol style="list-style-type: none"> <li>1. When 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 subdivision and that the department approves the plans for extensions where necessary.</li> <li>2. When water is to be supplied by private wells, evidence of adequate</li> </ol>	

Application Number:

Project Name:

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.	
X	ac. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours;	
N/A	ad. A traffic impact analysis when required by the planning board prepared by a licensed professional engineer;	
N/A	ae. An approved driveway or entrance permit issued by the Maine Department of Transportation if a driveway or entrance is required by 23 M.R.S.A. § 704;	
N/A	af. A storm water management and drainage plan, prepared by a licensed professional engineer in accordance with the most recent edition of Stormwater Management for Maine: BMPs Technical Design Manual, published by the Maine Department of Environmental Protection (2006);	
N/A	ag. A soil erosion and sedimentation control plan;	
X	ah. A written statement indicating if the parcel to be subdivided has changed ownership within the past five years, if timber has been harvested within the past five years and if such harvesting resulted in a violation of the Liquidation Harvesting Rules adopted pursuant to Title 12, section 8869, subsection 14;	
N/A	ai. When required by the planning board a high intensity soil survey by a certified soil scientist;	
N/A	aj. When required by the planning board a hydrogeologic assessment prepared by a certified geologist or licensed professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer;	
N/A	ak. When required by the planning board a municipal service impact analysis based on the comments received from department heads as requested in section 66-51(d)(4). This list shall include but not be limited to: 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.	



<b>OFFICE USE ONLY – Subdivision Review</b> (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

## Subdivision Application

### FINAL PLAN REQUIREMENTS

REFERENCE Chapter 66-82, Lisbon Code of Ordinances

✓ or N/A	PLAN REQUIREMENTS	OFFICE USE ONLY
N/A	<p>Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where applicable:</p> <ol style="list-style-type: none"> <li>1. Maine Department of Environmental Protection, under the Site Location of Development Act, Natural Resources Protection Act, stormwater law or if a waste water discharge license is needed;</li> <li>2. Maine Department of Human Services, if the subdivider proposes to provide a public water system other than the Lisbon water department;</li> <li>3. Maine Department of Human Services, if an engineered subsurface waste water disposal system(s) is to be utilized;</li> <li>4. U.S. Army Corps of Engineers, if a permit under Section 404 of the Clean Water Act is required.</li> </ol>	
X	<p>The Final Plan shall be provided in the form of <b>two (2) reproducible, stable-based transparencies</b>, one to be recorded at the registry of deeds, the other to be filed at the municipal office, and <b>ten (10) copies of the final plan</b> and all information accompanying the plan. The Final Plan shall meet the following requirements:</p>	
X	<p>a. The reproducible transparencies shall be embossed with the seal of the individual responsible for preparation of the plan.</p>	
X	<p>a. Plans shall be drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read.</p>	
X	<p>b. Plans shall be no larger than 24 × 36 inches in size, and shall have a margin of two inches outside of the border lines on the left side for binding and a one-inch margin outside the border along the remaining sides.</p>	
X	<p>c. Each drawing or print shall provide space suitable to record final plan approval by the planning board, with conditions, if any, and the date of approval signed by the chairman and a majority of the planning board</p>	



Application Number:

Project Name:

	The Final Plan shall also include or be accompanied by the following information:	
X	a. Proposed name of the subdivision and the name of the municipality in which it is located, plus the assessor's map and lot numbers;	
X	b. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, and other essential existing physical features;	
X	c. The date the plan was prepared, north point, graphic map scale;	
X	d. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan;	
X	e. The location of any zoning boundaries affecting the subdivision;	
X	f. The location and size of existing and proposed sewers, water mains, culverts, stormwater management facilities and drainage ways on or adjacent to the property to be subdivided;	
X	g. The location, names, and widths of existing and proposed streets, highways, easements, buildings, parks, and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and reproduced upon the ground. These lines shall be tied to reference points previously established. The location, bearing and length of street lines, lot lines & parcel boundary lines shall be certified by a professional land surveyor;	
N/A	h. All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public ways and open spaces shown on the plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If proposed streets and/or open spaces or other land is to be offered to the municipality, written evidence that the council are satisfied with the legal sufficiency of the written offer to convey title shall be included;	
N/A	i. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the flood insurance rate map town of Lisbon, Maine, shall be delineated on the plan. In addition, the plan shall contain the notes required by section 66-122(14);	
X	j. Wetland areas shall be identified on the plan, regardless of size;	
X	k. If different than those submitted with the preliminary plan, a copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision;	
N/A	l. The type and amount of performance guarantee approved by the town manager.	

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## SECTION 1





**NOTES:**

1) ALL BEARINGS REFER TO GRID NORTH, NAD 83, BEST ZONE, AS ORIENTED TO INFORMATION SHOWN ON THE MID-ATL PLANS REFERRED TO IN NOTE 3C BELOW.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDERSCOUGH COUNTY RECORDS.

