



AGENDA
PLANNING BOARD MEETING
AUGUST 25, 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

2. ROLL CALL

___ William Kuhl (Chair)

___ Curtis Lunt (Vice-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 August 11, 2022

5. PUBLIC HEARING – Amendment to Ground Mounted Solar Energy System Ordinance

6. UNFINISHED BUSINESS – Amendment to Ground Mounted Solar Energy System Ordinance
Sign Ordinance Amendment
MS4/LID (Low Impact Development) Discussion

7. NEW BUSINESS – **Case #22-14** Site Plan Review
Grimmel's Mobile Home Park
1 New Lot – Lot 9
Larry Street
Lisbon, Maine
Map R8 Lot 30

8. OTHER BUSINESS - **NONE**

9. CODE ENFORCEMENT OFFICER ITEMS - **NONE**

10. ADJOURN -

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

Lisa Smith, Deputy Clerk

Town of Lisbon

PUBLIC HEARING

Notice is hereby given that the Lisbon Planning Board intends to hold a public hearing on August 25, 2022 at 7:00 PM at the Town Office at 300 Lisbon Street in the Public Meeting Room to hear comments the following:

Amend Chapter 70 Zoning, Article VIII Ground Mounted Solar Energy System Ordinance. Section 70-877. – Performance guarantee.

The public is invited to attend.

Lisa M. Ward, Town Clerk

22-9251

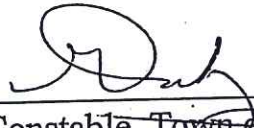
Constable's
Return Of Posting
State Of Maine

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: 8-19-22



Constable, Town of Lisbon



PLANNING BOARD MINUTES AUGUST 11, 2022

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

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, Chris Huston and Patrick Maloy. Associate Members Dan Leeman and Nicholas Craig were present as well. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison; Glenn Michalowski, Assistant Town Manager, Kristin M. Collins, Town Attorney and 2 audience members.

3. REVIEW OF MEETING RULES:

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

4. OTHER BUSINESS – Sign Ordinance Discussion

Town Attorney Kristin Collins stated that Lisbon's Sign Ordinance is about 5 years out of date in terms of the State of the Law. Ms. Collins said "The State of the Law" states you are no longer allowed to read a sign to determine what regulations apply to it. She said to the extent of our regulations, which is content based, are invalid and what the State has done is, instead of political signs, it's temporary signs. Ms. Collins made changes to the existing Sign Ordinances, having to lump lots of different kinds of signs together and change the definitions accordingly and omit a lot of definitions which will account for the issue of being able to have temporary signs as needed for projects. Ms. Collins read a section that she changed: *"The Code Enforcement Officer can grant a waiver to all of these restrictions if it's necessary due to construction or other activity not undertaken by the sign and permit holder, or to supplement or temporarily replace permanent signage that has been damaged or destroyed."*

Mr. Lunt asked if these changes met the intent that the Council suggested to give them some opportunity to make changes to avoid a moratorium. Ms. Collins stated the way it was written before gave the Council a blanket opportunity to waive. She said legal tries to shy away from making blanket waivers because it gives too much discretion to them to make legislation sort of on the spot. She said this gives the discretion to the Code Enforcement Officer, instead of the Council, which makes it a little more streamlined of a process and puts some standards around it for more specific situations that he's allowed to waive.

Mr. Carr asked what the official definition of Temporary is. Ms. Collins stated it is a sign that is not intended to be permanently mounted or affixed to the ground, building or structure and which is displayed only for a temporary or limited timeframe. She also said there are specific regulations on temporary signs that say a temporary sign may not be used in any location for more than 90 days in any 12-month period, and temporary signs addressing an event occurring on a specific date must be removed within 15 days of the relevant date or dates. She said temporary Public Safety signs can be up as long as needed. She suggested changing the duration to read a temporary sign may not be used in any location for more than 90 consecutive days in any 12-month period.

Ms. Collins read another change that was made: *portable signs may be located on the sidewalk immediately in front of the property on Village Street and Main Street, within the Village District, if the signs do not represent a pedestrian hazard or interfere with ADA accessibility.* Ms. Collins will submit the final changes to the Planning Board for approval at their next meeting on August 25, 2022.

5. WRITTEN COMMUNICATIONS: Minutes of July 28, 2022

The meeting minutes of July 28, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2022-63) Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of July 28, 2022. **Vote: 5-0 Carried.**

6. PUBLIC HEARINGS - NONE

7. UNFINISHED BUSINESS – Findings of Fact – Case #22-12 Conditional Use Application**In the Matter of:**

**Case #22-12 Smokey Falls
Conditional Use Permit**

**Medical Marijuana Retail Establishment
Smokey Falls
Ashley St. Amand
694 Lisbon Street
Lisbon Falls, ME 04252
Map U05 / Lot 219**

Findings of Fact

The applicant proposed the creation of a medical marijuana retail establishment in an existing building at the location referenced above

The Planning Board first considered the application on June 23, 2022 and accepted the application as complete. On July 28, 2022 the Board conducted a public hearing. On July 28, 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 Smokey Falls with the following conditions

- 1) There shall be landscaping and/or planters located in front and on the western side of the property**
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Findings of Fact – Case #22-13 Conditional Use Application**In the Matter of:**

**Case #22-13 East Coast Cure
Conditional Use Permit**

**Medical Marijuana Retail Establishment
East Coast Cure
580 Lisbon Street
Lisbon Falls, ME 04252
Map U09/Lot 015**

Findings of Fact

The applicant proposed the creation of a medical marijuana retail establishment in an existing building space at the location referenced above

The Planning Board first considered the application on June 23, 2022 and accepted the application as complete. On July 28, 2022 the Board conducted a public hearing. On July 28, 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 East Coast Cure as a medical marijuana retail establishment.

8. NEW BUSINESS – Discussion of Non-Conforming Structures Ordinance, Article I Section 70-5(d)

Mr. Stambach said he's had several different property owners come in to extend existing non-conforming buildings. He suggested the Planning Board have the non-conforming structure portion of the Ordinance to read "an existing nonconforming building line may be extended, but in no case shall the yard requirement for said addition be reduced to less than five feet." Mr. Stambach said with the addition of this statement, it allows this building to be extended parallel to the property line, as long as it doesn't get closer. That addition would be considered a legal non-conforming addition. This would avoid going to the Zoning Board of Appeals for a variance.

Mr. Kuhl asked to clarify that Mr. Stambach wants to leave the Shore Land Zoning as is but where the Statute applies elsewhere to change it to address this non-conforming buildings issue. Mr. Stambach said yes.

David McCrater, 17 Memorial Street, stated he would like to tear down an old shed, attached to the garage and build another small garage. He'd like a variance to be able to extend the building straight back, maintaining the five feet.

Item Taken Out of Order with no objections - **Solar Ordinance Discussion**

Mr Kuhl stated the wording in the Solar Ordinance regarding the decommissioning funds does not match the wording in the State's Ordinance and the Board would like them both to match as much as possible. Mr. Stambach proposed they add and remove a section to Section 70-877, performance standards to read "*after the plan is approved, but before the permit is issued, the applicant for a Ground Mounted Solar Energy System, shall submit to the Town of Lisbon, a copy of the decommissioning plan for the system submitted and approved in accordance with M.R.S.A Title 35-A, subsection 3495 requirements for subsection shall meet all the respects and copies of the required updates shall be submitted to the Town of Lisbon Codes Enforcement Officer in the manner and timeframes as required by that Maine State Statutes, having met the States requirements shall be sufficient to meet the Town of Lisbon requirements for this matter.*"

(Vote: 2022-64) Mr. Lunt, seconded by Mr. Carr moved to approve the changes to Section 70-877 Performance Guarantee and Schedule a Public Hearing on August 25, 2022. **Vote: 5-0 Carried.**

9. CODE ENFORCEMENT OFFICER –

Mr. Lunt asked for the status of hiring a Town Planner. Mr. Michalowski stated the bid for a Town Planner closed on August 3rd with one applicant. He said the bidder did not meet the qualifications based on the Board's needs. He stated the recommended changes to the purchasing policy will give them more flexibility. He said if the revisions pass, he can ask Council to exempt the town from bidding so they can enter into contract directly with a Planning Group or they can explore a shared service.

10. ADJOURNMENT

VOTE: (2022-65) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:50 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____

Lisa B. Smith, Deputy Town Clerk
Date Approved: August 25, 2022

Proposed Solar Ordinance Revision

Since the State of Maine has adopted decommissioning standards for Ground Mounted Solar Energy Systems, the following change to Sec 70-877 of our Town Solar Ordinance might make sense.

Sec 70-877 – Performance Guarantee

After the plan is approved but before a permit is issued, the applicant for a Ground Mounted Solar Energy System shall submit to the Town of Lisbon **a copy of the decommissioning plan for the system submitted and approved in accordance with MRS Title 35-A SubSection 3495. Requirements of the subsection shall be met in all respects and copies of the required updates shall be submitted to the Town of Lisbon Codes Enforcement Officer in the same manner and timeframes as required by that Maine State statute. Having met the state requirements shall be sufficient to meet the Town of Lisbon requirements for this matter.** ~~a performance guarantee in the amount of 150% of the applicant's estimated decommissioning cost of the system subject to a review of such cost by the Codes Enforcement Officer for release of the guarantee at such time that it or its assignees remove the system and associated abandoned structures, and such completed removal is found to be satisfactory by the Codes Enforcement Officer.~~

DIVISION 5. SIGNS^[CAF1]¹

Sec. 70-711. Purpose.

The purpose of ~~the~~this division is to ~~encourage effective use~~allow for signage as necessary to serve the needs of signs as a means of communication individuals, businesses and other entities within the town; to maintain and enhance the aesthetic appearance of the town and the town's ability to attract economic development; to improve and maintain pedestrian, bicycle and vehicular safety; and to ~~minimize~~protect the public health, welfare and safety by minimizing the possible adverse effects of signs on public and private property.

(Code 1983, § 15-610(2); T.M. of 5-20-1996, art. 62, § 15-610; T.M. of 5-15-1999, art. 56; C.M. of 12-2-2014, V. 2014-257)

Sec. 70-712. Applicability.

- (1) This ~~ordinance~~division shall apply to all exterior signs and signage placed on buildings and structures as seen from the exterior.
- (2) Except ~~under section~~for nonconforming signs as described within Section 70-717 Nonconforming Signs or ~~for~~ signs otherwise exempt under this ~~ordinance~~division, no sign shall be erected, enlarged, illuminated or substantially altered without a sign permit issued by the code enforcement officer.
- (3) These standards do not supersede any state or federal requirements. Where any apparent conflicts between ~~local~~this division and any state or federal standards occur, the more restrictive standard shall apply.
- (4) Where conflicts arise between this ~~ordinance~~division and other provisions of the Town of Lisbon Code ~~or ordinance occur~~of Ordinances, the more restrictive of the ~~requirements~~provisions shall apply.

(C.O. of 5-27-2008, § 2008-81; C.O. of 8-19-2008, § 2008-133; C.M. of 4-19-11, V. 2011-52; C.M. of 12-2-2014, V. 2014-257)

Sec. 70-713. Permitting and fees.

- (1) For all signs requiring a permit under this ~~ordinance~~division, a sign permit issued by the code enforcement officer is required prior to the erection, replacement, relocation or construction of any sign, its structure or appurtenances to the structure. For signs located within the Resource Protection District, a conditional use permit issued by the planning board shall be required prior to the erection, replacement, relocation or construction of any sign, its structure or appurtenances to the structure.
- (2) All requests for a sign permit under the provisions of this ~~ordinance~~division must be submitted, to the code enforcement officer or, if applicable, the planning board on an application form supplied by the town, ~~to the code enforcement officer.~~

¹Cross reference(s)—Streets, sidewalks and other public places, ch. 46; ~~review standards for signs, § 62-169~~46.

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- (3) Applications for a sign permit ~~submitted to the code enforcement officer~~ must be accompanied by the required fee, as specified in Appendix C—Fee Schedule of the Town of Lisbon Code of Ordinances.
- (4) ~~If an applicant~~No application fee shall be required for a sign permit application related to a property that has a recently approved site plan,, within the property's sign permit fees shall be waived for the firstpast twelve (12) months after the, received site plan approval date- from the planning board.
- (5) All sign plans or signs not requiring a permit ~~and~~ must comply with ~~the~~all other applicable standards and requirements of this ~~ordinance~~division and any state or federal laws or regulations.
- (C.O. of 5-27-2008, § 2008-82; C.O. of 8-19-2008, § 2008-133; C.M. of 4-19-2011, V. 2011-52; C.M. of 12-2-2014, V. 2014-257)

Sec. 70-714. Enforcement, penalty, appeals.

- (1) ~~This ordinance will~~Except as otherwise indicated, this division shall be enforced by the code enforcement officer, ~~except as otherwise noted in this division.~~
- (2) When any violation of any provision of this ~~ordinance~~division is found to exist, the code enforcement officer ~~will~~may issue a written order of correction and, if the violation persists, institute any actions ~~and or~~ proceedings that may be appropriate or necessary to enforce the provisions of this ~~ordinance~~division.
- (3) ~~Any person aggrieved by a decision of the code enforcement officer may appeal to the board of appeals within 45 days. A violation of this division is punishable by a civil penalty of up to \$100 per day for each day the violation exists.~~
- (4) ~~Any person aggrieved by the decision of the board of appeals may appeal said decision to the State of Maine Superior Court. The appeal must be filed within 45 days after the decision of the board of appeals.~~
- (4) Appeals shall be addressed to the Zoning Board of Appeals in accordance with Sec. 70-120.

(C.M. of 12-2-2014, V. 2014-257)

Sec. 70-715. Definitions and sign types.

~~Agricultural signs means any signs associated with a commercial agricultural use or agricultural-related home occupation.~~

Animated sign means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Building-mounted signs means any sign which is mounted directly onto or incorporated onto an architectural feature of or the exterior of a building, including wall-mounted, hanging signs, roof signs, canopy signs, or wall graphics.

Changeable ~~message~~ sign means ~~a an on-premises sign capable of displaying words, symbols, figures created, designed, manufactured or images modified in such a way that can its message may be electronically, digitally or mechanically changed altered by remote the complete substitution or automatic means. See also Readerboard. replacement of a display by another on one or more sides. Changeable signs may include animated signs, digital or electronic signs, and readerboard signs.~~

Banner means a sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. National flags, state or municipal flags, or the official flag of any ~~institution or business~~governmental agency shall not be considered banners.

