



AGENDA
PLANNING BOARD MEETING
JULY 28, 2022
LISBON TOWN OFFICE
7:00 PM

William Kuhl - Regular 2023
Curtis Lunt - Regular 2025
Shaun Carr - Regular 2024
Chris Huston - Regular 2025
Patrick Maloy - Regular 2024
Dan Leeman - Associate 2025
Nicholas Craig - Associate 2024

1. CALL TO ORDER - Election of Officers: Chair & Vice Chair
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 July 07, 2022
5. PUBLIC HEARINGS – **Case #22-12** Conditional Use Application – Smoky Falls
Case #22-13 Conditional Use Application – East Coast Cure
6. UNFINISHED BUSINESS – **Findings of Fact – Case #21-16A** Amendment to the Approved Site Plan for Grandview Estates
 - Case #22-12** – Conditional Use Application
Smoky Falls
Ashley St. Amand
694 Lisbon Street
Lisbon Falls, Me 04252
Map U05 Lot 219
 - Case #22-13** – Conditional Use Application
East Coast Cure
580 Lisbon Street
Lisbon Falls, Me 04252
Map U09 Lot 015
7. NEW BUSINESS –
8. OTHER BUSINESS -
 1. Marijuana Business Steering Committee Discussion
 2. MS4/LID Discussion
 3. Sign Ordinance Discussion
 4. Update from Casey Clark, Resource Management Coordinator, Maine Department of Marine Resources; 'Upper Dam next steps and contract review'
 5. Pre-application discussion of proposed solar farm
Forbes Road, Lisbon Falls
Map U26/Lot 091
Simon Courtney
Solar Provider Group
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.



TOWN OF LISBON
300 Lisbon Street, Lisbon, ME 04250

Lisa M. Ward
Town Clerk

PUBLIC HEARING

Notice is hereby given that the Lisbon Planning Board intends to hold a Public Hearing on Thursday, July 28, 2022 at 7:00 PM in the Town Office Public Meeting Room to hear comments on the following:

Case #22-12 – Conditional Use Application
Smoky Falls
Ashley St. Amand
694 Lisbon Street
Lisbon Falls, Me 04252

Case #22-13 – Conditional Use Application
East Coast Cure
Dylan Proctor
580 Lisbon Street
Lisbon Falls, Me 04252

The public is invited to attend.
Lisa M. Ward, Town Clerk

22-7989

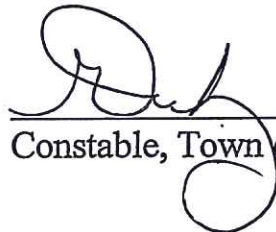
Constable's
Return Of Posting
State Of Maine

Lisbon,

Androscoggin, ss.

Pursuant to the within notice, I have posted said notice at the Lisbon Center Post Office and the Town Office Building, these being in District 1, and the Lisbon Falls Post Office, this being in District 2, all being conspicuous and public places within the Town of Lisbon.

Date: 7-18-22



Constable, Town of Lisbon



PLANNING BOARD MINUTES JULY 7, 2022

Christopher Huston- Regular 2025
Curtis Lunt- Regular 2025
Patrick Maloy - Member 2024
William Kuhl - Regular 2023
Nicholas Craig - Associate 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2025

1. **CALL TO ORDER:** The Vice-Chairman, Mr. Lunt called the meeting to order at 7:00 PM.

ELECTION OF OFFICERS: Chair & Vice-Chair

VOTE: (2022-53) Mr. Carr, seconded by Mr. Maloy moved to table the Election of Officers till the next meeting.
Vote: 5-0 Carried.

2. **ROLL CALL:** Regular members present were Curtis Lunt, Shaun Carr and Patrick Maloy. William Kuhl and Chris Huston were excused. Associate Members Dan Leeman and Nicholas Craig were present as well. Also present was Mark Stambach, Code Enforcement Officer, Don Fellows, Town Council Liaison; Ross Cunningham, Economic & Community Development Director and five audience members. The Vice-Chairman extended voting privileges to Mr. Leeman and Mr. Craig.

3. **REVIEW OF MEETING RULES:**

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

4. **WRITTEN COMMUNICATIONS:** Minutes of June 23, 2022

The Meeting Minutes of June 23, 2022 were distributed to all the members. The Vice-Chairman asked if there were corrections or additions.

VOTE (2022-54) Mr. Carr, seconded by Mr. Maloy moved to approve the Minutes of June 23, 2022.
Vote: 5-0 Carried.

Site Visit Discussion for Case #21-16A – No Discussion

5. **PUBLIC HEARINGS – Case #21-A– Amendment to the Approve Site Plan for Grandview Estates**

The applicant stated he had to move the proposed building site since it was already occupied with an existing foundation and would cost too much to remove it.

Mr. Stambach read an email from abutter Nicole Hall. She asked the Planning Board to take into consideration the fact that turning this building is greatly reducing her privacy as well as the elevation being so high up now, which will overlook her yard and cause run-off. She said the Evergreen trees that were proposed to be put up to hide this project has been heard to favor brown tail moths and deer and could they recommend a fuller tree to be planted at a realistic distance.