- [illegible]

● IRON PIPE OR ROD FOUND  
○ IRON ROD MET WITH SURVEYORS LOG, C.A. 1715  
----- UTILITY POLES AND OVERHEAD LINES  
N/P NOT FOR FORESTRY  
SEAL/OS BOOK AND PAGE NUMBERS  
----- PROPERTY LINES  
----- BARBED WIRE FENCE  
PAYMENT

SCALE: 1" = 100'

**PRELIMINARY SUBDIVISION PLAN**  
**CRAFTS SUBDIVISION**  
RIDGE ROAD - LISBON FALLS, MAINE  
ANDROSCOGGIN COUNTY  
PREPARED FOR AND OWNER OF RECORD  
**DALE CRAFTS**  
2 PASSING LANE - LISBON FALLS, ME 04252

Figure	Material
Fig. 1	Aluminum
Fig. 2	Steel
Fig. 3	Aluminum
Fig. 4	Steel
Fig. 5	Aluminum
Fig. 6	Steel
Fig. 7	Aluminum
Fig. 8	Steel
Fig. 9	Aluminum
Fig. 10	Steel
Fig. 11	Aluminum
Fig. 12	Steel
Fig. 13	Aluminum
Fig. 14	Steel
Fig. 15	Aluminum
Fig. 16	Steel
Fig. 17	Aluminum
Fig. 18	Steel
Fig. 19	Aluminum
Fig. 20	Steel
Fig. 21	Aluminum
Fig. 22	Steel
Fig. 23	Aluminum
Fig. 24	Steel
Fig. 25	Aluminum
Fig. 26	Steel
Fig. 27	Aluminum
Fig. 28	Steel
Fig. 29	Aluminum
Fig. 30	Steel
Fig. 31	Aluminum
Fig. 32	Steel
Fig. 33	Aluminum
Fig. 34	Steel
Fig. 35	Aluminum
Fig. 36	Steel
Fig. 37	Aluminum
Fig. 38	Steel
Fig. 39	Aluminum
Fig. 40	Steel
Fig. 41	Aluminum
Fig. 42	Steel
Fig. 43	Aluminum
Fig. 44	Steel
Fig. 45	Aluminum
Fig. 46	Steel
Fig. 47	Aluminum
Fig. 48	Steel
Fig. 49	Aluminum
Fig. 50	Steel
Fig. 51	Aluminum
Fig. 52	Steel
Fig. 53	Aluminum
Fig. 54	Steel
Fig. 55	Aluminum
Fig. 56	Steel
Fig. 57	Aluminum
Fig. 58	Steel
Fig. 59	Aluminum
Fig. 60	Steel
Fig. 61	Aluminum
Fig. 62	Steel
Fig. 63	Aluminum
Fig. 64	Steel
Fig. 65	Aluminum
Fig. 66	Steel
Fig. 67	Aluminum
Fig. 68	Steel
Fig. 69	Aluminum
Fig. 70	Steel
Fig. 71	Aluminum
Fig. 72	Steel
Fig. 73	Aluminum
Fig. 74	Steel
Fig. 75	Aluminum
Fig. 76	Steel
Fig. 77	Aluminum
Fig. 78	Steel
Fig. 79	Aluminum
Fig. 80	Steel
Fig. 81	Aluminum
Fig. 82	Steel
Fig. 83	Aluminum
Fig. 84	Steel
Fig. 85	Aluminum
Fig. 86	Steel
Fig. 87	Aluminum
Fig. 88	Steel
Fig. 89	Aluminum
Fig. 90	Steel
Fig. 91	Aluminum
Fig. 92	Steel
Fig. 93	Aluminum
Fig. 94	Steel
Fig. 95	Aluminum
Fig. 96	Steel
Fig. 97	Aluminum
Fig. 98	Steel
Fig. 99	Aluminum
Fig. 100	Steel

**CADmaster Drafting,  
Land Surveying & Septic Designs**

DATE: SEPTEMBER 6, 2011	SCALE: 1" = 100'	SHEET
JOB NUMBER: 16-001	CADD: 16-001CDD	1

RECORDING DATA

ANDRACOGGIN COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ AT \_\_\_\_\_  
RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR \_\_\_\_\_

**APPROVED: TOWN OF LISBON PLANNING BOARD**

### LOCATION MAP



Dale Crafts  
2 passing ln.  
Lisbon Falls, Me 04252  
Cell 207-576-4748  
E-mail – [craftsdale@gmail.com](mailto:craftsdale@gmail.com)

April 28, 2022

Town of Lisbon Planning Board  
c/o Lisbon Town office  
300 Lisbon Street  
Lisbon, Maine 04250

RE: "CRAFTS SUBDIVISION" – 2 Lot Residential Subdivision  
Ridge Road – Lisbon, Maine  
Preliminary Subdivision Application

Dear Planning Board Members

Please find attached an application for a Preliminary Subdivision Application and supportive documentation for review and approvals of two (2) additional Lots of the remaining 11.64 acres "CRAFTS SUBDIVISION"

In October 13, 2015 I purchased 32.33 acre parcel on Ridge Road from the Town of Lisbon (Municipal tax map no. R-5 lot no.1-C)

In September 6, 2017 George Bouchles (CAmaster Surveying and Septic Design) came before the Planning Board and received approval for the first three (3) lots of "CRAFTS SUBDIVISION" Today I come before you for approval of two (2) additional 37,900 sq. ft. residential house lots parcel from the remaining 11.64 acre.