~~Canopy or awning sign~~ means a sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. This shall include gas station canopies.

~~Digital or electronic sign~~ means any sign that in whole or in part uses electronic or digital means to display words, symbols, figures or images, including signs that can be electronically or mechanically changed by remote or automatic means. See also Animated Sign, Readerboard, and Changeable ~~Message~~ Sign.

~~Free standing sign~~ means a fixed sign supported by one or more uprights or braces, permanently affixed to the ground, and not attached or affixed in any way to a building.

~~Hanging sign~~ means a sign affixed to a building or wall and projecting outward from the building in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall, or a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

~~Identification-Informational sign~~ means a private sign identifying the name of which provides a business street number or other non-residential use, located on the property which the use or activity is on.

~~Informational signs means private signs which provide address,~~ instruction or direction (including way-finding) and ~~are~~ is located entirely on the property to which ~~they pertain, such as it pertains, including~~ restroom, handicap access, public telephone, pedestrian-oriented signs, parking signs, or vehicular circulation or entrance/exit signs. Information signs ~~shall may~~ not include the name of ~~the~~ business or ~~the~~ business logo.

~~Internally illuminated sign~~ means a sign wherein which light shines through a transparent or semi-transparent sign face to illuminate the sign's message.

Exposed neon is considered to be a form of internal illumination.

Maximum sign area means the total square footage of all signs requiring a permit that are erected or placed on a property in accordance with this division. Maximum sign area includes that portion of the sign used to convey information or advertisement and does not include any portions of a sign that are solely structural, such as braces, mounts, or poles, used to affix the sign to a building or to the ground.

Nonconforming sign means any legally erected sign existing as of the adoption of this division on December 2, 2014 or a relevant regulation newly adopted thereafter, that does not comply with the provisions of this division, including location, structure, size, dimension, setback, type, or any other provision of this division

Off-premises sign means a sign which that is not located in or on the same property as the thing, person, business, activity or place which it advertises activities, goods or services not rendered on or taking place on the property on which the sign is located or calls attention to. Off-premises signs include signs posted or displayed in the public right-of-way.

Permanent sign means a non-portable sign that is designed and intended to be permanently mounted or affixed to the ground, a building, or a structure, and is intended for continuous and/or long-term use. Under this ordinance division, all signs are considered permanent unless specified as temporary.

Portable sign means a sign that is not designed or intended to be permanently affixed in the ground or to a building or other structure, but is used on a regular basis (versus only a temporary or limited timeframe). This shall include sandwich boards, which consist of two one-sided surfaces hinged at the top.

Public safety sign means any permanent sign used to maintain public safety, health, and well-being erected or required to be erected by the Town of Lisbon, or any state or federal agency or authority.

Public traffic and roadway sign means any sign within the public right-of-way under the jurisdiction of the Maine Department of Transportation and/or the Town of Lisbon, including official road and traffic signs, official

permitted business directional signs (~~department of transportation~~), and temporary road safety or construction signs. Public traffic and roadway signs are not regulated under this ~~ordinance~~ division.

Readerboard sign (~~or changeable lettering sign~~) means a sign or portion thereof with characters, letters or illustrations that can be manually changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable lettering sign for purposes of this ordinance. A sign on which the lettering A readerboard sign that changes is an electronic may be changed or rearranged electronically or mechanical indication of time mechanically by remote or temperature shall automatic means may be considered a "time and temperature" portion of a sign and not a changeable lettering sign for purposes of this ordinance.

Residential signs means any signs related only to a residence and residential use, such as street address numbers, homeowner name signs (such as surname posted on a building digital or sign), not including any sign related to a home occupation or commercial product or business advertising, and not including other temporary signs as listed below electronic sign or changeable sign.

Roof sign means a sign erected and located wholly on and over the roof of a building, supported by the roof structure, or extending vertically above the ~~highest portion~~ roof of the roof, a building. [CAF2]

Sign means any object, display, structure, logo, device or representation or part thereof which is designed or used to advertise or call attention to any thing, person, business, activity or place. The following shall not be considered signs under this division: National, state or municipal flags or the official flag of any governmental agency; banners, balloons or other decorations not expressly intended to advertise a business or business-related event or activity; any street signs, home numbers or other signage required to be posted pursuant to Part 1, ch. 46, Streets, Sidewalks and Other Public Places of the Town of Lisbon Code of Ordinances not exceeding two (2) square feet in area; and plaques, memorials, tablets or other commemorative objects or structures erected by a charitable or non-profit organization or governmental authority not exceeding four (4) square feet in area.

Temporary sign means a sign that is not designed or intended to be permanently mounted or affixed to the ground, a building, or a structure, and which is displayed only for a temporary or limited timeframe.

Temporary sign types:

- (a) ~~Real estate signs~~ means any temporary sign placed by a real estate agency or realtor to advertise a property or building for sale, rent or lease.
- (b) ~~Political signs~~ means any temporary sign for use in political advertising.
- (c) ~~Signs giving notice~~ means temporary signs used to provide public notice, as required by local, state or federal law.
- (d) ~~Project/contractor signs~~ means a small temporary sign advertising a builder(s), engineer(s), designer(s), or similar individual(s) who is (are) responsible for the development under construction, used only during the construction and development of a site or building.
- (e) ~~Advertising flags and banners~~ means any use of flags or banners to advertise and promote a business, product, or business-related activity.
- (f) ~~Window signs for advertising~~ means any non-permanent signs placed in the window or doorway to be visible to the public or clients.
- (g) ~~Temporary business identification signs~~ means the use of a banner or other temporary signage form as an interim identification sign, or business/use relocation sign, intended to be replaced by a permitted permanent sign.
- (h) ~~Community, charitable and non-profit signs~~ means any signage used expressly for a community, non-profit, or charitable entity, use or activity.

(i) ~~Temporary public safety signs~~ means any temporary sign used to maintain public safety, health, and well-being for a limited time period by the Town of Lisbon, state or federal agency or authority, or for use in a construction area as maintained by a professional contractor.

(j) ~~Temporary advertising features~~ means any object displayed outside that advertises or may be construed to advertise a business/use, product, service, event, or non-residential activity.

(k) ~~Temporary advertising signs at a residence~~ means a sign advertising the sale of goods or personal property at a place of residence, but not including advertisement for services (e.g. lawn care) or other home occupation.

(l) ~~Farm stand signage~~ means a sign used seasonally to advertise the sale of agricultural goods or products. See also Agricultural Signs.

~~Time and temperature sign~~ means a type of changeable message sign that is capable of displaying only public service information such as time, date, temperature, but not words, symbols or other advertising messages.

~~Town signs~~ means signs used and maintained by the Town of Lisbon, including but not limited to welcome/gateway signs, town business park signage, public school signs, town office or other town department or committee signs, and temporary notice or advertising for Town events and activities.

~~Window sign~~ means any sign, text, graphics, symbol, or combination thereof, designed to communicate information about a non-residential activity, business, goods, services, event, or sale that is placed inside a window, or upon the window panes or glass, and is visible from the exterior of the window.

(C.M. of 12-2-2014, V. 2014-257)

Sec. 70-716. Signs not requiring a permit.

The following types of signs do not require a sign permit, and do not count towards the ~~total sign square footage (maximum sign area)~~ allowed for a property. ~~All~~Notwithstanding the exemption from permitting requirements, such signs in this section (below) ~~are~~shall be subject to the provisions of ~~section~~Section 70-718 General Standards, except where expressly noted, and, if such sign constitutes a temporary sign ~~signs are subject to~~sign, the provisions of ~~section~~Section 70-720 Temporary Signs.

(1) ~~Residential signs, not exceeding~~ Signs smaller than two (2) square feet.

(2) ~~Temporary political signs~~ smaller than twelve (12) square feet.

(3) ~~Signs within the public right-of-way as permitted under 21 M.R.S.A. § 1913-A, except temporary signs.~~

(3) ~~Temporary real estate signs, exceeding twelve (12) square feet.~~

(4) Trespass, hunting, posted property signs. Any signage permitted or required by state or local law to post public notice of no trespassing, no hunting, or otherwise posting a private property.

(5) ~~Temporary signs smaller than twelve (12) square feet.~~

(6) ~~Public safety signs, placed by or required by the town or any state or federal authority.~~

~~((6) Public traffic and roadway signs.~~(7) Informational signs less than two (2) square feet in size, providing direction or information to the public or clients, provided that the signs are located entirely on the property to which they pertain, and that signs do not include the name or logo of the business or use. Any property with more than four (4) such signs with additional permitted signs shall be required to submit a signage plan for approval to the code enforcement officer.

(8) ~~Signs and graphics printed on or affixed to a registered motor vehicle. (See also standards related to motor vehicle signs, section 70-718(2).)~~

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- ~~(9) Signs. Official business directional signs permitted throughby the Maine Department of Transportation not related to traffic or roadway rules and information, and located within the road right of way, such as official business directional signs or service club signs.~~
 - ~~(10) Street address numbers not exceeding two (2) square feet.~~
 - ~~(11) The flag of any nation or political subdivision.~~
 - ~~(12) Flags, banners, balloons, or other decorations not expressly used to advertise a business, product, or business-related event or activity.~~
 - ~~(13) Religious symbols or insignias.~~
 - ~~(14) Historic plaques, or memorial signs or tablets, provided that such plaques do not exceed four (4) square feet in area.~~
 - ~~(15) Subdivision or residential development signs. A residential development shall have no more than one (1) non-internally lit sign at each driveway entrance, not to exceed twenty four (24) square feet per sign.~~

(C.M. of 12-2-2014, V. 2014-257)

Sec. 70-717. Nonconforming signs.

The eventual elimination of nonconforming signs is an objective of the town. ~~Such~~The elimination of nonconforming signs shall be brought about over a period of time and in such a manner as to avoid undue impact on the invasion of vested rights of the sign's owner and the infliction of unnecessary hardship.

- ~~(1) Definition. A nonconforming sign is an otherwise legally erected sign that does not comply with the provisions of this ordinance, as adopted on December 2, 2014, including location, structure, size, dimension, setback, type, or any other provision of this ordinance.~~
- ~~(2)(1) Nonconforming signs may be maintained, given new lettering, colors or logos, or otherwise altered, as long as there is no change to the size or the location of the sign, changes to the dimensions of the sign, or as long as the braces, uprights, poles or any portion of the system used to affix the sign to the ground, wall or structure is not changed so long as none of the events in subsection 4(a) of this section occurs.~~
- ~~(32) No nonconforming sign may be altered in such a manner as to aggravate the nonconforming condition increase its nonconformity or in a way that would cause a new violation of this division.~~
- ~~(43) No illumination shall may be added to any nonconforming sign except if such illumination complies in compliance with the provisions of this section division.~~
- ~~(54) Nonconforming signs may be retained and maintained in their nonconforming state until one of any of the following criteria are met:~~
 - ~~(a) No later than twelve (12) months following the close of a(a) The business or non-residential use home occupation that uses a erected or placed the nonconforming sign to advertise its name, closes or ceases operation and no new business or home occupation begins operating at the same location or any other feature of the business, unless a new business or non-residential use occupies the building before the end the 12-month period; within twelve (12) months;~~
 - ~~(b) Upon the change of use of a The structure utilizing a nonconforming or property on which the sign, when such change in use requires a site plan is located is the subject of a review by the planning board; for a change of use;~~

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- (c) ~~Changes~~Material changes are made to the braces, poles or any portion of the system used to affix the sign to the ground or wall or structure;
 - (d) ~~Upon the sale of the property, when the use on the property is also nonconforming at the time of the sale, which results in any change in signage;~~
 - (e)
 - (d) The condition of the nonconforming sign deteriorates to the point where it is considered a safety hazard, or if the sign fails to meet the requirements for maintenance under ~~the General Standards, section~~Section 70-718(8) Maintenance of Signs.

(C.M. of 12-2-2014, V. 2014-257)

Sec. 70-718. General standards.

- (1) Signs located adjacent a state numbered roadway ~~are subject to~~shall comply with all applicable state sign regulations under the Maine Department of Transportation and Maine state law (23 MRSA Chapter 21~~7~~), in addition to the ~~Town requirements of Lisbon regulation~~this division. If there is any apparent conflict found between the state and local regulations, the more restrictive shall apply.
- (2) Except for temporary and portable signs, all signs shall be constructed of permanent materials, such as wood, plastic, metal or stone, and shall be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, frame or structure. Signs ~~shall~~may not be permanently attached to trees or utility poles.
- (3) ~~All signs~~Any sign not ~~expressly listed~~classified as a temporary sign ~~are~~shall be treated as a permanent sign, sign and shall be regulated according to this section.
- (4) Size, dimensions, number of signs.
 - (a) No sign or any part of its structure shall exceed 20 feet in height, as measured from the normal grade, and not a landscape mound or berm, at its base.
 - (b) ~~For any given property~~Except as otherwise indicated, no more than two (2) signs requiring a sign permit shall be located on any property. This shall not include ~~permitted public safety signs, trespass/hunting/posted property signs, signs of notice, or other temporary signs requiring a permit or not requiring a permit. See special provisions for temporary signs, or informational/ signs, or official business directional signs, multi-tenant properties and home occupations under section 70-719 Standards regulated by Sign Type and section 70-720 Temporary Signs. Title 23 M.R.S. ch. 21..~~
 - (c) Properties fronting on two or more public streets, such as corner lots, are allowed the permitted number of signs ~~or sign square footage for each street, but signage cannot be accumulated and used only on a single street.~~ and maximum sign area for each street but may not place or locate more than the permitted number of signs or maximum sign area along any one street. A sign placed on a property fronting on two or more public streets may not be located within one hundred (100) feet, as measured along the street frontage, of a sign on the same property on an adjacent street.
 - (d) Signs requiring a sign permit which are to be located a single property are subject to ~~a total~~the maximum sign square footage ~~(total square footage area of all the zoning district in which the property is located. Except as otherwise indicated, signs requiring a permit) according to the zone which they are in.~~ Signs not requiring a sign permit are subject only to size and dimensional standards (a) and (b) above. For properties abutting Route 196, ~~the total allowed square footage for signs is increased by up to 50% with code enforcement officer approval.~~ maximum sign area may be increased by up to 50% by submitting an application to the code enforcement officer. The maximum sign area may not be

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increased except upon a written determination by the code enforcement officer or planning board (where planning board review is required) that doing so would not otherwise conflict with or frustrate the purposes of this division.