6. **UNFINISHED BUSINESS - Findings of Fact – Case #22-11 A Tree Pro**

In the Matter of:

**Case #22-11 A Tree Pro
Conditional Use Permit**

**Approval for storage of tree service equipment on property
James W Carville
8 Western Avenue
Lisbon, ME 04250
Map U16 Lot 053**

Findings of Fact

The applicant proposed allowing the storage of tree service equipment on site. The Planning Board first considered the application on June 9, 2022. On June 9, 2022 the Board accepted the application as complete. On June 23, 2022 the Board conducted a public hearing. On June 23, 2022 the Board approved the project with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70 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 approves the storage of tree service equipment on the property with the following conditions:

- 1) The storage will occur in the 2500 s.f. area indicated on the site plan (on the Western Street side of the property).
- 2) A hedge/bush barrier be installed between the subject property and the neighbor located at 6 Western Ave.
- 3) The erosion issue be dealt with.
- 4) That the approval will be reviewed by the Planning Board in November.

Case # 21-16A – Revised Site-Plan Review Application

Grandview Estates
Patrick & Tara Bolduc
11 Grandview St.
Lisbon, Maine 04250
Map U-18 Lot 32

Mr. Stambach stated the erosion control for the project is in place. Mr. Maloy stated the Brown Tail Moths have never been an issue with Evergreen Trees and it shouldn't be up to the Board to specify what type of tree to recommend beyond that.

VOTE: (2022-55) Mr. Maloy, seconded by Mr. Carr moved to approve the Revised Application as complete.

Vote: 5-0 Carried

Sign Ordinance Discussion

Councilor Fellows suggested tabling this discussion for the next meeting to give Legal a chance to look over the proposed Ordinance. There was no objection from the Planning Board.

7. NEW BUSINESS – NONE**8. OTHER BUSINESS – NONE****9. CODE ENFORCEMENT OFFICER – NONE****10. ADJOURNMENT**

VOTE: (2022-56) Mr. Carr, seconded by Mr. Leeman moved to adjourn at 7:20 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: July 28, 2022



Town of Lisbon

Planning Board

**300 Lisbon Street
Lisbon, ME 04250**

In the Matter of:

Case 21-16A: Amendment to the Approved Site Plan for Grandview Estates

**Grandview Estates
11 Grandview Street
Lisbon, ME 04250
Map U18- Lot 032**

Findings of Fact

The applicant submitted a modification of the site plan Case #21-16 that was approved on January 13, 2022 for the construction of two duplex (two unit) dwelling units at 11 Grandview Street, Lisbon ME. The modification was the relocation of one of the units due to existing foundation structures located in the location previously approved.

The Planning Board received the application on 6/23/2022. The Planning Board first heard the application on 6/23/2022 and accepted the application as complete. The Planning Board held a Public Hearing on 7/7/2022. The Planning Board approved the application on 7/7/2022 with no additional conditions.

Conclusion of Law

The Planning Board approved the modification and referenced the Review and Performance Standards of the original approval.

Therefore, the Town of Lisbon Planning Board hereby approves the amendment to Case #21-16 with no additional conditions

Planning Board Chair: _____

Date: _____

1414 v . . .
JUNE 10-2022

OFFICE USE ONLY - Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: <u>22-12</u>	Date Received:
Project Name:	Fee Paid (amount): <u>150.00</u>
Applicant:	



Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: Smolay Falls

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

Applicant Information

2. Name of Applicant:

Address

Telephone

Ashley StAmant
1226 Hallowell Rd, Durham, ME 04222
(207) 504-3828

1. Name of Property Owner (if different):

Address

Telephone

Brittany StAmant
same as above
(207) 837-8445

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.

Brittany StAmant
Signature of Applicant

6/10/22
Date

Property Information

6. Location of Property (Street or Road) 694 Lisbon Street
Register of Deeds Book 10841 Page 304
Lisbon Tax Maps Map 405 Lot 219
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?
N/A
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: P5
Current use(s) of property: None
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:
N/A

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.
medical cannabis Retail storefront

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: <u>22-13</u>	Date Received: <u>6/13/22</u>
Project Name:	Fee Paid (amount): <u>\$150.00</u> <u>PAID 6/14/22</u>
Applicant:	



Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: East Coast cure 580 Lisbon st

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

Applicant Information

2. Name of Applicant:	<u>Dylan Proctor</u>
Address	<u>PO Box 42 Orrington ME 04474</u>
Telephone	<u>(2073853370)</u>
1. Name of Property Owner (if different):	<u>John wood</u>
Address	<u>3 Edgewood avenue kennebunkport 04046</u>
Telephone	<u>(2075766325)</u>
3. Name of authorized agent (if different):	<u></u>
Address	<u></u>
Telephone	<u>()</u>
4. If applicant is a corporation, check if licensed in Maine:	<u> </u> No <u> </u> 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	<u></u>
Address	<u></u>
Telephone	<u>()</u>

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.

<u></u>	<u>6/13/2022</u>
Signature of Applicant	Date

Property Information

6. Location of Property (Street or Road) 580 Lisbon st

Register of Deeds Book _____ Page _____

Lisbon Tax Maps Map 409 Lot 015

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.

Medical Cannabis retail

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: _____

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

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:

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.

outfitting a current existing retail store to a cannabis medical
store.