The property has been harvested of mature growth in 2015 and no future harvesting is proposed.

All two (2) lots will be serviced by on-site Subsurface Waste Water Disposal System and Residential drilled wells. The proposed subdivision will not require the construction of any new roads or the extension of Municipal Services.

Upon approval, Nathan Martin (Martin Land Surveying) will set the pins and write the deed descriptions.

I trust the following information will be sufficient for review and approval of the enclosed Subdivision Application.

Respectfully submitted,





"CRAFTS SUBDIVISION"  
A RESIDENTIAL SUBDIVISION

SUBDIVISION APPLICATION

PREPARED FOR  
DALE CRAFTS

DATED: September 6, 2017



**CADmaster**

586 Park Avenue - Auburn, Maine 04210  
office - 207-689-3232 cell - 207-240-5567  
e-mail - gsb@cadmasterr.com

*Land Surveying and Septic Design*



**CADmaster**

586 Park Avenue - Auburn, Maine 04210  
office - 207-689-3232 cell - 207-240-5567  
e-mail - gsb@cadmasterr.com

*Land Surveying and Septic Design*

September 6, 2017

Mr./Mrs. Chairperson  
Town of Lisbon Planning Board  
c/o Lisbon Town Office  
300 Lisbon Street  
Lisbon, Maine 04250

RE: "CRAFTS SUBDIVISION" - 3 Lot Residential Subdivision  
Ridge Road - Lisbon, Maine  
Preliminary Subdivision Application

Dear Planning Board Members:

On behalf of Mr. Dale Crafts, please find attached an application for a Preliminary Subdivision Application and supportive documentation for review and approvals of a three (3) lot residential subdivision to be located on the Ridge Road in the Town of Lisbon.

Briefly, Mr. Crafts propose to subdivide a 32.33 acre parcel of land located on the Ridge Road (municipal tax map no. R-5 lot no. 1-C), into three (3) residential house lots. Mr. Crafts purchased the property from the Town of Lisbon on October 13, 2015. On June 15, 2017 a 30,000 sq. ft. parcel was conveyed from the original parcel. Mr. Crafts proposes to Subdivide the remaining property into these three (3) new residential house lots, a 30,000 sq. ft. parcel, an 11.64 acre parcel and a 20.00 acre parcel.

The property has been harvested of mature growth in 2015 and no future harvesting is proposed.

All three (3) lots will be serviced by on-site Subsurface Waste Water Disposal Systems and Residential drilled wells. The proposed subdivision will not require the construction of any new roads or the extension of Municipal Services.

I trust the following information will be sufficient for review and approval of the enclosed Subdivision Application.



I look forward to meeting with the Board at its regularly scheduled meeting to discuss the enclosed application.

Respectfully submitted,  
CADmaster Drafting, Land  
Surveying and Septic Design

A handwritten signature in cursive script, appearing to read "George Bouchles".

George Bouchles, PLS 2295, LSE 338

## **SECTION 2**



### **SECTION 3**

**WARRANTY DEED  
STATUTORY SHORT FORM  
TITLE 33, § 775**

INHABITANTS OF THE TOWN OF LISBON, a body corporate and politic, located in Lisbon, in the County of Androscoggin, and State of Maine, whose mailing address is 300 Lisbon Street, Lisbon, Maine 04250, for consideration paid, grants to DALE J. CRAFTS whose mailing address is 2 Passing Lane, Lisbon Falls, Maine 04252, with Warranty Covenants, a certain lot or parcel of land, situated in the Town of Lisbon, County of Androscoggin, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

Inhabitants of the Town of Lisbon has caused this instrument to be signed in its corporate name by Diane Barnes, its Town Manager, pursuant to authority granted by the Lisbon Town Council at the September 15, 2015, meeting of the Lisbon Town Council.

DATED: October 13, 2015 INHABITANTS OF THE TOWN OF LISBON

By:

Diane Barnes  
Diane Barnes

Its:

Manager

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN

October 13, 2015

Personally appeared before me the above-named Diane Barnes, Manager of the Town of Lisbon, and acknowledged the above instrument to be her free act and deed in her capacity and the free act and deed of the Town of Lisbon.