- (e) The maximum sign area shall only apply to the physical dimensions of a freestanding sign, such that if the sign is two-sided the dimensions will not be counted twice.
- (f) Where a property is included within two different zoning districts, the more restrictive standard shall apply.
- (g) The table below indicates the maximum total maximum-sign square footage by zone, area and other requirements, number of signs within each zoning district. Signs not requiring a permit under this division shall be subject to the maximum total sign area but not to the maximum number of signs.
- (f) ~~Sign types.~~

<u>Sign Type</u> <u>Zoning</u> <u>District</u>	<u>Permit</u> <u>Required</u> <u>Maximum</u> <u>Total Sign</u> <u>Area (sq. ft.)</u>	<u>Maximum</u> <u>Number of</u> <u>Signs</u>	<u>Maximum</u> <u>Sign</u> <u>Area/Size for</u> <u>All Signs</u>	<u>Allowed in</u> <u>(Zones)</u>	<u>Special Town</u> <u>Standards</u> <u>Apply?</u>
<u>Residential</u> <u>Signs</u> <u>Resource</u> <u>Protection</u>	<u>N-24</u>	<u>No max.-2</u>	<u>Total 2</u> <u>square feet</u> <u>max.</u>	<u>C, DD, GR, I,</u> <u>LR, LRR, ROS-</u> <u>I, ROS-II, RP⁴,</u> <u>RR, V</u>	<u>N</u>
<u>Non-Limited</u> <u>Residential</u> <u>Signs in Non-</u> <u>Residential</u> <u>Zones</u>	<u>Y-24</u>	<u>2</u>	<u>Total 40</u> <u>square feet</u> <u>max.</u>	<u>C, GR⁵, V,</u> <u>DD, I</u>	<u>Y</u>
<u>Non-General</u> <u>Residential</u> <u>Signs in</u> <u>Residential</u> <u>and RP Zones</u>	<u>Y-24</u>	<u>2</u>	<u>Total 24</u> <u>square feet</u> <u>max.</u>	<u>GR, ROS-I,</u> <u>ROS-II, RP⁴</u>	<u>Y</u>
<u>Directional or</u> <u>Informational</u> <u>Signs Rural</u> <u>Open Space I</u>	<u>N-24</u>	<u>No max.-2</u>	<u>Total 4</u> <u>square feet</u> <u>max.</u>	<u>C, DD, GR, I,</u> <u>LR, LRR, ROS-</u> <u>I, ROS-II, RP⁴,</u> <u>RR, V</u>	<u>Y</u>
<u>Temporary</u> <u>Signs Rural</u> <u>Open Space II</u>	<u>N-24</u>	<u>4-2</u>	<u>Total 12</u> <u>square feet</u> <u>max. except</u> <u>with permit⁶</u>	<u>C, DD, GR, I,</u> <u>LR, LRR, ROS-</u> <u>I, ROS-II, RP⁴,</u> <u>RR, V</u>	<u>Y (See Sec.</u> <u>70-720,</u> <u>Temporary</u> <u>Signs)</u>

Home Occupations Signs	Y	1	Total 8 square feet max.	GR, I, LR, LRR, ROS-I, ROS-II, RP ⁴ , RR, V	Y (See Home Occupations, Sec. 70-606)
Trespass, Hunting, or Posted Property Signs	N	No max.	None	C, DD, GR, I, LR, LRR, ROS-I, ROS-II, RP, RR, V	N
Public Safety Signs	N	No max.	None	C, DD, GR, I, LR, LRR, ROS-I, ROS-II, RP ⁴ , RR, V	N
Signs for Multi-Tenant Properties (Non-Limited Rural Residential)	Y <u>24</u>	1 Main Identification Sign, and 1 sign each for individual tenants <u>2</u>	Total 40 square feet max. for Main Identification Sign, and Total 30 square feet max. for all tenant signs ⁷	GR ⁵ , V	Y (See Sec. 70-719 (1), Multi-Tenant Signs)
Village	<u>24</u>	<u>2</u>			
Signs for Multi-Tenant Properties (Non-Residential) in DD, I or C Districts Commercial	Y <u>40</u>	1 Main Identification Sign, and 1 sign each for individual tenants <u>2</u>	Total 60 square feet max. for Main Identification Sign, and Total 40 square feet max. for tenant signs ⁷	C, DD, I	Y (See Sec. 70-719 (1), Multi-Tenant Signs)
Industrial	<u>40</u>	<u>2</u>			
Diversified Development	<u>40</u>	<u>2</u>			

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¹Maximum number of signs applies only to signs requiring a permit.

²The maximum sign area/square footage is allowed a 50% increase for properties abutting Route 196, per (4)(d) above.

³See section 70-719, Standards by Sign Type, in addition to any specific sections indicated.

⁴Conditional use permit required.

⁵Only applicable to properties abutting Route 196 only.

⁶See section 70-720, Temporary Signs, for standards applied to signs over 12 square feet or other dimensional standards.

⁷For single buildings less than 5,000 square feet in floor area, the maximum signage area and dimensions are cumulative for all Individual Identification Signs. For multi-tenant properties over 5,000 square feet in floor area and/or with multiple buildings, an application for a waiver is permitted through the Code Enforcement Officer, who may allow the maximum signage area for each individual tenant or use. (See section 70-719(1), Multi-Tenant Signs).

(5) *Location and placement.*

- (a) No sign ~~shall~~may be erected in such a manner as to obstruct clear and free vision, or another sign, ~~and shall not~~nor, by reason of its position, shape, color, ~~or illumination or wording~~, interfere with, obstruct the view of, or be confused with any authorized public safety or traffic sign, signal or device or otherwise constitute a hazard to pedestrian or vehicular traffic.
- (b) No sign or any portion of a sign or its structure ~~shall~~may be located within four (4) feet of a street right-of-way or other lot line. ~~An application for a waiver for this setback standard will be permitted within the village zone. This shall apply to all signs, including signs requiring a sign permit and signs not requiring a permit, except for signs that are expressly allowed within the right-of-way. A property owner may apply to the code enforcement officer for a waiver of this setback standard for properties within the Village District. The code enforcement officer may not grant a waiver except upon a written determination that such waiver would not otherwise conflict with or frustrate the purposes of this division.~~
- (c) ~~Off-premises signs.~~ Signs must be placed on the ~~parcel~~property on which the use or activity ~~or use~~ referred to ~~on or served by~~ the sign occurs. ~~The following exceptions for permanent, except that off-premises signs are allowed (as may be permitted by state or federal regulations, and in accordance with this ordinance), with appropriate permission from the property owner to locate as follows, unless said signage on an off-premises property or right-of-way. Please see also section 70-720(2)(d), for regulations on Off-Premises Temporary Signs.~~ sign conflicts with any issued permit or with state or federal law::
 - 1) ~~Agricultural~~Off-premises signs ~~must be~~ located within 5 miles of the farm stand or agricultural use or activity being advertised.;

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- 2) Public safety signs;
 - 3) ~~Sandwich boards or portable~~ Portable signs shall be allowed to be ~~may~~ located on the sidewalk immediately in front of the property on Village Street and Main Street ~~only~~, within the ~~village zone, so long as Village District, if~~ the signs do not represent a pedestrian hazard or interfere with ADA ~~accessibility standards; and [KMC3]~~
 - 4) ~~Non-political~~ Signs placed by the town signs, used for informational or economic development purposes.
- (d) *Building-mounted signs.* Building mounted signs ~~should~~ will be considered part of the building design, and should be scaled and designed appropriate to the building on which they are placed. Building-mounted signs should not obscure architectural details on the building. The following additional standards shall be met:
- 1) All building-mounted signs are will be counted towards the property's allowed maximum signage area (square feet) and the number of permitted signs allowed, and must meet applicable dimensional standards. This shall include lettering and advertising graphics placed directly on the building facade.
 - 1) The height of a ~~roof~~ building-mounted sign, as measured from the highest part of the sign, shall not exceed the height of the building ~~roof~~.
 - 2) Hanging signs on buildings shall not interfere with vehicle, pedestrian, or cyclist safety, and shall extend no lower than ten (10) feet above ground level. All hanging signs must comply with applicable lot and sign setback standards.
 - 3) Canopy signs and the canopies on which they are displayed are considered part of the building design, and should be scaled and designed appropriate to the building on which they are placed.
 - 4) Wall graphics or signs stenciled, printed, painted or affixed directly onto the wall of a building, including any lettering and text, ~~symbols, or any~~ graphics ~~that advertise a commercial associated with the use, product, service being made of the property, or activity with an off-site use by agreement with the property owner~~, will be counted towards the allowed maximum signage area, dimensional standards, and number of signs per property. ~~This will not apply to wall graphics that are not intended or construed to be intended for commercial use, such as artistic, political, religious, or community non-profit graphics or messages.~~
- (e) *Gas station canopy signs.* Gas station canopies are limited to displaying the fuel company or product, and shall not count towards the property's allowed sign area or number of signs. Other freestanding canopies that include the business or use name or any kind of related product or service, shall be counted towards the property's allowed sign area and number of signs.
- (f) ~~Free-standing signs.~~ The maximum allowed square footage shall only apply to the physical dimensions of a freestanding sign, such that if the sign is two-sided the dimensions are not counted twice.
- (g) ~~Window signs.~~ Window signs shall not apply to the maximum allowed square footage if the lettering and graphics are for directional, wayfinding, or informational purposes, and not scaled to serve as advertisement and identification visible from the road or by motorists. All window signs and graphics shall not cover more than 30% of the total glass surfaces of any building facade facing any public road. Buildings with more than one side facing a public road are allowed 30% window coverage per side/frontage.
- (h)(f) *Signage on vehicles.* Cars, trucks or other vehicles shall not be used as signage. Commercial vehicles with advertising information shall not be regularly or permanently parked or placed in a

location where a sign would not be permitted, or used in a way that has the effect of circumventing these standards or Lisbon's Ordinances.

- (i) *Portable signs.* One (1) portable sign, such as a sandwich board sign, is allowed per property, provided the sign is only placed outside during the business or operation hours for that use (not overnight), and not placed in a manner that would otherwise be construed to be intended for permanent (non-portable) use. A portable sign is not considered a temporary sign, but is for prolonged and/or regular use. Chalkboard or white board signs are allowed, and changeable message or readerboard signs are allowed for portable signs. The maximum allowable size is six (6) square feet on each face. Portable signs shall not be internally or externally illuminated.
- ~~(j) *Signs in town parks and gardens.* Town-owned parks, gardens and trail properties as identified in section 30-1 of Town Ordinances, and including the areas surrounding Lisbon Gateway signs, are specially designated for the enjoyment and convenience of the users and are maintained for their beauty and cultural significance. No permanent signs shall be placed on these properties except for purposes of park/property identification, wayfinding, safety, or other informational purpose pertaining to the use and activities appropriate for that property, as approved by the Town of Lisbon for town purposes. See also section 70-720(2)(e), addressing Temporary Signs in Town Parks and Gardens.~~
- (6) *Graphics, color, lettering.*
 - (a) Signs shall be simple, legible, and ~~attractive, using~~ use simple geometric shapes. Complex graphics or colors, and signs with excessive wording, are discouraged due to their negative visual impact and reduced legibility.
 - (b) ~~Flashing, moving or animated~~ Animated signs are prohibited.
 - (c) Lettering and graphics on ~~signs~~ signs visible from a public way should be sized ~~appropriate~~ appropriately to be legible to motorists traveling at the posted speed limit (for motorist visibility), of the public way, unless expressly intended for pedestrian use.
 - (d) Hand lettered signs are ~~not allowed~~ prohibited unless the lettering is stenciled and laid out in a well-designed, professional manner.
 - ~~(e) Banners or other temporary sign material or type are not allowed for permanent signs. Signs must be constructed using a solid frame structure with durable materials, including but not limited to wood, metal, stone, or plastic, in accordance with (3)(a), above.~~
- (7) *Lighting of signs.*
 - (a) Signs ~~shall only~~ may not be illuminated ~~except~~ by stationary, shielded, non-flashing light sources, directed solely at the sign and not casting light off the premises. ~~Any sign lighting that creates a safety hazard or glare to pedestrians or motorists must be replaced to address the safety hazard, or removed entirely from property on which the sign is located.~~
 - (b) External lighting illuminating a sign ~~illumination. Lighting should~~ shall be fully shielded and ~~should~~ may not produce a glare that is distracting or poses a safety hazard to motorists, pedestrians, or cyclists. ~~Fixtures should~~ External lighting fixtures shall be carefully aimed so that ~~placed to direct light is directed~~ only onto the sign. Top-mounted shielded lighting or indirect lighting is preferred over ground-mounted lighting ~~as it has reduced impacts due to its lower impact~~ on light pollution and glare.
 - (c) Internally illuminated signs: ~~Internally illuminated signs shall~~ may not create glare that would distract or pose a safety hazard to motorists, ~~nor should the degree of illumination.~~ Internally illuminated signs may not direct light toward or disturb any surrounding residential areas properties or contribute to light pollution.

- 1) Neon signs. Neon tube lettering or graphics ~~shall~~may be used only for window signs, and ~~shall~~may not exceed 25% of the window area in which they are located.

~~(d) Changeable electronic or digital signs. See section 70-719, Standards by Sign Type.~~

(8) *Maintenance of signs.*

- (a) Every sign shall be maintained in a ~~safe, presentable~~legible condition and ~~good~~in sound mechanical and structural condition, with timely replacement of defective parts and periodic cleaning and painting when necessary. The construction, alteration, maintenance and repair of all signs shall conform to all applicable building and electrical codes adopted by the town.
- (b) Signs ~~relating to~~erected by any business or use that has been closed or discontinued for more than twelve (12) months shall be removed or covered by the permit holder or property owner or by the Town at the permit holder or property owner's expense.
- (c) The ~~Code Enforcement Officer~~code enforcement officer shall cause to be removed any sign that endangers public safety, including signs which are materially, electrically or structurally defective, or signs for which no permit has been issued.

~~(C.M. of 12-2-2014, V. 2014-257)~~

Sec. 70-719. ~~Standards by sign type~~Additional standards.