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. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	7. <i>Pollution.</i> The prevention and control of water pollution and sedimentation. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	8. <i>Building sites.</i> The control of building sites, placement of structures and land uses. Conditions:
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. Conditions:
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. Conditions:

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

(d) **Additional factors.** The planning board shall also consider the following factors:

Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	12. Compatibility with area. The compatibility of the proposed use with adjacent land uses. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	13. Need. The need of a particular location for the proposed use. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	14. Access. Access to the site from existing or proposed roads. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	15. Flooding. The location of the site with respect to floodplains and floodways of rivers or streams. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	16. Waste disposal. The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	17. Impact on land and water. 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. Conditions:
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	18. Topography. Existing topographic and drainage features and vegetative cover on the site. Conditions:

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

Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	19. <i>Erosion.</i> The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
			<i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	20. <i>Transportation.</i> The impact of the proposed use on transportation facilities.
			<i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	21. <i>Community facilities.</i> The impact of the proposed use on local population and community facilities.
			<i>Conditions:</i>
Met <input type="checkbox"/>	Not <input type="checkbox"/>	Waived <input type="checkbox"/>	22. <i>Water supply.</i> The impact of the proposed use on local water supplies.
			<i>Conditions:</i>

Additional conditions list, next page.

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

Sec. 70-195. - Conditions attached to conditional uses

Additional conditions. Upon consideration of the factors listed in section 70-194, the planning board may attach such conditions, in addition to those required elsewhere in this chapter, that it finds necessary to further the purposes of this chapter. Such conditions may include, but are not limited to specifications for:

Additional Factors	Conditions
Type of vegetation:	
Increased setbacks and yards:	
Specified sewage disposal and water supply facilities:	
Landscaping and planting screens:	
Period of operation:	
Operational controls:	
Professional inspection and maintenance:	
Sureties:	
Deed restrictions:	
Restrictive covenants:	
Locations of piers, docks, parking and signs, type of construction:	
Any other conditions necessary to fulfill the purpose of the conditional use chapter:	

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

Site Plan Review

Local Ordinances Checklist:

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

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

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

N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Site Plan Review. Chapter 62, Article I <i>Commercial, industrial and institutional development, including and multifamily that is not considered to be a subdivision under 30-A M.R.S.A. § 4401, must meet the standards of this chapter to ensure that the development occurs in a manner which minimizes adverse effects on public facilities, the environment and neighboring uses.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Subdivisions. Chapter 66, Article I <i>All subdivisions are subject to review and must meet the standards and provisions of this chapter according to state statute 30-A M.R.S.A. § 4401. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period beginning on or after September 23, 1971, including the creation of or division of structure(s) to have 3 or more dwelling units within a 5-year period, or conversion from a non-residential use to residential creating 3 or more dwelling units. Subdivisions in ROS Districts: All subdivisions in ROS zones greater than 10 acres must meet the Open Space Subdivision standards. Open Space Subdivisions: This chapter includes specific provisions to allow for open space preservation through increased flexibility in subdivision standards and requirements.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Groundwater & Wellhead Protection. Chapter 70, Article V, Division 2 <i>Includes special regulations to protect the town's sensitive sand and gravel aquifers and public drinking water supplies (wellheads) from development impacts, based on the mapped overlay zones.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Supplementary Zoning Regulations. Chapter 70, Article VI, Division I <i>Includes additional regulations for the following:</i> <ul style="list-style-type: none"> • Accessory buildings • Agriculture • Campgrounds • Filling, grading, dredging, earth moving • High-intensity farming • Home occupations • Sanitation • Drainage • Conversion of existing building to multi-unit housing • Water quality • Archeological sites • Roads and driveways • Essential services
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	Rear Lots. Chapter 70, Article VI, Division 2, Sec. 70-641 <i>The creation of a rear lot may be permitted through conditional use review, and must meet the requirements within this section.</i>

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

N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Off-Street Parking and Loading.</u> Chapter 70, Article VI, Division 3 <i>Includes standards for the provision of off-street parking and loading areas, excluding single-family and duplex units.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Marine Structures.</u> Chapter 70, Article VI, Division 4 <i>Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Signs.</u> Chapter 70, Article VI, Division 5 <i>Includes standards for all public and private signage. (See also Table of Land Uses, Chapter 70, Article IV, Division 13, for permitted zones.)</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Timber Harvesting and Clearing Vegetation.</u> Chapter 70, Article VI, Division 6 <i>Includes standards for all timber harvesting within 250 feet horizontal distance of the normal high-water line of a river or the upland edge of a freshwater wetland, or within 75 feet of the normal high-water line of a stream.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Planned Unit or Cluster Development.</u> Chapter 70, Article VI, Division 7 <i>Specific provisions applying to a planned development under unified management, planned and developed as a whole according to comprehensive and detailed plans.</i>
N/A <input type="checkbox"/>	Met <input type="checkbox"/>	<u>Expansion of Sand and Gravel Mining within Aquifer Protection Overlay District.</u> Chapter 70, Article VI, Division 9 <i>Standards applying to overlay district zones 2 or 3, zone 1 expansions not permitted.</i>

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

OFFICE USE ONLY:

Conditional Use Final Planning Board Decision

Page 1 of 2

- ☐ Application approved
☐ Application approved with conditions
☐ Application denied

See written decision and conditions, next page.