Before me,

Tracy Collins  
Notary Public/Attorney-at-Law

Tracy Collins  
(Print Name)



EXHIBIT A

Certain lots or parcels of land located in the Town of Lisbon, Androscoggin County, State of Maine, being bounded and described as follows:

Beginning at an iron pipe set on the easterly line of Route 9 at the northerly corner of land conveyed by Carl A. and Margaret Penley to Marvin M. and Patricia A. Evanisko by deed dated June 18, 1975 and recorded in Androscoggin County Registry of Deeds at Book 1158, Page 157; thence N 1°-07'-15" E Four hundred seventy-two and eleven hundredths (472.11) feet along the easterly line of said Route 9 to an iron pipe set in the westerly corner of remaining land of said Penley; thence S 77°-50'-40" E Two thousand one hundred two and sixty-eight hundredths (2102.68) feet along the southerly line of said remaining land to an iron pipe set at the easterly corner of the land hereby conveyed; thence S 11°-50' W Six hundred forty-five and twelve hundredths (645.12) feet along the westerly line of said remaining land and along the westerly line of land conveyed by Clifford A. Small to Emma Nezel by deed dated November 14, 1946 and recorded in said Registry at Book 586, Page 531 to an iron pipe set at the easterly corner of land conveyed by Walter A. Huston, Inc. to Michael J. Amalfitano by deed dated February 4, 1975 and recorded in said Registry at Book 1139, Page 289; thence N 87°-50'-10" W One thousand two hundred ninety-five and twenty-six hundredths (1295.26) feet along the northerly line of land of said Amalfitano to a 36 inch diameter pine tree blazed for an angle in the line; thence N 52°-14'-15" W Two hundred ninety-one and thirty-four hundredths (291.34) feet along the northerly line of land of said Amalfitano to an iron pipe set to mark the easterly corner of Lot No. 3 shown on a plan of lots owned by Walter A. Huston and recorded in said Registry Plan Book 24, Page 9; thence N 43°-19'-50" W Eleven and seventy-eight hundredths (11.78) feet along said Lot No. 3 to an iron pipe set at the southerly corner of land conveyed by said Penley to said Evanisko; thence N 0°-57' E Two hundred feet along the easterly line of land of said Evanisko to an iron pipe set at the easterly corner of land of said Evanisko's land; thence N 67°-34'-30" W Four hundred thirty-six (436) feet along the northerly line of said Evanisko's land to the point of beginning; being part of the land conveyed to said Penley by the heirs of Carrie Sawyer by deed dated December 15, 1936 and recorded in said Registry at Book 466, Page 424.

Excepting that certain lot or parcel of land, together with any improvements thereon, more particularly bounded and described within Release Deed from Town of Lisbon to Marvin Evanisko and Patricia Evanisko dated August 22, 1996, recorded September 20, 1996 in Book 3673, Page 178 of the Androscoggin County Registry of Deeds, to which deed reference is made for a more particular description of the parcel excepted hereby.

Also conveyed herewith is that certain lot or parcel of land conveyed to the Town of Lisbon by deed of Marvin Evanisko, Patricia Evanisko and Peoples Heritage Savings Bank dated August 27, 1996 and recorded in said Registry in Book 3673, Page 71.

The above described premises is subject to a Notice of Layout and Taking by the State of Maine, Department of Transportation dated May 21, 2009 and recorded in said Registry in Book 7716, Page 144.