(1) *Signage for multi-tenant buildings or multi-building properties.*

- (a) Multi-tenant buildings or multi-building ~~sites shall~~properties may have up to one (1) ~~identification sign conveying an overall identity for~~sign identifying the property. This sign should be located near or building and tenants or buildings at the mainprimary entrance drive. Properties from a public way. Multi-tenant buildings or multi-building properties fronting on two or more public ~~streets~~ways, such as those on corner lots, are allowed an identification sign for each street if the ~~identification signs are located at least 500 feet apart, as measured along the street frontage.~~
- ~~(b) If the building's or development's main identification sign also lists multiple tenants, only essential information (i.e. tenant name) shall be displayed on the main identification sign. Phone numbers, hours of operation, advertising slogans, and similar information should not be listed on the main identification sign.~~
- ~~(c) The individual~~
 - 1) For a multi-tenant building or multi-building property permitted for a residential use, the maximum sign area of any sign permitted under this section shall be thirty (30) square feet, with no more than four (4) square feet of such sign used to identifying any individual tenant or building.
 - 2) For a multi-tenant building or multi-building property permitted for a non-residential or mixed-use, the maximum sign area of any sign permitted under this section shall be forty (40) square feet; except within the Commercial, Industrial, or Diversified Development Districts, in which the maximum sign area of any sign permitted under this section shall be sixty (60) square feet. No more than four (4) square feet may be used to identify any individual tenant or building.
 - 3) A multi-tenant building or multi-building site where the total footprint of all structures exceeds five thousand (5,000) square feet may apply to the code enforcement officer for a waiver from the maximum sign area provided under this section. The code enforcement officer may not grant a waiver except upon a written determination that a waiver is necessary to enable the applicant to appropriately advertise or call attention to all tenants or buildings and that issuance of a waiver would not otherwise conflict with or frustrate the purpose of this division. A waiver may not allow

more than a 50% increase in the maximum sign area permitted for a multi-tenant building or multi-building site under this division.

- ~~(b) Individual businesses within a multi-tenant building or multi-building property shall be allowed only one (1) exterior individual identification sign (business name sign) per business or use. For single buildings less than 5,000 square feet in floor area, the maximum signage area and dimensions are cumulative for all individual identification signs. For multi-tenant properties over 5,000 square feet in floor area and/or with multiple buildings, an application for a waiver is permitted through the code enforcement officer, who may allow the maximum signage area for each individual tenant or use or building mounted sign with a maximum sign area of twelve (12) square feet.~~
- ~~(d) The maximum signage area shall not include wayfinding and directional signage or similar supplementary signage for a multi-tenant property.~~
- ~~(e) A master signage plan for a multi-tenant property shall be required for All multi-tenant buildings and multi-building properties seeking site plan review approval and permitting. The plan should describe must submit a master signage plan that describes the size, location, lighting, color, and material for all proposed signs, including directional and informational signs.~~
- (2) *Readerboards.* Readerboards attached to a permanent signage, including both digital or manual lettering readerboards, should be integrated into the overall sign design through scale, color and detailing, and shall may not occupy more than 50% of the total area of the sign or contain more than three lines of text. See also electronic or digital signs (including digital readerboards) below. area.
- (3) *Electronic or digital signs.* The following standards apply to electronic or digital signs, including changeable sign and readerboards:

 - ~~(a) Animated signs are not permitted.~~
 - ~~(b) Changeable message signs and digital readerboards.~~ Changeable message signs are permitted provided that each message remains fixed on the display surface, but "which may be changed at reasonable intervals by electronic process or remote control," and do not "include any flashing, intermittent or moving lights" in accordance with 23 M.R.S.A. § 1914.11 A. For the purpose of this section, signs whose text/numeric messages change by mechanical or electronic means are not prohibited as long as the intermittent lighting is used to change messages and not solely to attract attention and comply with the following.
 - ~~1) Static display with a ten (10) second hold rate of change minimum between changes. (b) Except as otherwise provided herein, changeable electronic or digital signs shall comply with 23 M.R.S.A. § 1914(11-A). Changeable electronic or digital signs must satisfy the following criteria to be permissible:~~

 - 1) Changes in the message or transitions are limited to an instant change and shall any display may not occur more than once every ten (10) seconds;
 - 2) Changes to the display shall occur as quickly as possible and may not include any phasing, rolling, scrolling, flashing, or blending of messages or light intensity. Time and Temperature Signs are allowed to change a;
 - 3) The display with a three (3) second message hold rate.
 - ~~2) In no event shall a display on a changeable message sign may not flash, phase, scroll, or display continuous streaming of information or video animation; and~~
 - ~~3) In no event shall the~~4) The display or the brightness of a changeable message sign may not obscure or interfere with traffic control devices or traffic safety.

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- (4) *Home occupations signs.* No more than one (1) exterior sign not to exceed eight (8) square feet ~~shall~~may be allowed, ~~with no other exterior display or exhibits, no.~~ No exterior storage of materials or any other exterior ~~indications~~indicator of the home occupation ~~or variation from that~~ would circumvent the residential ~~character~~requirements of this division is allowed unless otherwise permitted by the principal building or accessory structure ~~Town of Lisbon Code of Ordinances.~~
- (5) *Informational/Directional signs and directional signs.* Informational signs and directional. Directional signs must be located on the property to which they pertain, and ~~shall not include any form of advertising, including a business or entity name or logo.~~ Such signs must may not create signage clutter on the property.

(C.M. of 12-2-2014, V. 2014-257)

- (6) *Building mounted signs.* Building mounted signs should be considered part of the building design and should be scaled and designed appropriate to the building on which they are placed. Building mounted signs should not obscure architectural details on the building. All building mounted signs are counted towards the property's allowed maximum signage area (square feet) and the number of permitted signs allowed, and must meet applicable dimensional standards. This shall include lettering and advertising graphics placed directly on the building facade.

- 1) The height of a building mounted sign, as measured from the highest part of the sign, may not be taller than the highest point of the building.
- 2) Building mounted signs may not interfere with vehicle, pedestrian, or cyclist safety, and may extend no lower than ten (10) feet above ground level. All hanging signs must comply with applicable lot and sign setback standards.
- 3) Canopy signs and the canopies on which they are displayed are considered part of the building design, and should be scaled and designed appropriate to the building on which they are placed.
- 4) Wall graphics or signs stenciled, printed, painted or affixed directly onto the wall of a building, including any lettering and text, symbols, or graphics that advertise a commercial use, product, service or activity, shall count towards the allowed maximum signage area, dimensional standards, and number of signs per property. This will not apply to wall graphics that are not intended or construed to be intended for commercial use, such as artistic, political, religious, or community non-profit graphics or messages.

- (7) *Gas station canopy signs.* A sign erected or placed on a gas station canopy to display the fuel company name may not count toward the maximum sign area or number of signs for the property. All other signs shall be counted towards the maximum sign area and number of signs for the property.
- (8) *Window signs.* Window signs do not count towards the maximum sign area if they constitute directional signs and are not scaled to be legible from a public or private way. Window signs and graphics may not cover more than 30% of the total glass surfaces of any building facade facing any public road. Buildings with more than one side facing a public road are allowed 30% window coverage per side/frontage.
- (9) *Vehicular signs.* Cars, trucks or other vehicles may not be used as signs. Commercial vehicles with advertising information may not be regularly or permanently parked or placed in a location where a sign would not be permitted, or used in a way that has the effect of circumventing this division or the Town of Lisbon Code of Ordinances.
- (10) *Portable signs.* One (1) portable sign, such as a sandwich board sign, is allowed per property, provided the sign is only placed outside during the business or operation hours for that use (not overnight), and not placed in a manner that would otherwise constitute placement of a permanent sign. A portable sign is not considered a temporary sign. The maximum sign area of a portable sign is six (6) square feet. Portable signs may not be internally or externally illuminated.

[KMC4]

Sec. 70-720. Temporary signs.

(1) *Size, dimensions, number of signs.*

- (a) No temporary sign or any part of its structure ~~shall~~may exceed 20 feet in height, as measured from the normal grade at its base, and not a landscape mound or berm. ~~Banners such as are~~ A banner hung over ~~the~~ street ~~(as allowed within in compliance with this ordinance)~~ shall be ~~division is~~ exempt from the height limitation.
- (b) The total number of temporary signs ~~or features for an individual on a single~~ property ~~shall~~may not exceed four (4) signs per residence or business ~~or use~~ at any one time. ~~Temporary political signs shall be exempt from this restriction. Notwithstanding the restrictions of this paragraph, within the first six (6) months after a new business has commenced operations, it may display up to two (2) temporary on-premises signs, which shall not count toward the maximum number of temporary signs provided by this paragraph. [KMC5]~~
- (c) ~~Any~~A temporary signs, banners, ~~sign~~ or ~~other features are~~ banner placed in compliance with this division ~~is~~ allowed in addition to any non-temporary sign permitted ~~signage under this ordinance, division and~~ ~~and does~~ not count towards the number of ~~permitted, permanent~~ signs allowed, or the maximum ~~square footage of signage allowed, sign area~~ for an individual property.
- (d) ~~Temporary signs~~ No temporary sign larger than twelve (12) square feet ~~shall require~~may be placed without first obtaining a permit, ~~are subject to a paying any required~~ permit fee, and ~~are subject to complying with any additional standards applicable under section 70-718 General Standards, if applicable.~~ Temporary signs for community, charitable or non-profit events and activities shall be exempt from the permit fee.
- (e) No temporary sign ~~shall~~may exceed the maximum sign size for the ~~zone~~zoning district in which it is ~~in,~~ as indicated in section 70-718(4)(e).
- (f) No temporary sign may be illuminated either internally or externally.
- (g) Temporary signs may not be repeatedly replaced with signs of similar content or purpose in a manner intended to circumvent the permit requirements that would apply if the sign were permanent.

(2) *Location and placement.*

- (a) Temporary signs ~~specified in this section shall~~may not be attached to fences, trees, utility poles (except where expressly allowed), or the like, ~~shall~~may not be placed in a position that will obstruct or impair vision or traffic, either pedestrian or vehicular, ~~shall~~may not infringe on handicap accessibility, ~~nor~~and may not be located or placed in any manner ~~create that creates, in the judgment of the code enforcement officer,~~ a hazard or disturbance to the health and welfare of the general public.
- [KMC6](b) No temporary sign ~~or any portion of a temporary sign or its structure shall~~may be located ~~placed~~ within four (4) feet of a street ~~the public~~ right-of-way ~~or other lot line~~, except for off-premises signs, as allowed under 70-718(5)(c). An application for a waiver for this setback standard will be permitted ~~within the village zone.~~
- (c) ~~Illumination, both internal and external, is prohibited.~~
- (d) ~~Off-premises signs.~~ The following exceptions for temporary off-premises signs are allowed ~~(as permitted by state or federal regulations, and in accordance with this ordinance), with appropriate permission from the property owner to locate said signage on an off-premises property or right of~~

way. Please see also section 70-718(5)(c), for regulations on off-premises permanent signs 21 M.R.S.A § 1913-A as such may be amended.

- ~~a. Political signs.~~
- ~~b. Agricultural signs must be located within 5 miles of the farm stand or agricultural use or activity being advertised.~~
- ~~c. Temporary directional or wayfinding signs.~~
- ~~d. Public safety signs.~~
- ~~e. Non-political town signs, used for informational or economic development purposes.~~
- ~~f. Community, charitable and non-profit activities or functions (see 4(a), below).~~

[KMC7]

(3) *Duration of sign use or posting; sign removal.*

- ~~(a) Temporary signs, both requiring a permit and~~ A temporary sign may not requiring a permit, shall be limited to use used in any location for more than ninety (90) days in any 12-month period ~~(KMC8), except as indicated otherwise under provided in this section.~~
- ~~(b) A temporary sign for advertising a builder(s), engineer(s), designer(s), or other individual(s) who is (are) responsible for services being rendered on a private property is limited to use for the duration of the project construction period or period of services rendered, and shall be removed within thirty (30) days after the completion of the project or services.~~
- ~~(c) Temporary public safety signs erected or required to be erected by the town or other local, state or federal governmental body or agency pursuant to any ordinance, regulation, rule or law shall not be limited in duration of use or posting. If appropriate, such signs that are determined to be permanent in use will be encouraged to follow permanent sign standards.~~
- (c) A temporary sign addressing an event occurring on a specific date or dates shall be removed within fifteen (15) days of the relevant date or dates.
- ~~(d) Temporary signs directly related to a use or activity that has been inactive or discontinued for more than seven (7) fourteen (14) days shall be removed, except as specified below under (4) Standards by Temporary Sign Type.~~
- ~~(e) A temporary sign used to indicate the change in location for a business or use is allowed to remain in place for up to six (6) months after the date of change in location.~~

~~(4) Standards by temporary sign type.~~

- ~~(a) Community, charitable and non-profit event signs. Up to four (4) signs of a temporary nature such as an advertisement of a charitable function, notice of meeting or other non-commercial sign of a similar nature are permitted on the lot where the event occurs for a period not to exceed thirty (30) days and shall be removed by the organization that posted the sign. See (2)(d) above for off-premises signs, including signs within the road right-of-way.~~
 - ~~a. Banners for community events which are to be placed over the roadway as permitted by the town shall complete a banner permit application.~~
- ~~(b) Signs in town parks and gardens. Town-owned parks, gardens and trail properties as identified in section 30-1 of Town Ordinances, and including the areas surrounding Lisbon Gateway signs, are specially designated for the enjoyment and convenience of the users and are maintained for their~~

beauty and cultural significance. No temporary sign advertising any business, commercial activity, or any political purpose or candidate, shall be placed on park, garden or trail property as identified in section 30-1 of Town Ordinances. No temporary signs shall be placed in right of ways adjacent to the parks and gardens and gateways located on State Route 196, except political signs as allowed under 23 MRSA Ch. 21, § 1913A.