Planning Board Signatures:

Signature of Planning Board Member

Date

Signature of Planning Board Member

Date

Signature of Planning Board Member

Date

Signature of Planning Board Member

Date

Signature of Planning Board Member

Date

A conditional use permit secured under the provisions of this article by vote of the planning board shall expire if the work or change involved is not commenced within one year of the date on which the conditional use is authorized, and if the work or change is not substantially completed within two years



Attn: Planning Board of the Town of Lisbon

Subject: Forbes Road Solar-Pre-Application Meeting

Hello members of the planning board of the town of Lisbon. My name is Simon Courtney. I am a Project Developer for Solar Provider Group.

We are a North American and European based Solar developer. Our head office is based out of Toronto, Canada. We have been developing and constructing solar systems across the globe for the past 10 years. Recently we have developed solar farms in Illinois, California, New York, Massachusetts. In Maine we have developed a 20 acre project in New Sharon Maine and two Solar farms in Presque Isle with 5 other projects in our pipeline.

In 2019, the Maine Legislature passed legislation to encourage the development of solar and other small renewable energy projects in the State. Programs are available that provide opportunities for both residential and non-residential customers to participate in these projects, including ones that allow customers to share the costs and benefits of small solar or other types of renewable energy, sometimes referred to as "Community" projects. Solar Provider Group has been actively targeting the community-based projects.

We have been communicating with many landowners throughout the state and have managed to secure leases that we believe can transform into successful projects. One such lease has been secured in Lisbon and I will present to you our proposal over the coming pages.

I am looking forward to working with the board in our attempt to secure planning for this project. At any stage throughout the process please do not hesitate to reach out to me with questions or concerns.

Best Regards,

Simon Courtney
Manager-Operations and Maintenance
Project Developer

Solar Provider Group
1 Atlantic Avenue, Suite 105, Toronto, Ontario, M6K 3E7

t: 416 532 4658 | m: 1-647 303 5714
e: scourtney@solarprovidergroup.com | w: www.solarprovidergroup.com