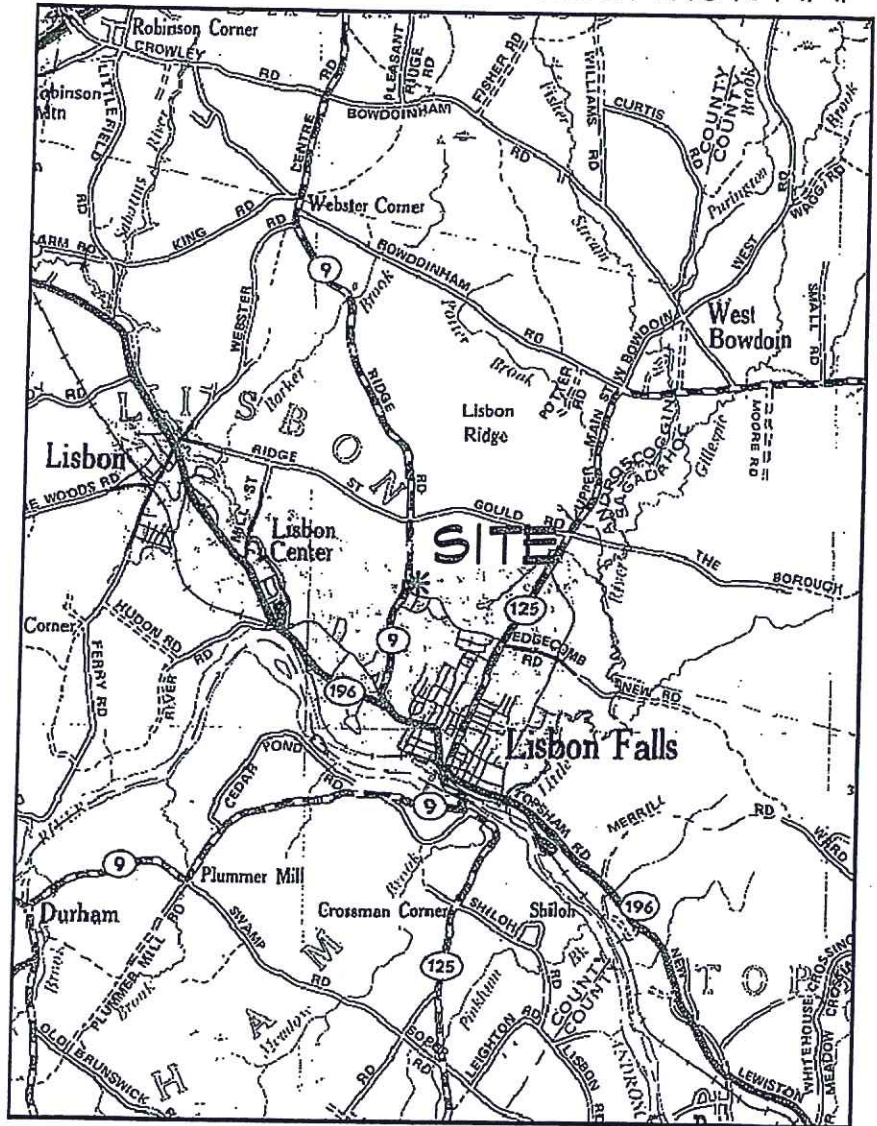
Bk 9240 Pg105 #18573

Meaning and intending to convey a portion of the same premises conveyed to Inhabitants of the Town of Lisbon dated July 9, 1976 and recorded in the Androscoggin County Registry of Deeds in Book 1215, Page 286, and all of the premises conveyed to the Town of Lisbon by release deed of Marvin Evanisko, Patricia Evanisko and Peoples Heritage Savings Bank dated August 27, 1996 and recorded in said Registry in Book 3673, Page 71.

Maine Real Estate Transfer Tax Paid  
TINA M. CHOUINARD, REGISTER  
ANDROSCOGGIN COUNTY MAINE R-RECORDED

## **SECTION 4**

# LOCATION MAP



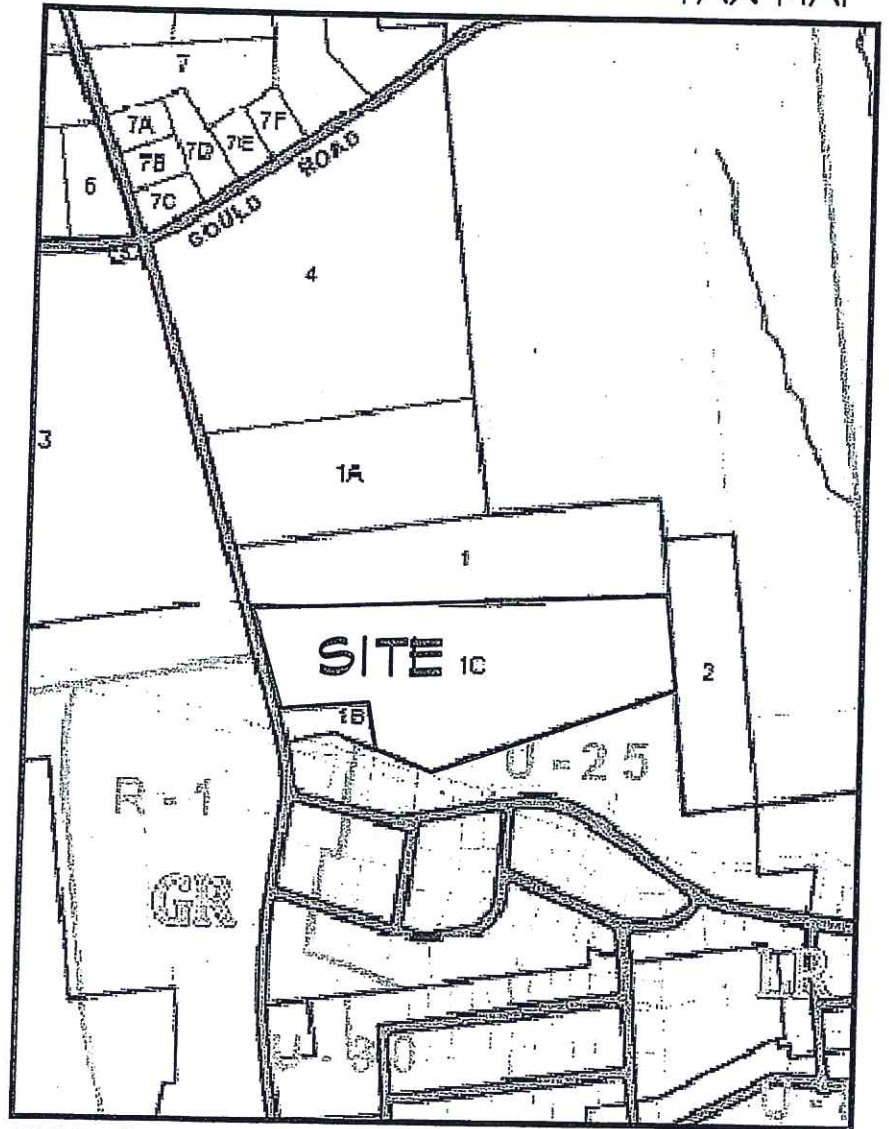
SOURCE : DELORME "MAINE ATLAS & GAZETTEER"  
(NOT TO SCALE)