- a. ~~Public, community, or charitable event signs in town parks and gardens properties NOT along Route 196 shall be allowed. Such signs shall be limited to one (1) sign per property at any one time, with a maximum duration of use or posting of two (2) weeks.~~
- b. ~~Public, community or charitable event signs in town parks and gardens and gateway areas along Route 196 are allowed subject to the approval of the town manager under certain conditions as defined herein. The applicable properties are identified as the town gateways (Welcome to Lisbon signs), Gazebo Park, Thomas Field Memorial Park, Smith McCarthy Park, and Oak Street Park.~~
 - 1) ~~The primary intent of this section of the ordinance shall be to preserve the visual character and beauty of the town's garden areas along Route 196, discourage the unnecessary proliferation of temporary signs in these areas, and provide standards and conditions by which community event signs shall conform. However, it is recognized that from time to time certain public, civic and religious events and celebrations, or community and charitable fundraising events, require the use of temporary signage in order to provide adequate information and direction to citizens and visiting public.~~
 - 2) ~~For the purposes of approving temporary community event signage in the town parks, gardens and gateways, the town manager shall follow the procedures and guidelines required by the planning board, as approved by the town council. An application form shall be provided for the purposes of defining the criteria for approval and outlining appropriate standards such as the number, size, design and placement of temporary signage in public gardens and parks along Route 196.~~
 - 3) ~~The approved criteria and "Town Parks Temporary Sign Application form" itself shall be reviewed annually by the planning board and subsequently approved by the town council.~~
- c. ~~Unauthorized temporary signs placed in town parks and garden properties may be removed by any Town of Lisbon employee at the discretion of the code enforcement officer or town manager. Authorization given to town employees does not have to be on a case-by-case basis, but may be given to employees charged with the maintenance of the town parks and gardens properties.~~
- (c) ~~Real estate signs. One (1) temporary freestanding or wall real estate sign may be erected advertising the sale, lease, or rental of the premises upon which the sign is located, for the duration of the property's availability.~~
 - 1) ~~Real estate signs for residential properties or subdivisions shall not exceed twelve (12) square feet.~~
 - 2) ~~Real estate signs for commercial properties or subdivisions shall not exceed twenty four (24) square feet. For properties abutting Route 196, the total allowed square footage for signs is allowed an increase of up to 50%.~~
 - 3) ~~Real estate signs shall be removed within 1 week of the property sale or transaction.~~
- (d) ~~Development or construction site. Up to two (2) temporary development or construction signs, with up to twenty four (24) square feet of display area, shall be allowed on the project site provided such signs~~

shall be limited to the general identification of or funding for the project and shall be removed within thirty (30) days after completion of the construction and building phase.

For project contractor signs on a development or construction site, up to three (3) temporary signs, no larger than sixteen (16) square feet each, shall be allowed for advertising a builder(s), engineer(s), designer(s), or similar individual(s) who is (are) responsible for the development under construction. Contractor signs shall be removed within thirty (30) days after completion of the construction and building phase.

- (e) ~~Political signs.~~ Signs bearing political messages relating to an election, primary or referendum shall be allowed in any district. Political signs shall be allowed to be placed within a public right-of-way in such locations as will not create a safety hazard, not prior to six (6) weeks before the election, primary or referendum to which they relate and must be removed by the candidate or political committee not later than one (1) week after election day.
- (f) ~~New business or business relocation signs.~~ A maximum of two (2) temporary signs are allowed to announce a new business or a relocated business provided each sign is no larger than eight (8) square feet of display area and is removed within sixty (60) days of installation. Home occupations are not eligible for temporary signs under this section. Sign types permitted are:
 - a. ~~One (1) wall sign which shall consist of any material and temporarily cover a permanent wall sign or temporarily attached to a wall, and~~
 - b. ~~Either a free standing sign, placed on existing sign posts or on new posts that are removed at the end of the time period, or an A-frame which must be removed during non-business hours.~~
 - c. ~~Location shall be on the same property as the business and shall not interfere with sight distance from any egress.~~
- (g) ~~Farm stand signs.~~ Farm stand signs shall follow the provisions of 23 MRSA § 1913-A.

(C.M. of 12-2-2014, V. 2014-257)

Secs. 70-721—70-730. Reserved.



August 23, 2022

Holliday Keen, Stormwater Coordinator
Bureau of Water Quality
Maine Department of Environmental Protection
holliday.keen@maine.gov

RE: Town of Lisbon Low Impact Development (LID) Ordinance

Dear Ms. Keen,

The Town of Lisbon has developed the attached model LID ordinance to comply with the requirements of the 2022 Municipal Separate Storm Sewer System (MS4) General Permit. The Town modified the statewide model LID ordinance developed by the Cumberland County Soil & Water Conservation District, Integrated Environmental Engineering, and the Southern Maine Planning and Development Commission, to be consistent with the Town's Comprehensive Plan, existing ordinances, policies, and strategies.

The Town of Lisbon intends to create a new chapter in their Code of Ordinances and will update other chapters to reference the Submittals and Performance Standards of this new chapter. The Town will also update their Erosion and Sediment Control Ordinance and Zoning Ordinance to meet LID standards, as necessary, and continue to rely on existing provisions in their Subdivision and Zoning ordinances for some elements of the LID performance standards.

The Town anticipates adopting the attached performance standards in the model ordinance. However, the municipal ordinance adoption process includes a review of the Planning Board and Town Council, and associated public hearings. Numbering in this model ordinance is included for clarity but may change before adoption.

As evidenced in the attached model ordinance, the Town of Lisbon clearly understands and values the importance of implementing LID strategies to reduce the impacts of stormwater pollution. They have selected a suite of performance standards in this model ordinance to meet the goals and objectives of the LID requirements in the MS4 General Permit.

Please let us know if you have any questions or require any additional information.

Sincerely,

Philip L. Ruck, P.E.

Philip L. Ruck P.E., President

TELEPHONE: (207) 949-0074

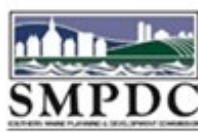
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Lisbon Proposed Ordinance for Low Impact Development Strategies

Prepared for submittal to Maine Department of Environmental
Protection as required by the Maine General Permit for Stormwater
Discharges from Municipal Separate Storm Sewer Systems

Revised 8/23/2022



Credits: This model ordinance was prepared by SMPDC, CCSWCD, and Integrated Environmental Engineering, Inc. under award CZM NA21NOS4190082 to the Maine Coastal Program from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of NOAA or the Department of Commerce.

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Section 1 Purpose

The Purpose of this “Low Impact Development Strategies Ordinance” (the Ordinance) is to provide for the health, safety, and general welfare of the citizens of the Town of Lisbon through review and approval of Low Impact Development Strategies as required by federal and State law.

This Ordinance establishes methods for implementing Low Impact Development Strategies to comply with minimum control measure requirements of the federal Clean Water Act, of federal regulations and of Maine’s Small Municipal Separate Storm Sewer Systems General Permit.

Section 2 Definitions

Buffers – Means all three kinds of buffers listed below unless a subset of the three is specifically called out:

- **Stormwater Vegetative Buffer** – a buffer constructed in accordance with Appendix F in Chapter 500 for the purposes of providing pollutant removal.
- **Shoreland Zoning Setback Buffer** – A buffer required by the municipal Shoreland Zoning Ordinance to protect a water of the State.
- **General Buffer** – a buffer required by the municipal ordinances to provide screening to parcels or developments from light, noise, other parcels, rubbish areas, or other areas.

Chapter 500 – Means Chapter 500 of the Maine Department of Environmental Protection’s Rules (“Stormwater Management Rules”).

Chapter 502 - Means Chapter 502 of the Maine Department of Environmental Protection’s Rules (“Direct Watersheds of Lakes Most at Risk from New Development, and Urban Impaired Streams”).

Climate Resilient Northeast Native Vegetation – Means plants identified as native to the Northeast as identified by the Northeast Regional Invasive Species & Climate Change (RISCC) Network or a Maine Licensed Landscape Architect.

Common Plan of Development or Sale - Means a “subdivision” as defined in Title 30-A M.R.S. §§ 4401 *et seq.* (the Maine Subdivision statute) and in Section 70 Article I and Section 66 Article 2 of the Municipality’s code of ordinances.

Note: Common Plan of Dev. Or Sale is same definition as MS4 General Permit.

§§ 4401.4 "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.

Construction Activity – Means any activity on a Site that results in Disturbed Area.

Discharge - Means any spilling, leaking, pumping, pouring, emptying, dumping, disposing or other addition of pollutants to the Waters of the State, other than groundwater.

Disturbed Area - Means all land areas of a Site that are stripped, graded, grubbed, filled, or excavated at any time during the site preparation or removing vegetation for, or construction of, a Project. Cutting of trees, without grubbing, stump removal, disturbance, or exposure of soil is not considered Disturbed Area. Disturbed Area does not include routine maintenance but does include Redevelopment and new Impervious Areas. “Routine maintenance” is maintenance performed to maintain the original line and grade, hydraulic capacity, and original purpose of the facility. Paving impervious gravel surfaces provided that an applicant or permittee can prove the original line and grade and hydraulic capacity shall be maintained and original purpose of the gravel surface remains the same is considered routine maintenance. Replacement of a building is not considered routine maintenance of the building and is therefore considered Disturbed Area.

Note: Disturbed Area definition is from the MS4 General Permit plus addition of the last sentence to ensure that Redevelopment Projects removing buildings take into account that area as Disturbed Area.

Drainageway – Means the same as “Drainageway” defined in Chapter 500

General Permit – Means the General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4) approved October 15, 2020, and modified November 23, 2021, and any amendment or renewal thereof.

High Intensity Soil Survey – Means a Class A survey defined by the March 2009 Guidelines for Maine Certified Soil Scientist for Soil Identification and Mapping, prepared by the Maine Association of Professional Soil Scientists.

High Permeability Soils – Means hydrologic soil groups A or B as determined by on-site soil testing by a certified soil scientist using a High Intensity Soil Survey.

Impervious Area - Means the total area of a Parcel covered with a low-permeability material that is highly resistant to infiltration by water, such as asphalt, concrete, or rooftop, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability. Common Impervious Areas include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and macadam or other surfaces which similarly impede the natural infiltration of stormwater. Pervious pavement, pervious pavers, pervious concrete, and under drained artificial turf fields are all considered impervious. For the purpose of determining whether a Site exceeds the Impervious Area thresholds requiring conformance to LID performance standards, the municipality may exclude these from calculation of Impervious Area if these are designed to be infiltration Stormwater Treatment Measures.

Note: this definition is the same as Chapter 500 definition of Impervious Area except Chapter 500 has a sentence at the end was removed, saying that the DEP can exclude Pervious pavement from calculation of Impervious Area was modified.

Lot – Means the same as it is defined under the Municipality’s zoning ordinance.

Low Impact Development (LID) - Means a broad approach to site planning that preserves natural resources, processes, and habitat, defines what portions of the Site are suitable for development and then utilizes Stormwater Treatment Measures to manage Runoff from the proposed developed impervious areas. In LID, Stormwater Treatment Measures using natural processes such as vegetated buffers are given preference over constructed treatment Stormwater Treatment Measures. The goals of LID are to minimize the environmental impacts of the development.

Maine Licensed Landscape Architect – Means a person who has an active Landscape Architect license from the Maine Board of Licensure for Architects, Landscape Architects, and Interior Designers.

Maine Native Vegetation – Means vegetation including grass seed mixtures, identified as native to Maine from lists maintained by: US Department of Agriculture Hardiness Zones by the Maine Cooperative Extension, Wild Seed Project, Regional Soil and Water Conservation District, Maine YardScaping Program, or a Maine Licensed Landscape Architect.

Municipal Separate Storm Sewer Systems (MS4) - Means a conveyance or system of conveyances designed or used for collecting or conveying Stormwater (other than a publicly owned treatment works (POTW), as defined at 40 CFR 122.2, or a combined sewer), including, but not limited to, roads with drainage systems, municipal roads, catch basins, curbs, gutters, ditches, human-made channels or storm drains owned or operated by any municipality, sewer or sewage district, Maine Department of Transportation (MDOT), Maine Turnpike Authority (MTA), State agency or Federal agency or other public entity that Discharges to Waters of the State other than groundwater.

Municipality – Means the Town of Lisbon.

New Development – Means the same as “New Development or Construction” defined in the General Permit.

The General Permit defines “New Development or Construction” as follows: “New Development or Construction” means activity undertaken to develop property, including but not limited to: the construction of buildings, parking lots, roads and other new impervious surfaces; landscaping; and other activities that disturb land areas. New Development or Construction does not include Redevelopment or maintenance. Permitted municipalities may define New Development more stringently.)

Parcel – Means the same as "Tract or parcel of land" as defined at 30 M.R.S. §4401.6 *et seq.*

§4401.6 Tract or Parcel of land means all contiguous land in the same ownership, except that lands located on opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road after September 22, 1971.

Permitting Authority - Means the Code Enforcement Officer, Building Inspector, Planning Board, or other official or body authorized by State law or the Municipality’s ordinances to approve Development or Redevelopment of Sites.

Project – Means Construction Activity undertaken for New Development or Redevelopment, both as defined in the General Permit, located on a Site that will Discharge Stormwater to a Small MS4 located partially or entirely within the Urbanized Area.

Protected Natural Resource - Means coastal sand dunes, coastal wetlands, significant wildlife habitat, fragile mountain areas, freshwater wetlands, community public water system primary protection areas, great ponds, or rivers, streams or brooks as defined in the *Natural Resources Protection Act* at 38 M.R.S. §480-B.

Redevelopment – Means the same as “Redevelopment” defined in the General Permit.

The General Permit defines “Redevelopment” as follows: “Redevelopment” means an activity, not including maintenance, undertaken to redevelop or otherwise improve property in which the newly developed area is located within the same footprint as the existing developed area.

Regulated Small MS4 - Means any Small MS4 authorized by the most recent, in-force General Permit or the general permits for the Discharge of Stormwater from MDOT and MTA Small MS4s or state or federally owned or operated Small MS4s including all those located partially or entirely within the Urbanized Area.

Runoff – Means the part of precipitation from rain or melting ice and snow that flows across a surface as sheet flow, shallow concentrated flow or in Drainageways.

Rural Areas – Means those zones or districts designated as follows on the municipal zoning map: Rural Open Space I, Rural Open Space II, Rural Residential, Limited Rural Residential, and Resource Protection (if the surrounding zones are rural).

Small MS4 - Means any MS4 that is not already covered by the Phase I MS4 stormwater program including municipally owned or operated storm sewer systems, state, or federally owned systems, such as colleges, universities, prisons, military bases and facilities, and transportation entities such as MDOT and MTA road systems and facilities. See also 40 CFR 122.26(b)(16).

Significant and Essential Wildlife Habitats – Means the areas identified as Significant or Essential Habitats of endangered or threatened species as identified by the Maine Department of Inland Fisheries and Wildlife either on the Beginning with Habitat viewer or in consultation with the Maine Department of Inland Fisheries and Wildlife.

Site - Means the portion of a Lot, Parcel, or Common Plan of Development which is proposed for Construction Activity, including open space, Stormwater Treatment Measures, and Disturbed Area, subject to this Ordinance.