Project Details

Project name: Forbes Road Solar

Project Address: 11 Forbes Rd, Lisbon ME 04252

Landowner: Diane and George Lessard

Parcel / Tax ID: U26091000000

Land Agreement: Signed Lease

Proposed System Size (kW DC): 2180

Proposed System Size (AC kW): 1875

Utility: Central Maine Power

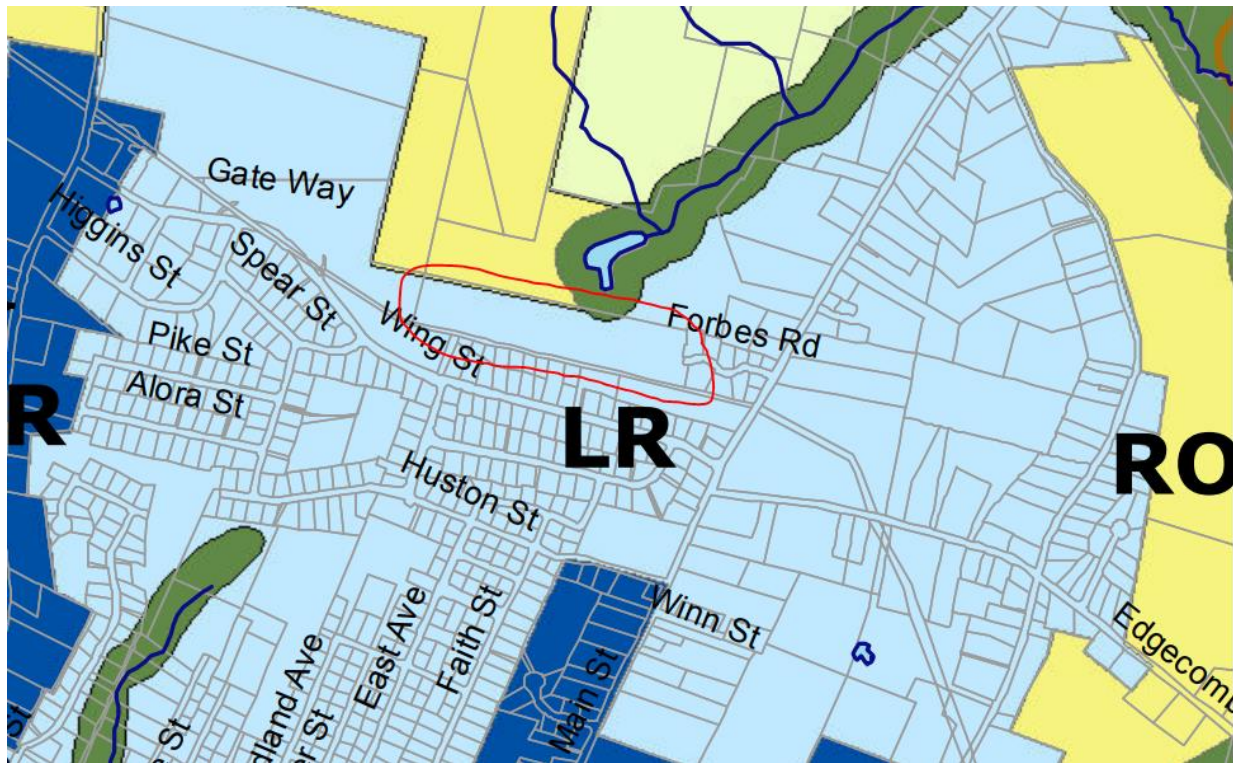
Plot Size: 14.223 acres

Project Footprint: 10.24 acres

Parcel Zoning: Limited Residential

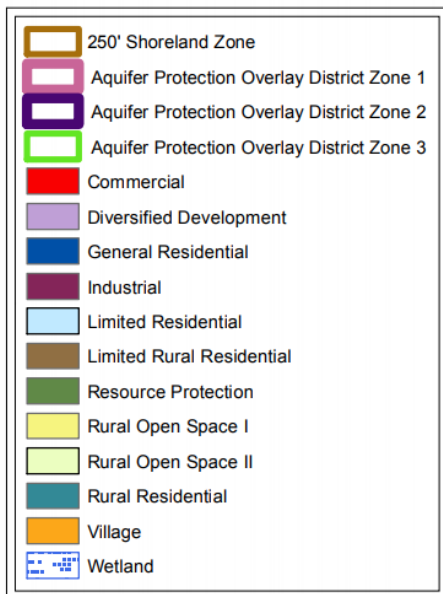
C02 savings Calculation: Approx. 3,898,930 annually