prepared by  
CADmaster Drafting  
& Septic Design

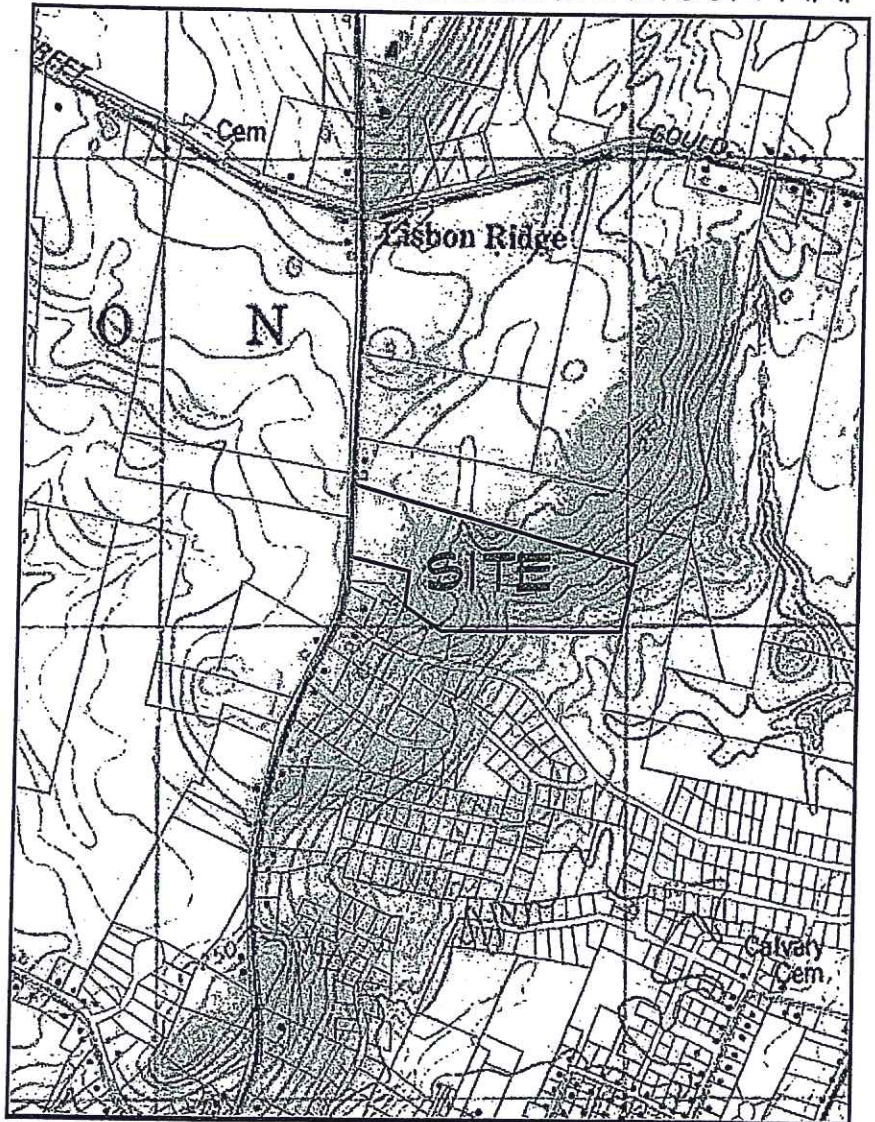


# TAX MAP



SCALE : NOT TO SCALE  
SOURCE : TOWN OF LISBON TAX MAPS

# U.S.G.S. CONTOUR MAP

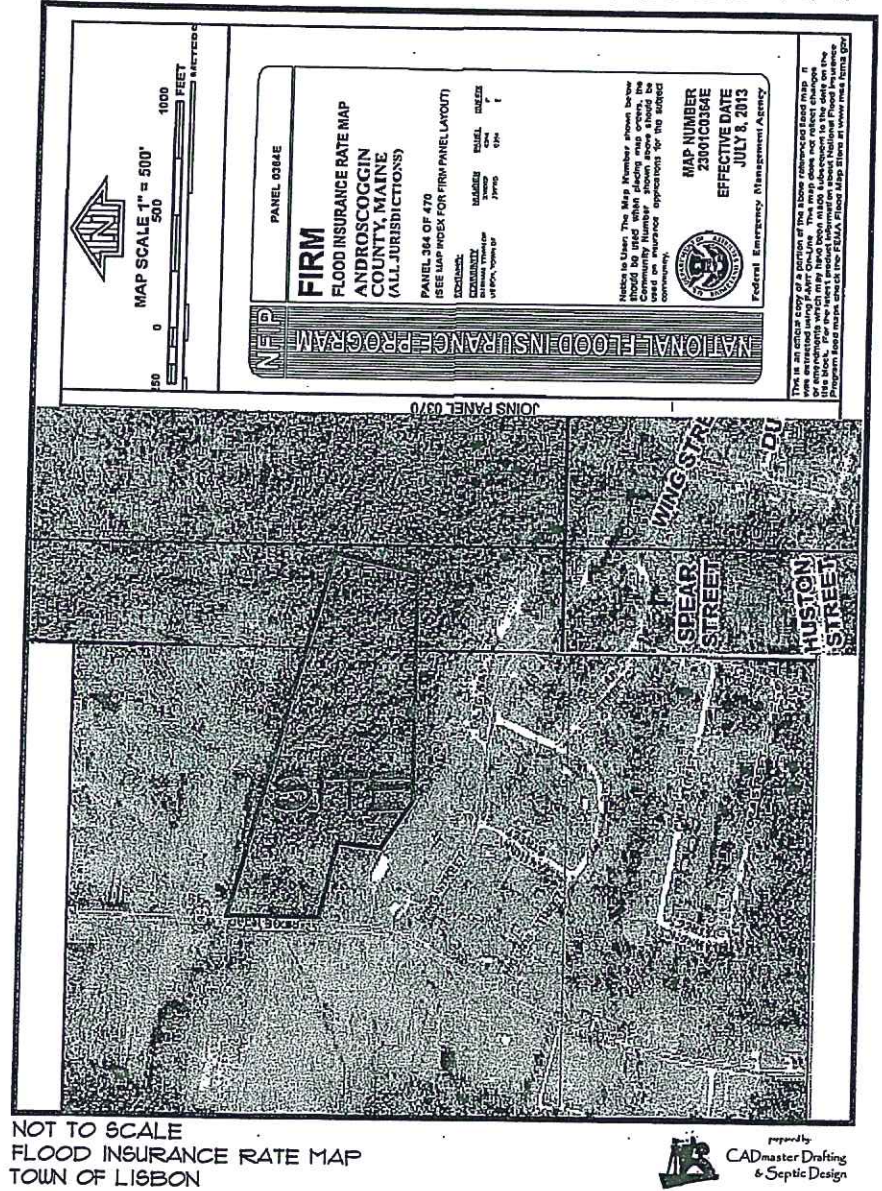


NOT TO SCALE  
SOURCE : MEGIS  
(7.5 MINUTE QUADRANGLES)

prepared by  
 CADmaster Drafting  
& Septic Design



# FLOOD MAP





SOURCE : NATIONAL COOPERATIVE SOILS SURVEY  
ANDROSCOGGIN COUNTY



preparing  
CADmaster Drafting  
& Septic Design

## SECTION 5



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4618  
April 22, 2022

Mr. Dale Crafts  
2 Passing Lane  
Lisbon Falls, ME 04252

Re: Preliminary soil evaluation, Lots 4 & 5 each 0.85 acre, Route 9 Lisbon Falls, ME

Dear Dale,

I have completed a preliminary soil evaluation on 2, 0.85 acre lots located on Route 9 Lisbon Falls, ME. The lots are proposed to be developed into single family homes. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated two hand excavated soil test pits on each lot. The soils found on the parcel are glacial till sandy soils shallow to bedrock with a limiting factor at approximately 16 to 22 inches. I was able to find suitable soils and area for a septic system on each lot.

The soils as evaluated meet the minimum requirements of the state rules and as such are suitable for the location of a septic system. The disposal bed for a 3 bedroom home would possibly be a 900 square feet stone bed, 20 feet wide and 45 feet long for the glacial till soils. In my opinion, there are suitable soils and area on each lot for a septic system. A subsurface wastewater disposal design can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.  