Stormwater- Means the part of precipitation including Runoff from rain or melting ice and snow that flows across the surface as sheet flow, shallow concentrated flow, or in Drainageways. “Stormwater” has the same meaning as “storm water”.

Stream Crossing - Means the mechanism by which any road, sidewalk, or other structural feature of a Site will cross or pass over or through a Water of the State which has a stream bank full width of 6 feet or less.

Stream Crossing designed in accordance with Maine Stream Smart Principles – Means a Stream Crossing designed by a Maine Professional Engineer who has completed the Maine Audubon Society Stream Smart Workshops (Parts I and II), which includes the standards recommended by that program’s stream span, elevation, slope and skew and substrate to promote passage of fish and other organisms and to limit road-damaging flows from extreme weather.

Stormwater Treatment Measure – Means a Stormwater management system or innovative treatment measure as described in Chapter 500 4.c.(3) Types of treatment measures allowed. These measures include wet ponds, vegetated soil filters, infiltration, buffers, or innovative treatment measures. For purposes of this Ordinance these are cumulatively referred to as Stormwater Treatment Measures, or individually referred to as Stormwater Treatment Wet Pond, Stormwater Treatment Vegetated Soil Filter, Stormwater Treatment Infiltration Measure, Stormwater Treatment Buffer, or Stormwater Treatment Innovative Measure.

Suburban Areas – Means those zones or districts designated as follows on the municipal zoning map: Limited Residential, General Residential, and Resource Protection (if the surrounding zones are suburban).

Time of Concentration – Means the same as “Time of concentration” defined in Chapter 500.

Urban Areas – Means those zones or districts designated as follows on the municipal zoning map: Village, Commercial, Industrial, Diversified Development, and Resource Protection (if the surrounding zones are urban). -

Urbanized Area - Means the area of the Municipality so defined by the inclusive sum of the 2000 decennial census and the 2010 decennial census by the U.S. Census Bureau.

Waters of the State – See 38 M.R.S. §361-A (7).

Section 3 Applicability

Note to Future Adopters: Thresholds may be updated by inserting the applicability thresholds into applicability sections for Site Plan and Subdivisions. If a municipality has a table of Land Uses, identifying when certain types of reviews are required, a line item should be added specifying that disturbance of one or more acres requires Site Plan review in the Urbanized Area of the municipality.

The LID Performance Standards contained in Section 7 of this Ordinance apply to any Project for which an application for subdivision or site plan approval is filed with the Municipality on or after 7/1/2024, which results in:

- a. Disturbed Area of one or more acres of land discharging to the MS4, or
- b. Disturbed Area that is less than one acre of land if the Construction Activity creating Disturbed Area is less than one acre of land and is part of a larger Common Plan of Development or Sale that as approved or amended would create Disturbed Area of one acre or more discharging to the MS4.

Notwithstanding other provisions in municipal ordinances or state law, requirements to plant “Maine Native Vegetation” or “Climate Resilient Northeast Native Vegetation” shall not be construed as a restriction on the rights of individuals to engage in agricultural practices that are legally protected by the Maine Agriculture Protection Act and the “Right to Food” provision in the Maine Constitution (Constitution, Art. I, §25).

Section 4 Procedure

Review and approval of projects subject to this Ordinance will be conducted concurrently with their Site Plan review.

Section 5 Submission Requirements

5.1 Project Narrative

The applicant shall provide a Project narrative describing:

- *the overall approach to Stormwater management at the Project Site,*
- *a listing of Stormwater Treatment Measures that will be in use, stating which will be maintained privately and which will be offered to the Municipality for acceptance and operation,*
- *how they have prioritized protection of the sensitive areas from disturbance as required in Technical Appendix A, and*
- *a rationale for any waivers from performance standards in Technical Appendix A.*

5.2 Project Contacts and Qualifications

The applicant shall provide contact information (i.e., name, company if applicable, phone number, physical address, and email address) as described below:

- Maine Licensed Landscape Architect
- Maine Certified Soil Scientist
- Maine Professional Engineer

5.3 Project Plans Contents

The applicant shall submit Project Plans which shall consist of a graphic representation of the Site at a scale no smaller than 1 inch = 100 feet showing:

- Waters of the State and their associated Shoreland Protection areas
- Protected Natural Resources
- Predevelopment drainage areas, Drainageways and associated Time of Concentration
- High Permeability Soils
- Maine Native and Climate-Resilient Northeastern Native Vegetation in General Buffer areas and Shoreland Zoning Buffer areas
- Significant and Essential Wildlife Habitats
- Limits of disturbance
- Post-development drainage areas, Drainageways and associated Time of Concentration
- Locations of snow storage areas
- Stormwater Treatment Measures to be used as required by Technical Appendix A

5.4 Submittals related to Infiltration Performance Standard

The applicant shall submit the following to permit review of the Project application under the LID Performance Standards for infiltration:

- Information required by Chapter 500 Section (7)(D)(5)(c) Infiltration Submittals including a plan for use of de-icing materials, pesticides and fertilizers within the drainage area of any infiltration Stormwater Treatment Measures.
- Locations of any Maine Uncontrolled Hazardous Substance Sites, Maine Voluntary Response Action Program sites, federal Resource Conservation and Recovery Act ("RCRA") Corrective Action sites, or Petroleum Remediation sites on or adjacent to the Site.

Section 6 Performance Standards

The applicant shall incorporate the performance standards contained in Technical Appendix A into their site design, shall implement them during construction and shall maintain and inspect them in accordance with Section 26 Appendix 1 Post-Construction Stormwater Management.

Section 7 Enforcement - to be developed as part of final ordinance

Section 8 Severability and Conflicts - to be developed as part of final ordinance

Section 9 Waivers - to be developed as part of final ordinance

Section 10 Authority

The Municipality enacts the Ordinance for Low Impact Development Strategies provisions pursuant to Maine Constitution Art. VIII, Part Second, §1 and 30-A M.R.S. §§3001 et seq. (municipal home rule authority), 38 M.R.S. §413 (the Wastewater Discharge Law), 33 USC §§1251 et seq. (the Clean Water Act), and 40 CFR Part 122 (US Environmental Protection Agency's regulations governing the National Pollution Discharge Elimination System (NPDES)). The Maine Department of Environmental Protection, through its promulgation of the General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems has listed the Municipality as having a Regulated Small MS4; under this General Permit, listing as a Regulated Small MS4 necessitates enactment of elements of this Ordinance as part of the Municipality's Stormwater management program in order to satisfy the minimum control measures for Post Construction Stormwater Management in New Development and Redevelopment.

Technical Appendices

These Technical Appendices detail the required LID Performance Standards. The appendices shall be updated from time to time by the Town to reflect the most current information, and shall become effective upon public hearing and approval by the Planning Board.

Technical Appendix A – LID Performance Standards

Performance Standard	LID Measure(s) addressed (shown only for informational purposes)	Additional Notes for Lisbon Adoption
<p>Prioritize the protection of the following sensitive areas as listed below (highest priority listed first) by not disturbing land in these areas:</p> <ul style="list-style-type: none">i. Waters of the State and associated shoreland protection areas.ii. Protected Natural Resourcesiii. Predevelopment Drainagewaysiv. High Permeability Soilsv. Maine Native Vegetation and Climate Resilient Northeastern Native Vegetation in General Buffer areas and Shoreland Zoning Setback Buffer areasvi. Significant and Essential Wildlife Habitats <p>Note that the applicant will need to provide a description in their narrative of how they have prioritized these areas for protection from disturbance. These areas may be counted toward the open space requirements.</p> <p>Exception: Removal of Maine Native Vegetation and Climate Resilient Northeastern Native Vegetation that is diseased or in poor condition is allowed.</p>	<ul style="list-style-type: none">1. Minimize Site Clearing2. Protect Natural Drainage System4. Minimize Impervious Area5. Minimize Effect of Impervious Area6. Minimize Soil Compaction	Lisbon will adopt this standard.
Project Plans shall depict limits of disturbance. Limits of disturbance shall be established on-site prior to	<ul style="list-style-type: none">1. Minimize Site Clearing	Lisbon will adopt this standard.

disturbance using flagging, fencing, signs or other means to provide a clear indication.	6. Minimize Soil Compaction	
<p><i>Optional: Rural New Developments shall preserve at least 40% of the Site as open space and Suburban New Developments shall preserve 25% of the Site as open space.</i></p> <p><i>Exception: Municipalities may allow exceptions per their municipal ordinances. For example, applicants may be allowed to pay a fee-in-lieu which is dedicated to open space or may provide open space in an alternate locations within the same watershed.</i></p>	<p>1. Minimize Site Clearing</p> <p>4. Minimize Impervious Area</p> <p>7. Minimize Lawns and Maximize Landscaping that Encourages Runoff Retention.</p>	Lisbon will not adopt the optional performance standard on open space requirements as there are provisions in place to ensure that new open space is created. Chapter 66, Subdivision, requires that residential subdivisions of more than ten lots have at least 10 percent open space.
<p>Stream Crossings for Waters of the State shall be designed in accordance with Maine Stream Smart Principles to preserve natural pre-development Drainageways.</p> <p>Exception: Stream Crossings over portions of streams that are artificially channelized are not subject to this standard.</p>	<p>2. Protect natural Drainage System</p> <p>3. Minimize Decrease in Time of Concentration</p>	Lisbon will adopt this standard.
<p>Rural and Suburban Projects shall preserve the natural pre-development Drainageways on the Site by using the natural flow patterns and pathways for the post-construction drainage system.</p> <p>Exceptions are allowed if the Time of Concentration for a predevelopment Drainageway is the same as or shorter than the post-development Drainageway. Exception: The applicant may submit an “alternative analysis” which demonstrates that this performance standard is impracticable.</p>	<p>2. Protect Natural Drainage System</p> <p>3. Minimize Decrease in Time of Concentration</p>	Lisbon will adopt this standard.

<p>Projects that have a Disturbed Area of one acre of land or more shall include Stormwater Treatment Measures in accordance with Chapter 500 Section 4.C General Standards, 4.C.(2) Treatment requirements, 4.C.(3) Types of treatment measures allowed, and 4.D Phosphorus standard (for lake watersheds only) and additionally:</p> <ul style="list-style-type: none"> • Individual Stormwater Treatment Measure may not treat more than one acre of Impervious Area • Vegetation used in Stormwater Treatment Measures and General Buffers shall be Maine Native Vegetation or Climate Resilient Northeastern Native Vegetation <p>Note that although Chapter 500 General Standards and Phosphorus standard have higher thresholds for developed and Impervious Area, these standards apply to sites within the Urbanized Area of the Municipality at a lower threshold.</p>	<ol style="list-style-type: none"> 2. Protect Natural Drainage System 5. Minimize Effect of Impervious Area 7. Minimize Lawns and Maximize Landscaping that Encourages Runoff Retention. 10. Stormwater Quality Treatment and Retention Requirements 	<p>Lisbon will adopt this standard.</p>
<p>Infiltration Standard: Provide volume control on-site (through infiltration or storage) in accordance with the following:</p> <ul style="list-style-type: none"> • Volume to be controlled = (total area of Impervious Area after New Development and Redevelopment – total area that existed before New Development and Redevelopment) x Rd • Where Rd is the groundwater recharge depth based on the USDA/NRCDS hydrologic soil group as follows: Rd = 0.40 inches or rain for type A soils, 0.25 inches of rain for type B soils, 0.10 inches of rain for type C soils and 0 for type D soils 	<ol style="list-style-type: none"> 2. Protect the Natural Drainage System 3. Minimize the Decrease in Time of Concentration 5. Minimize Effect of Impervious Area 	<p>Lisbon will adopt this standard.</p>

<ul style="list-style-type: none"> • Stormwater Treatment Measures with liners may not be used to meet the volume requirement via storage. • Restrictions and requirements identified in Sections D(2) through D(4) of Appendix D Infiltration basins, drywells, and subsurface fluid distribution systems; of Chapter 500 apply. <p>Exception: For Sites in Rural and Suburban areas where infiltration will disrupt the preservation of the predevelopment Drainageways, an exception from the infiltration standard will be allowed.</p> <p>Exception: If any Uncontrolled Hazardous Substance Sites, Voluntary Response Action Program sites, RCRA Corrective Action sites, or Petroleum Remediation sites are on or adjacent to the Site, the Site does not need to meet the volume control standard.</p> <p>Exception: Municipalities may allow infiltration on an alternate site within the same watershed in-lieu of on-site infiltration.</p>		
<p>Minimize Impervious Area and the Effect of Impervious Area from road runoff:</p> <ul style="list-style-type: none"> • At least 70% of roadway Runoff shall be directed into a Stormwater Treatment Measure <p><i>Optional:</i></p> <ul style="list-style-type: none"> • <i>Dead-end streets shall be no longer than 1000 feet (Rural and Suburban Areas).</i> • <i>Dead-end roads shall be constructed to provide a hammerhead (when less than 200 feet), or a tear drop cul-de-sac turn-around with a center that is</i> 	<ol style="list-style-type: none"> 4. Minimize Impervious Area 5. Minimize Effect of Impervious Area 	<p>Lisbon will adopt this standard.</p> <p>Lisbon will not adopt the optional performance standards on dead end streets as there are already provisions on dead end streets in existing ordinances. Section 66, Subdivisions requires that dead end streets or cul-de-sacs provide a suitable turnaround and states that the Planning Board may require an</p>

<p><i>vegetated, used for open space, and/or a Stormwater Treatment Measure as described below (Rural and Suburban Areas).</i></p> <ul style="list-style-type: none"> <i>Cul-de-sac roads shall be constructed with the center island used for Stormwater Treatment Measures or vegetation unless type A or B soils are present in the center, in which case this area should be used to promote natural infiltration on-site.</i> 		<p>easement on dead end streets to allow for continuation of the street in the event of future subdivisions.</p>
<p>Minimize Impervious Area from parking areas:</p> <ul style="list-style-type: none"> Vehicle parking stall dimension standard: maximum of 9-foot x 18-foot stall <p>Exceptions for public safety</p> <p><i>Optional: (not fully developed as part of this ordinance)</i> <i>Establish "In-Lieu of" Parking programs with the following components:</i></p> <ul style="list-style-type: none"> <i>Fee in-lieu of parking</i> <i>Car-share in-lieu of parking</i> <i>Transit in-lieu</i> <i>Bike/pedestrian infrastructure improvements</i> <p><i>Note that the in-lieu program may optionally be tied to incentives, such as density or height bonuses.</i></p> <p><i>Establish shared parking provisions</i></p> <p><i>Minimum parking requirements shall be based on reasonable parking needs instead of peak use, and maximum parking limits should be established for appropriate areas. Establish maximum parking requirements at current minimum standards.</i></p>	<p>4. Minimize Impervious Area</p>	<p>Lisbon will update Chapter 70 -661 Off Street Parking and Loading. An exception will be made to allow for longer stalls with a maximum of 22 ft for parallel parking.</p> <p>Lisbon will not adopt the optional performance standards.</p>