Zoning Map



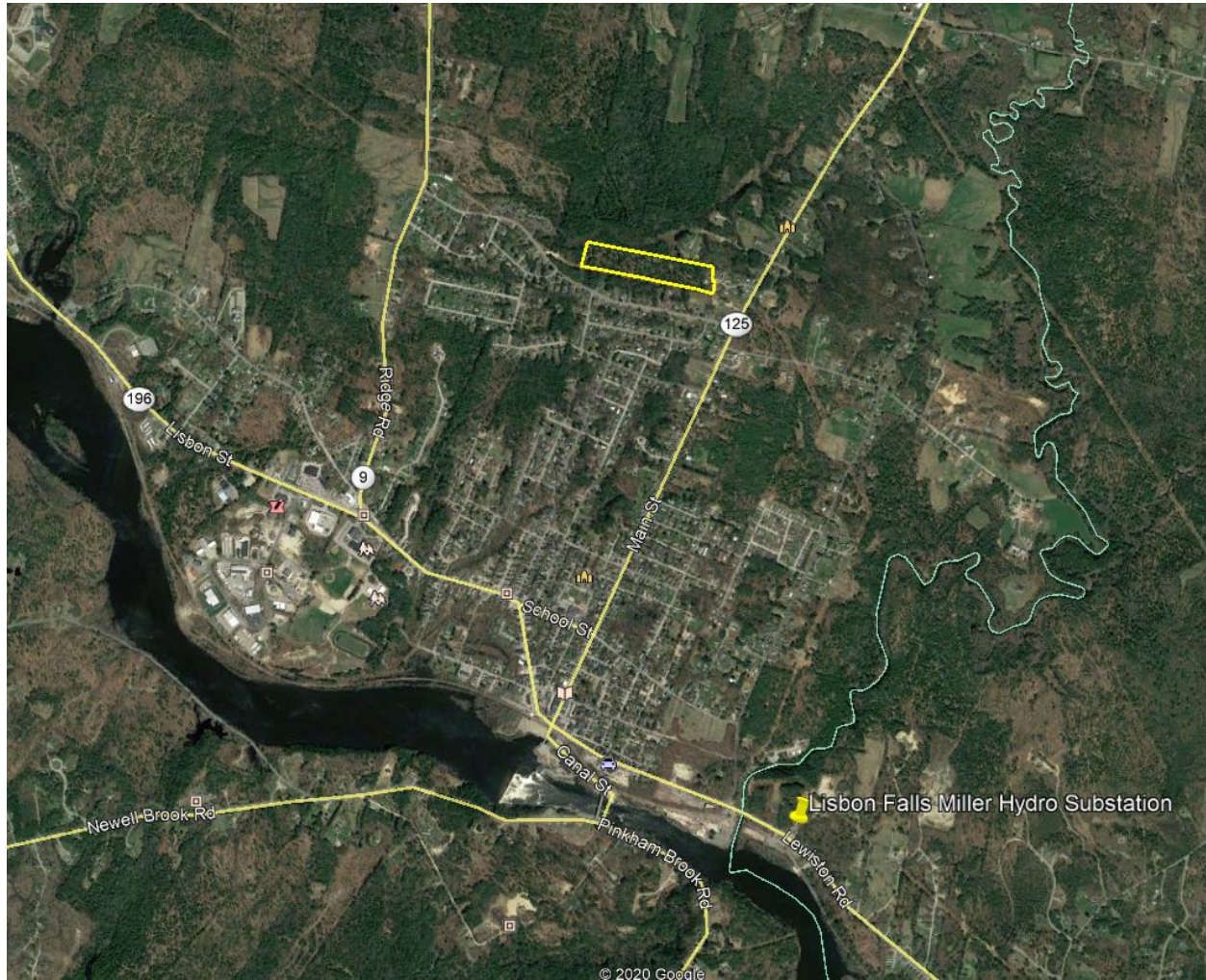
Zoning Map of Lisbon, Maine

May 1, 2012

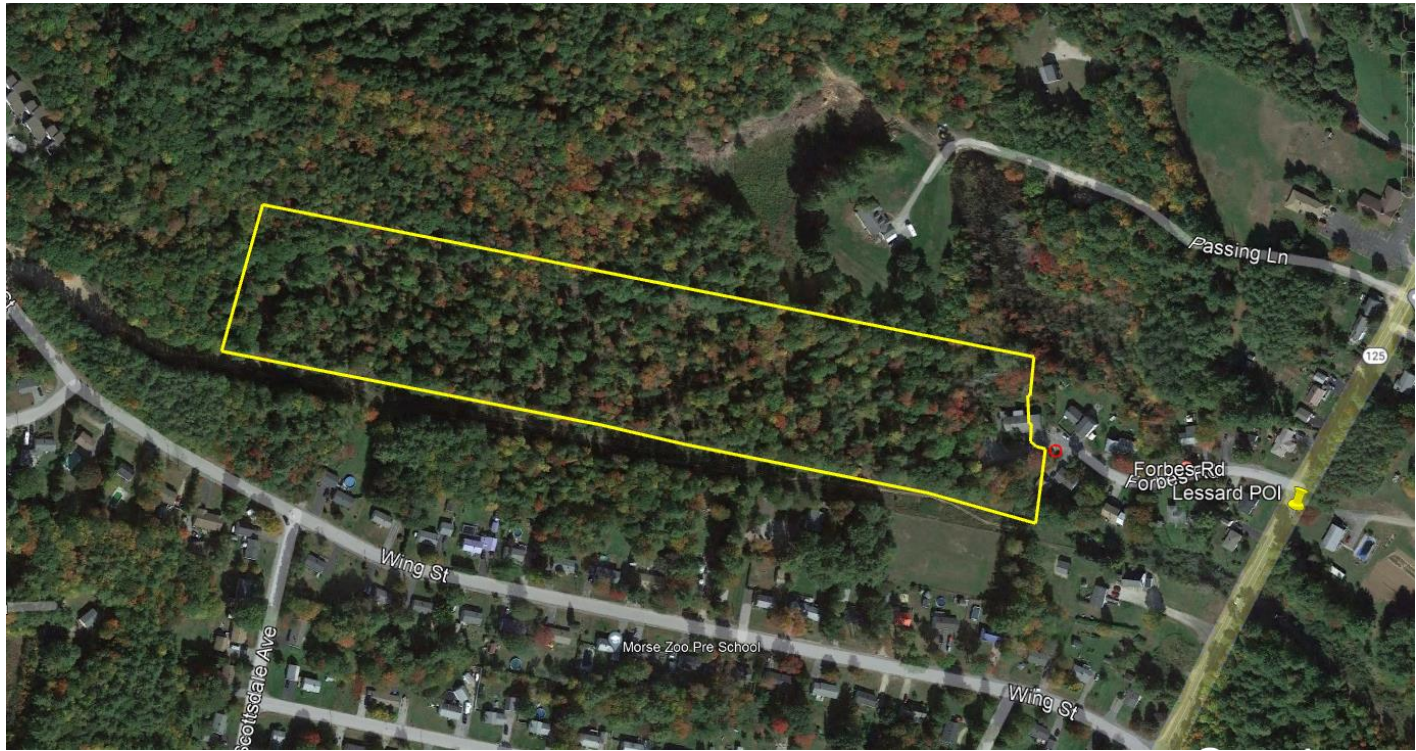


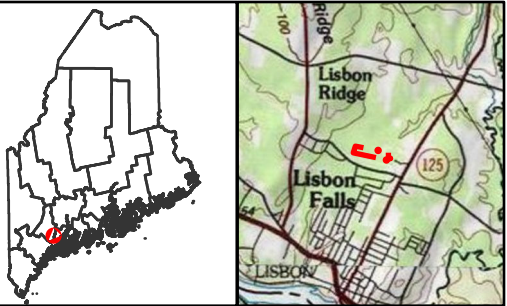
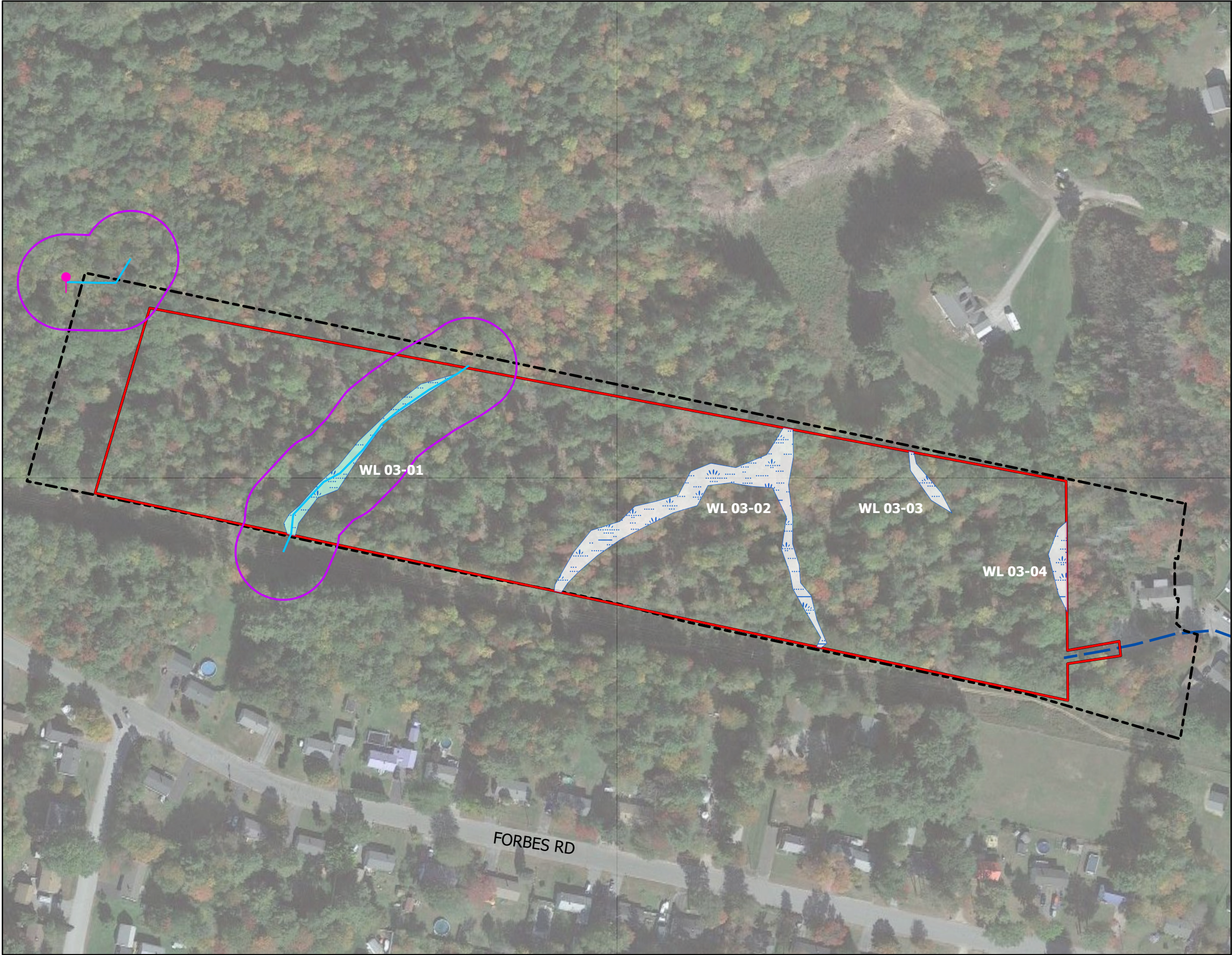
Wetland/Environmental features

General Location



Detailed Location





Legend

- ResourceSurveyLimit
- ProposedAccess
- LisbonPropertyBoundary
- Delineated Wetland Area**
 - NOT WOSS
 - WOSS
 - Delineated Stream
 - 75ft Stream Permitting Zone
- SurveyCo

MAP NOTES:

1. MAP IS PROJECTED USING UTM ZONE19 COORDINATES, AND REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAD83).

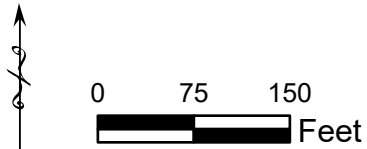
2. NORTH ARROW IS ORIENTED TO GRID NORTH IN ALL MAP EXTENTS DEPICTED HEREIN.

3. BASE MAP CURTESY OF ESRI'S WORLD IMAGERY.

4. NATURAL RESOURCE FIELD SURVEYS WERE COMPLETED BY HALEY WARD, INC. IN APRIL 2022 WITHIN THE NATURAL RESOURCE LIMIT. WETLANDS WERE IDENTIFIED IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT (VERSION 2.0).

5. VERNAL POOL FIELD SURVEYS WERE COMPLETED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS AND DEFINITIONS, AND THE MAWS VERNAL POOL SURVEY PROTOCOL.

6. SITE FEATURES WERE LOCATED USING A SUB-METER CAPABLE TRIMBLE GPS. DATA WAS POST-PROCESSED ACCORDING TO MANUFACTURER'S RECOMMENDED POST-PROCESSING SETTINGS USING CORRS REFERENCE STATIONS. UNDER CERTAIN CONDITIONS, THE POSITIONAL ERROR OF THE GPS DATA MAY EXCEED SUB-METER.