Licensed Site Evaluator #263  
Certified Soil Scientist #216



## **SECTION 6**



September 2, 2017

Dale Crafts  
2 Passing Lane  
Lisbon Falls, Maine 04252

RE: Wetland Delineation and Report, +/- 32 acres, Ridge Road, Lisbon, Maine

Per your request, I conducted a Wetland Investigation at the abovementioned site. The purpose of the investigation was to delineate the wetland/upland boundaries. The wetland/upland boundaries were determined, flagged in the field, located and plotted on to a plan by surveyor George Bouchles.

A wetland is determined by using the presence of the 3 parameters of Wetland Vegetation, Hydric Soils, and Hydrology. Certain (hydrophytic) vegetation has an affinity to grow in conditions that are considered a wetland. Hydric Soils are soils that have evidence that they are saturated with water for a period of a week or two during the "growing season". Evidence left in a hydric soil includes, but is not limited to, the accumulation of organics, low chroma matrix (background) colors, root stains, and blotches of color called drainage mottles at or near the soil surface. The wetland Hydrology is evidence that the soil has been ponded and/or saturated near the soil surface for a period of time during the growing season. This wetland investigation has been conducted with methods that are consistent with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989.

In general, this site has been recently timber harvested with the remaining trees comprised mixed hard and soft woods. The topography of the site has a plateau-like, higher and nearly level near the northerly property line and slopes away towards the south and east.