<p><i>Reductions in parking volume requirements should consider presence of transit routes within ¼ mile, existing on-road parking, and transportation/parking demand management plan for Sites over a certain size.</i></p> <ul style="list-style-type: none"> <i>Commercial parking space size shall be a maximum 9-foot width and an 18-foot length with an allowance for reduction in length at a 1 to 1 ratio for available overhang (1 foot reduction allowed if 1 foot overhang possible).</i> <i>Parking lot travel aisles shall be a maximum of 22 feet wide.</i> <p><i>Require garages/under above building where appropriate, optionally tied to a density or height bonus</i></p>		
<p>Runoff from on-site roofs, sidewalks, and peak-use overflow parking Runoff shall be directed into Stormwater Treatment Buffers or Stormwater Treatment Infiltration Measures.</p>	<p>5. Minimize Effect of Impervious Area</p> <p>8. Provide Vegetated Open-Channel Conveyance Systems</p>	<p>Lisbon will adopt this standard.</p>
<p>Construction equipment movement, laydown areas and parking shall be restricted to the Disturbed Area.</p> <p>Areas to be vegetated shall be tilled and the soils amended with organic matter as needed based on the results of soil tests.</p>	<p>6. Minimize Soil Compaction</p>	<p>Construction equipment restriction to disturbed area is being adopted by Lisbon as part of their Erosion and Sedimentation Control ordinance changes.</p> <p>Lisbon will adopt this standard.</p>
<p>Snow storage areas shall be depicted on site plans.</p> <p>The location of snow storage areas in Stormwater Treatment Measures and Shoreland Zoning Setback Buffers shall be prohibited.</p>	<p>5. Minimize Effect of Impervious Area</p>	<p>Lisbon will adopt this standard.</p>

<i>Optional Standard: Require the implementation of precipitation storage (e.g., cisterns or rain barrels) for later reuse for landscaping.</i>	9. Rainwater Capture and Reuse	Lisbon will not implement this optional performance standard.
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**GRIMMEL'S MOBILE HOME PARK
1 NEW LOT – LOT 9 – LARRY STREET**

PROPERTY LOCATION AT:

LARRY STREET

LISBON, MAINE

LISBON TAX MAP R8, LOT 30

PREPARED FOR:

GRIMMEL'S MOBILE HOME PARK, LLC

5342 62nd AVENUE STREET

ST. PETERSBURG, FL 33715

PREPARED BY:

DAVIS LAND SURVEYING

STUART A. DAVIS

PROFESSIONAL LAND SURVEYOR #2208

990 MINOT AVENUE

AUBURN, MAINE 04210

JOB #22-059

PLANNING BOARD MEETING – August 25, 2022

Davis Land Surveying, LLC
990 Minot Avenue
Auburn, ME 04210

(207) 345-9991 office
(207) 782-3685 office
(207) 240-9949 cell

Email: stuart@davislandsurveying.net
www.davislandsurveying.net

August 25, 2022

Town of Lisbon
Planning Board
300 Lisbon Street
Lisbon, ME 04250

RE: Grimmel's Mobile Home Park, LLC – 1 new Lot – Larry Street

Dear Planning Board Members,

Enclosed please find a Site Plan Application and supporting documents for a proposed 1 new Lot located at the end of Larry Street in the current Mobile Home Park. Proposed new lot being a portion of the Town of Lisbon Tax Map R8, Lot 30. The new Proposed Lot consist of 0.4 acres and being land currently owned by Grimmel's Mobile Home Park, LLC as described in a deed dated April 23, 2009 and recorded in the Androscoggin County Registry of Deeds in Deed Book 3972, Page 13.

The property lies within the General Residential Zone. The new Proposed lot will be serviced by public water and sewer through private systems installed by the Park Owner.

The property is not shown as being in a Special Flood Hazard Zone according to FIRM 23001C0363E dated July 8, 2013. Based on IF&W and the Maine State GIS, there are no deer wintering yards and there are no (IWWH) Inland Water Fowl Wading Bird Habitat on the property.

We look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions.

Respectfully Submitted,



Stuart Davis, PLS

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Exhibit 1	Site Plan Application
Exhibit 2	Authorization Letter
Exhibit 3	Deed Book 7735 Page 182
Exhibit 4	Tax Map R-8 Lot 30
Exhibit 5	Corporation Filling
Exhibit 6	Flood Map
Exhibit 7	1989 Recorded Subdivision Plan
Exhibit 8	2022 Amendment to Grimmel Mobile Home Park

Application Number:

Date Received:

Project Name:

Fee Paid (amount):

Applicant:

Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine

SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: Grimmel's Mobile Home Park - 1 Lot Expansion

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

Applicant Information

2. Name of Applicant:

Gary & Betty Grimmel - Grimmel's Mobile Home Park, LLC

Address

5342 62nd Avenue St. Petersburg, FL 33715

Telephone

()

1. Name of Property Owner (if different):

Same

Address

Telephone

()

3. Name of authorized agent (if different):

Stuart Davis - Davis Land Surveying, LLC

Address

990 Minot Avenue Auburn, Maine 04210

Telephone

(207) 345-9991

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

 No X 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

Stuart Davis - Davis Land Surveying, LLC

Address

990 Minot Avenue Auburn, Maine 04210

Telephone

(207) 345-9991

I have reviewed all submission requirements and completed the remaining pages of this application form.

 X Attachments Checklist Waiver Request Form

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

Stuart Davis

Agent

Signature of ApplicantAugust 3, 2022

Date

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) Larry StreetRegister of Deeds Book 7735 Page 182Lisbon Tax Maps Map R-8 Lot 30

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 Ownership8. 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 x No. If yes, please specify:10. Current zoning of property: General ResidentialCurrent use(s) of property: Mobile Home Park

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

no Aquifer Protection Overlay no Wellhead Protection Overlay

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

Yes, previous applications and Plans should be on file within Code Enforcement**Project Information**13. Proposed use of property: Additional Lot to Existing Mobile Home Park14. 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.Adding Lot 9 to and existing approved Plan dated 9-28-1989 on Alma & Larry Streets - Lots 1-8

Application Number: _____

Project Name: _____

15. Total acreage of parcel: 0.4 acres Acreage to be developed: 0.4 acres16. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): X 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 X 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: Stuart Davis ME PLS #2208 - Davis Land Surveying, LLC

Firm or Licensed Individual: _____

*If additional professionals, attach separate list.*19. Does this development propose the extension of public infrastructure? _____ Yes X No

If yes, what kind:

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

20. Proposed water supply:

_____ individual well(s)
<u>X</u> central well with distribution lines
_____ connection to public water system
_____ other: _____

21. Proposed sewage disposal:

_____ individual subsurface disposal system(s)
<u>X</u> 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 X No*(See attached Waiver Request Form if applicable)*

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

Waiver Request Form

Site Plan Review Application

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

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

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

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

1. Standard/requirement to be waived: _____
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.

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

Site Plan Application

REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.

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

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

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	For all Tier 1 & Tier 2 Applications:	
X	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
X	Copies of existing covenants or deed restrictions	
X	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
X	List of names and addresses of all abutting property owners including those across any streets	
N/A	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
X	Property owner's name and address	
X	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
X	Tax map and lot number of the parcel(s)	
X	Location map, showing the general location within the town	
X	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
N/A	Location and dimensions of any existing easements	
N/A	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (see <i>Dimensional Standards table</i>)	
X	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
X	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

Application Number:

Project Name:

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

Application Number:

Project Name:

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

Application Number:







Project Name:

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







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 	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 	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 	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 	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 	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 	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.

<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>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></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>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></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>Supplementary Zoning Regulations. Chapter 70, Article VI, Division I <i>Includes additional regulations for the following:</i></p> <ul style="list-style-type: none"> • Accessory buildings • Agriculture • Campgrounds • Filling, grading, dredging, earth moving • High-intensity farming • Home occupations • Sanitation • Drainage • Conversion of existing building to multi-unit housing • Water quality • Archeological sites • Roads and driveways • Essential services
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>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></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>Off-Street Parking and Loading. 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></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p>Marine Structures. Chapter 70, Article VI, Division 4 <i>Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</i></p>

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

N/A 	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 	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 	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 	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>

Gary & Betty Grimmel
Grimmel's Mobile Home Park, LLC
5342 62nd Avenue
St. Petersburg, FL 33715

August 9, 2022

Town of Lisbon
Planning Board
300 Lisbon Street
Lisbon, ME 04250

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for Applications to the Town of Lisbon in regards to my property on Larry Street within Lisbon Tax Map R-9, Lot 30.

Sincerely,

A handwritten signature in dark ink, appearing to read "Betty Grimmel", followed by a long horizontal line extending to the right.

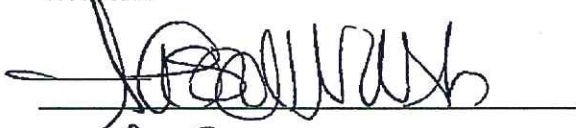
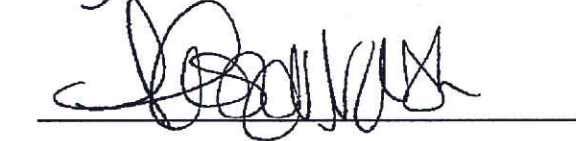
WARRANTY DEED

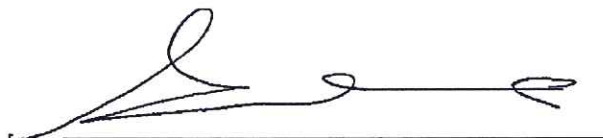
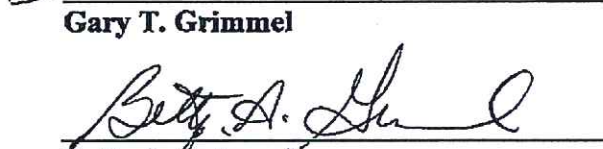
N O T N O T

Gary T. Grimmel and **Betty A. Grimmel** both with a mailing address at P.O. Box 246,
Rensselaer, New York 12144, for consideration paid, grant to **Grimmel's Mobile Home Park,**
LLC, a Maine Limited Liability Company with a mailing address at 80 Pejepscot Village M,
Topsham, Maine 04886, with **Warranty Covenants**, a certain portion of land, together with
any buildings situated thereon, located in **Lisbon**, County of **Androscoggin**, and State of **Maine**,
as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the Grantors have hereunto set their hands and seals effective on
this 23rd day of April, 2009.

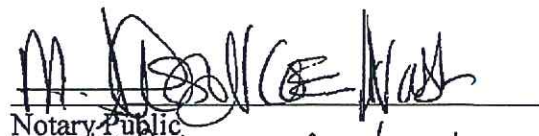
Witness:


Gary T. Grimmel

Betty A. Grimmel

STATE OF NEW YORK
COUNTY OF Rensselaer ss.

On the 23rd day of April, in the year 2009, before me, the
undersigned, a Notary Public in and for said State, personally appeared **Gary T. Grimmel**
personally known to me or proved to me on the basis of satisfactory evidence to be the individual
whose name is subscribed to the within instrument and that by his signature on the instrument,
acknowledged to me that he executed the same.


Notary Public
Print Name M. Alison Coe
My Commission Expires: 4-2-11

Title Not Searched, Description Not Verified

M. Alison Coe
Notary Public, State of New York
No. 0100605645
Residing in Albany County
Commission Expires 4-2-11

NO MAINE R.E.
TRANSFER TAX PAID

STATE OF NEW YORK
COUNTY OF Seneca, SS.

NOT
AN
OFFICIAL
COPY

On the 28th day of April, in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Betty A. Grimmel** personally known to me or known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and that by her signature on the instrument, acknowledged to me that she executed the same.