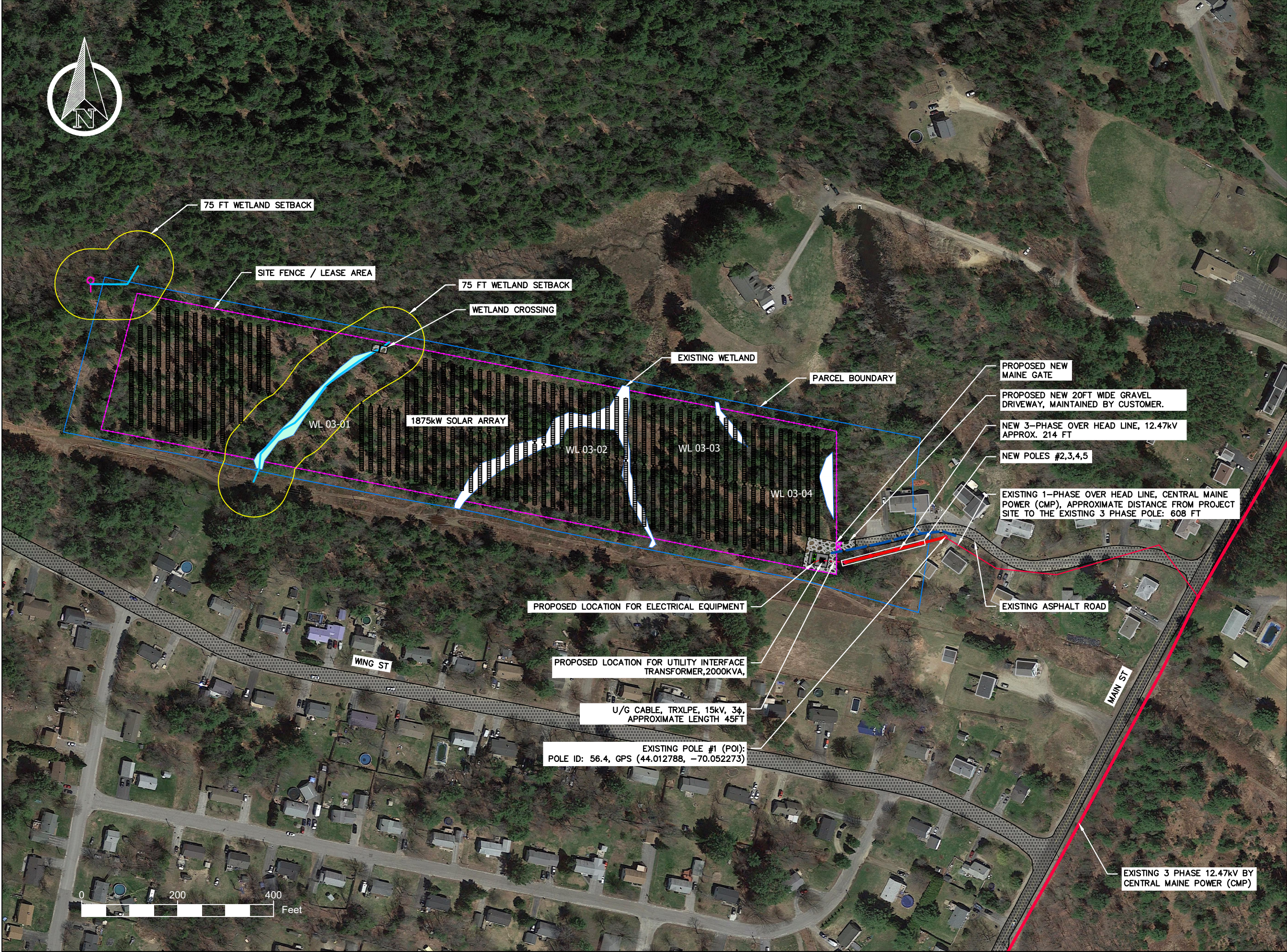



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
1 Merchants Plaza, Suite 701
Bangor, ME 04401
207-989-4824

www.haleyward.com

CLIENT	
SOLAR PROVIDER GROUP	
PROJECT	
FORBES ROAD SOLAR FORBES ROAD, LISBON, MAINE	
TITLE	
NATURAL RESOURCE MAP	
DATE	PROJECT No.
7/12/2022	13240.005
DRAWN BY	SCALE
NIRELAND	1" = 150'

Project preliminary design





Delivering Confidence in Solar.

THIS DRAWING IS THE COPYRIGHT PROPERTY OF SOLAR PROVIDER GROUP. IT MAY NOT BE REPRODUCED (IN WHOLE OR PART) FOR OTHER THAN THE PROJECT NAMED WITHOUT THE WRITTEN CONSENT OF SOLAR PROVIDER GROUP. CONTRACTOR IS RESPONSIBLE FOR CHECKING THE DRAWING AND VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO SOLAR PROVIDER GROUP AND SHALL OBTAIN WRITTEN CLARIFICATION TO RESOLVE ALL THEM PRIOR TO COMMENCING ANY SHOP OR SITE WORK.

LEGEND

PARCEL BOUNDARY

SITE FENCE

DRIVEWAY

OVERHEAD POWER LINE

SYSTEM RATINGS:

- NAMEPLATE RATING = 1.875MW
- DC OUTPUT OF PV ARRAY = 2.18MW

DEVELOPER:

SOLAR PROVIDER GROUP
1050 KING ST W, SUITE 03A104, TORONTO, ON M6K 0C7
DEV@SOLARPROVIDERGROUP.COM
+1 888-989-4677

NO.	REVISION / ISSUE	DATE
0	PLANNING	7/26/2022

PROJECT NAME:

FORBES ROAD SOLAR

SUPPLIER NAME:

SOLAR PROVIDER GROUP LLC

PROJECT ID NO.:	LDC PROJECT ID NO.:
----	----

LOCATION:	GPS COORDS:
11 FORBES RD, LISBON ME	44.013467, -70.056519

DRAWING TITLE:

SITE PLAN – PLANNING

AUTOCAD FILE NAME:	SHEET:
FORBES RD-PLANNING	A002A

PLOT FILE NAME:	DATE:
FORBES RD-PLANNING-A002A-REV2	2022-07-26

DRAWN BY:	CHECKED BY:	SCALE:	PLOT TIME:
WMK	----	AS SHOWN	15:52