1006 Hallowell/Litchfield Road, West Gardiner, ME 04345 • 207-724-5635

The soils on this site are consistent with coarser material glacial till on the higher terrain and the finer textured glacio-marine lacustrine soils on the lower terrain.

A small forested wetland (mixed hardwoods) is located in the northeasterly corner of the property. The wetland abuts Ridge Road and crosses the northerly property line about 200 feet easterly from Ridge Road. The vegetation consists of Cinnamon fern, sensitive fern, royal fern with alders and winterberry shrubs among a mix of red maple and soft woods. Please refer to the site plan entitled "Subdivision Plan, Portion of the Crafts Property" with wetland locations and SCS soil map units added by surveyor George Bouchles.

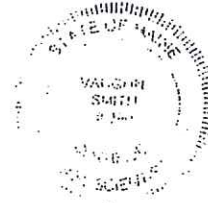
The remaining wetland on this site, consists of several drainage ways that run across the site from north to the southeast that collect and create a larger wetland along the easterly boundary and southeast corner of the property. The wetland is forested then transitions downslope to Shrub Shrub wetland that is dominated by shrubs of Alders, winterberry, hazelnut, sensitive and wood ferns and sedges of wool grass and Bull rushes.

I hope this information is sufficient for your current needs, please do not hesitate to contact me if I can be of further assistance.

Sincerely,

VAUGHN SMITH ASSOCIATES

*Vaughn I. Smith*  
Vaughn I. Smith  
Soil Scientist #290





## **SECTION 7**



Lisbon Community  
Federal Credit Union

Welcome, dalecrafts@aol.com |

3 Messages & Alerts

[Sign out](#)

(<https://lisboncu.financialhost.org/>)

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[Ac \(/#/accounts/overview\)](#) ^

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## Accounts Overview

Valued Member Sinc

☐ Show hidden accounts | ☐ Edit hidden accounts |

☐ Manage Account Grouping

Account summary \$18,003.41 total

Ungrouped Accounts \$18,003.41 total



REGULAR SAVINGS

REGULAR SAVINGS XX837 - S:0000 - Savings

\$20,386.90

\$20,361.90 available

Since last login

### Recent and Pending

Transactions		Amount	Balance
04/07/22	Withdrawal	-\$10,000.00	\$20,386.90
	Transfer To		
	Share 0070		
04/06/22	Deposit	\$10,000.00	\$30,386.90
	Transfer		
	From		
	Share 0070		
03/31/22	Deposit	\$0.70	\$20,386.90
	Dividend		
	0.050%		

Balar  
Overv

\$35,000

\$30,000

\$25,000

\$20,000

\$15,000

\$10,000

\$5,000

\$0

## **SECTION 8**



OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: <u>22-04</u>	Date Received: <u>5/18/22</u>
Project Name: <u>PUBLIC WORKS SALT SHEED</u>	Fee Paid (amount): <u>WAIVER</u>
Applicant: <u>TOWN OF LISBON</u>	Tier 1 _____ Tier 2 _____



## Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: Public Works Salt sheed

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

### Applicant Information

2. Name of Applicant:

Address

Telephone

Randy Cyr, Public Works  
300 Lisbon St, Lisbon, ME 04250  
207) 576-8694

1. Name of Property Owner (if different):

Address

Telephone

Town of Lisbon

( )

3. Name of authorized agent (if different):

Address

Telephone

( )

4. If applicant is a corporation, check if licensed in Maine:

☐ No ☐ Yes  
(if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name

Address

Telephone

( )

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.

Signature of Applicant

Date

5-19-22

Application Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

**Property Information**6. Location of Property (Street or Road) 14 Capital Ave, Lisbon Falls

Register of Deeds

Book 1256 Page 241

Lisbon Tax Maps

Map 010 Lot 0047. 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.  
\_\_\_\_\_8. What interest does the applicant/owner have in any property abutting the parcel to be developed?  
\_\_\_\_\_

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

\_\_\_\_ Yes ☒ No. If yes, please specify:  
\_\_\_\_\_

10. Current zoning of property: \_\_\_\_\_

Current use(s) of property: \_\_\_\_\_

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

\_\_\_\_ Aquifer Protection Overlay

\_\_\_\_ 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**Project Information**13. Proposed use of property: Larger Salt shed for more capacity to hold more14. 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.Randy & PW crew will complete ground excavation and  
David P Trask & Son will build Quonset Hut.  
\_\_\_\_\_  
\_\_\_\_\_



Application Number:

Project Name:

15. Total acreage of parcel: 6.15 Acreage to be developed: 0.137616. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): \_\_\_\_\_ Tier 1 ☒ 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 ☒ No

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

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

Firm or Licensed Individual:

Haley Ward Engineering, Christopher Snowdeal, PE

Firm or Licensed Individual: \_\_\_\_\_

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? \_\_\_\_\_ Yes ☒ No

If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	_____ water lines
_____ other: _____	

20. Proposed water supply:

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

21. Proposed sewage disposal:

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

22. Does the applicant intend to request waivers of any requirements? \_\_\_\_\_ Yes ☒ No

(See attached Waiver Request Form if applicable)