M. Alison Coe
Notary Public
Print Name: M. Alison Coe
My Commission Expires: 4.2.11 **SEAL**

M. Alison Coe
Notary Public, State of New York
Notary ID# 006056945
Residing in Albany County 4.2.11
Commission Expires

Title Not Searched, Description Not Verified

EXHIBIT A

O F F I C I A L O F F I C I A L

All of the above parcel of land described in a certain deed

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

ANDROSCOGGIN COUNTY
Tina M. Chaurand
REGISTER OF DEEDS



TOWN OF LISBON
Maine

Map updated to:
April 1, 2017



DISCLAIMER

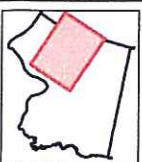
For Assessment Purposes Only
Not For Property Comparisons

LEGEND

- Town Line
- Adjacent Towns
- Parcels
- Streams
- Flood Zones
- Zoning
- Easements
- Adjacent Maps
- Water
- Road ROW

Lisbon 2017 GIS Tax Map
Revision By:

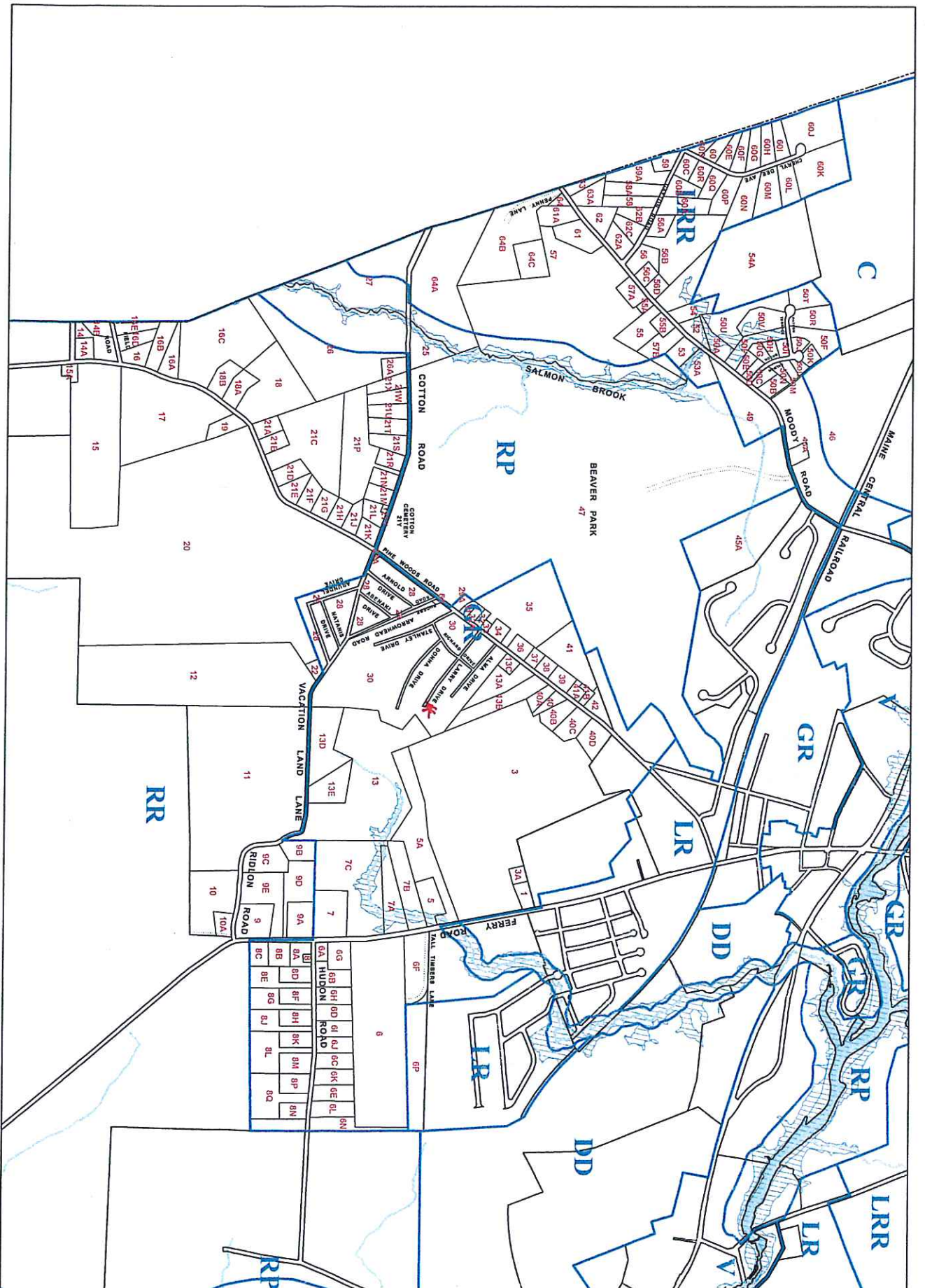
Current GIS Software



R-8

TAX MAP

0 500 1000
SCALE 1" = 500' NAD





MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Aug 03 2022 10:07:17. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
GRIMMEL'S MOBILE HOME PARK, LLC	20092375DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/18/2009	N/A	MAINE

Other Names (A=Assumed ; F=Former)

PINEWOODS ESTATES, LLC	A
------------------------	---

Clerk/Registered Agent

SHAWN K BELL
C/O THE BELL FIRM, P.A.
P.O. BOX 1776
LEWISTON, ME 04241 1776

[Back to previous screen](#)
[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Additional Addresses

[Plain Copy](#)

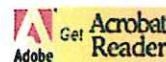
[Certified copy](#)

Certificate of Existence [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#)

[Long Form with amendments \(\\$30.00\)](#)

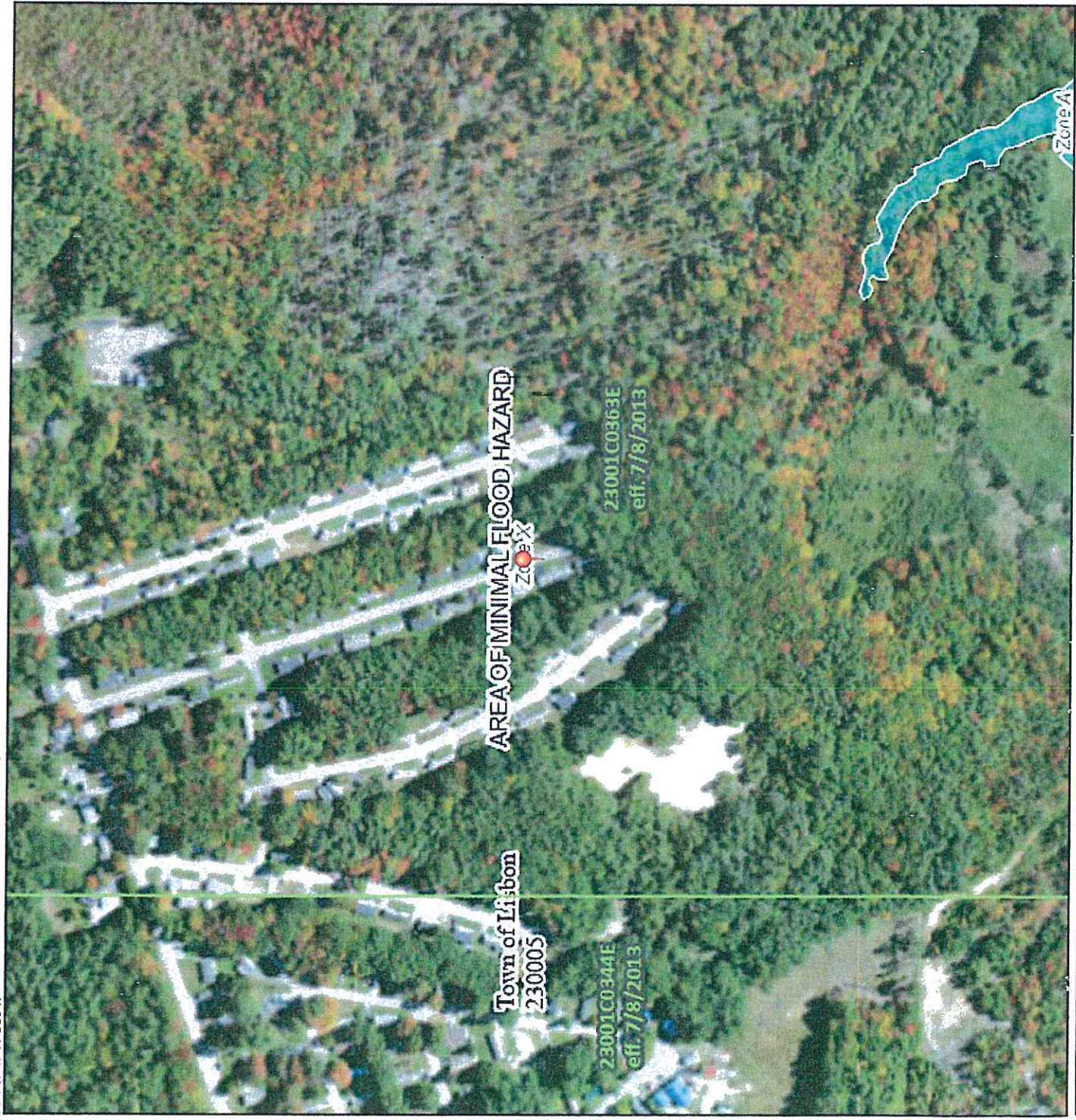
You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



National Flood Hazard Layer FIRMette



70°7'37"W 44°1'30"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone 1

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

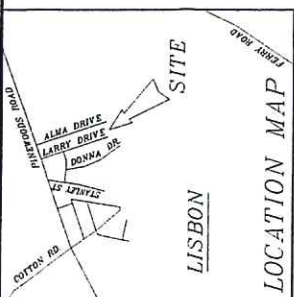
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2022 at 11:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LEGEND

- PROPERTY LINES (SUBJECT PARCELS)
- PROPERTY LINES (NOT IN)
- ABUTTING LOT LINES
- OVERLAYS (LIBRA)

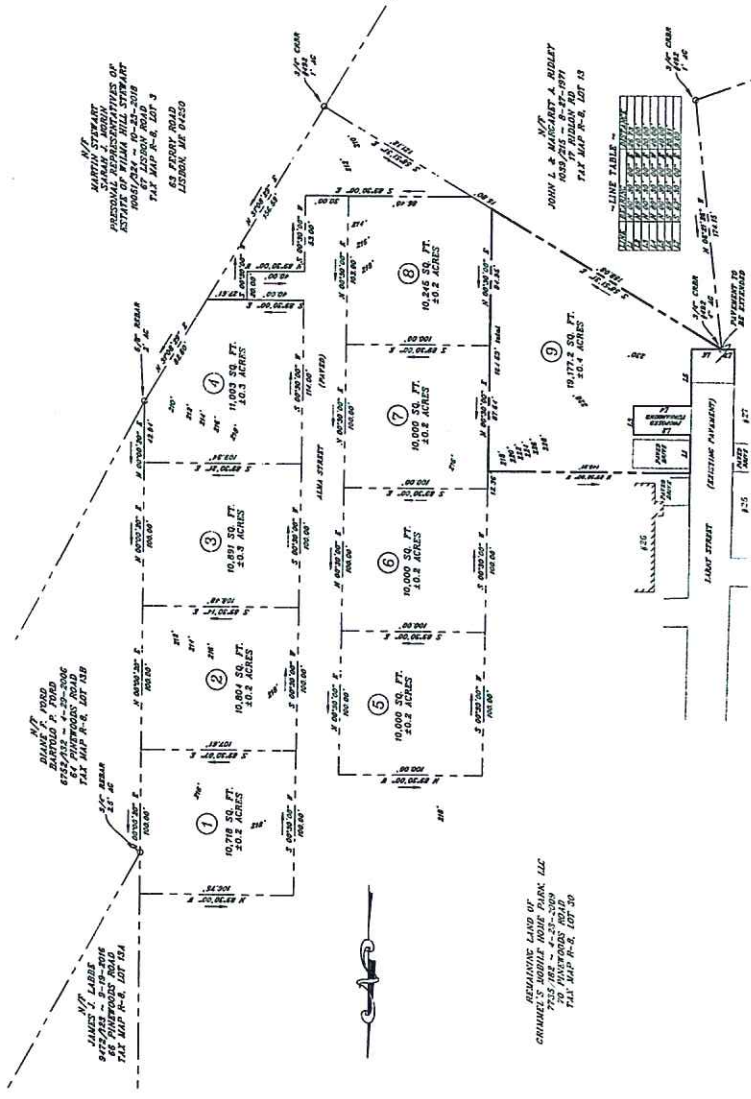
FROM PIN FOUND (AS NOTED)

NOTES:

1. BEARINGS ARE REFERENCED TO MAGNETIC NORTH MAY 1980 PER PLAN REFERENCE #1.
2. DEED REFERENCES ARE MADE TO THE ANNOBOSCOT COUNTY RECORDS OF DEEDS.
3. EXTERIOR BOUNDARY & LOTS ARE BASED ON PLAN REFERENCE #1.
4. ALMA STREET AND LARRY STREET ARE INDICATED UNPAVED STREETS.
5. THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL ZONING DISTRICT.
6. THIS PARCEL WAS ACQUIRED BY GRIMMEL'S MOBILE HOME PARK, LLC AS PART OF THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE 100-YEAR FLOOD HAZARD MAP COMBINED PANEL 12-1000-0000, DATED JULY 8, 2008.
7. COORDINATES BASED ON LEICA TRITON CLOUD DATA EXTRACTED FROM A LARSEN TRITON 5700 WITH SET AND ONLY INCLUDED POINTS CLASSIFIED AS CONTAINING VEGETATION, ROCKS, OR OTHER OBSTACLES. THE COORDINATES WERE DERIVED FROM THE NATIONAL BENCHMARK AND ANTI-CORRUPTION ADMINISTRATION (NAD83) DATUM. SOUTH COASTAL MAPS, 100% CUSTOM PROCESSING OF "GEO LOGS" COASTAL MANAGEMENT, ACCESSIBLE JULY 30, 2012 AT: WWW.COASTALMAPS.COM/DETAILS/100%

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY AND PARCELING PLAN - GRIMMEL'S MOBILE HOME PARK, ALMA & LARRY STREETS, LISBON, MAINE. DATED JULY 8, 2008 AND RECORDED AT THE ANNOBOSCOT COUNTY RECORDS OF DEEDS IN PLAN BOOK 38, PAGE 38.
2. TOWN OF LISBON TAX MAP R-4.



OWN OF LISBON PLANNING BOARD:
CHURCHMAN

DATE:

CONDITIONS OF APPROVAL:

RECORDING INFORMATION:

STATE OF MAINE, ANNOBOSCOT, 11

RECEIVED _____ 20____

AT _____ JURY _____ AND RECORDED

IN PLAN BOOK _____ PAGE _____

ATTEST: _____

AREA

LOT	SQ. FT.	ACRES
1	10,710	0.2
2	10,891	0.2
3	10,891	0.3
4	11,003	0.3
5	10,000	0.2
6	10,000	0.2
7	10,000	0.2
8	10,245	0.2
9	10,776	0.5
TOTAL	108,236	2.5

OWNER OF RECORD:
GRIMMEL'S MOBILE HOME PARK, LLC
5544 62ND AVE SOUTH
ST. PETERSBURG, FL 33715
753-886-4299
TAX MAP R-4, LOT 30



CERTIFICATION:

900 MINOT AVENUE
ALBURN, MAINE 04210
OFFICE (207) 545-9901 - (207) 782-9655 - CELL (207) 210-9919
FAX: (207) 782-9655
JULY 20, 2023

THIS PLAN IS NOT VALID UNLESS SIGNED BY ME
I, AN EXPIRED SURVEYOR, HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT IS IN ACCORDANCE WITH THE MAINE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPS. I HAVE NOTED ANY VIOLATIONS AND HAVE INDICATED THEM ON THIS PLAN. I HAVE NOTED ANY VIOLATIONS AND HAVE INDICATED THEM ON THIS PLAN.

DAVIS LAND SURVEYING, LLC

AMENDMENT TO PLAN OF GRIMMEL'S MOBILE HOME PARK

PREPARED FOR
GRIMMEL'S MOBILE HOME PARK, LLC
5544 62ND AVE SOUTH
ST. PETERSBURG, FL 33715