



**AGENDA**  
**PLANNING BOARD MEETING**  
**OCTOBER 27, 2022**  
**LISBON TOWN OFFICE**  
**7:00 PM**

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

2. ROLL CALL

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

\_\_\_William Kuhl (Chair)

\_\_\_Shaun Carr

\_\_\_Chris Huston

\_\_\_Patrick Maloy

\_\_\_Nicholas Craig (Associate)

\_\_\_Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS – Minutes of October 13, 2022

5. PUBLIC HEARINGS – Zoning Correction for parcel Map U20 Lot 020

6. UNFINISHED BUSINESS – Zoning Correction for parcel Map U20 Lot 020

7. NEW BUSINESS – **Case #22-16** - Conditional Use Application

Nancy Downs

10 Beatley Street

Lisbon, Me 04250

Map U05 Lot 216

Determination of greatest practical extent for reconstruction of a nonconforming structure within 18 months of removal of more than 50% per ARTICLE I, Section 70-5 (d) 2 of the Zoning Ordinance.

8. OTHER BUSINESS - Review of sign permit for Sippy Cup Consignment

84 Main Street

Lisbon Falls, ME 04252

Map U04 Lot 062

9. CODE ENFORCEMENT OFFICER ITEMS – Sign Ordinance Discussion with NorthStar Planning, LLC

10. ADJOURNMENT -

**LISBON PLANNING BOARD – MEETING/HEARING RULES**

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

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

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

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

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



## **TOWN OF LISBON**

300 Lisbon Street, Lisbon, ME 04250

*Lisa Ward, Town Clerk  
Lisa Smith, Deputy Clerk*

# ***PUBLIC HEARING***

## *Zoning District Amendment*

Notice is hereby given that the Lisbon Planning Board intends to hold a public hearing on October 27, 2022 at 7:00 PM in the Town Office Public Meeting Room to hear comments regarding the correction of the zoning district in which the parcel Map U20 Lot 020 is located. This property is on the corner of Beech Street and Winter Street in Lisbon, ME. Due to a clerical error, the parcel was placed in the Resource Protection (RP) district. The correct district had been, and should be in the Limited Residential (LR) district. The board proposes to correct this error.

The public is invited to attend. Copies of the proposed zoning change may be viewed or obtained at the Town Clerk's Office, 300 Lisbon Street, Lisbon or online at [www.lisbonme.org](http://www.lisbonme.org).

*The public is invited to attend.*

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*Lisa Ward, Town Clerk*

# MEMO

To: Mark Stamback, CEO  
From: Kathy Malloy, Assessor  
Date: September 7, 2022  
Re: Tax Map U20 Lot 20

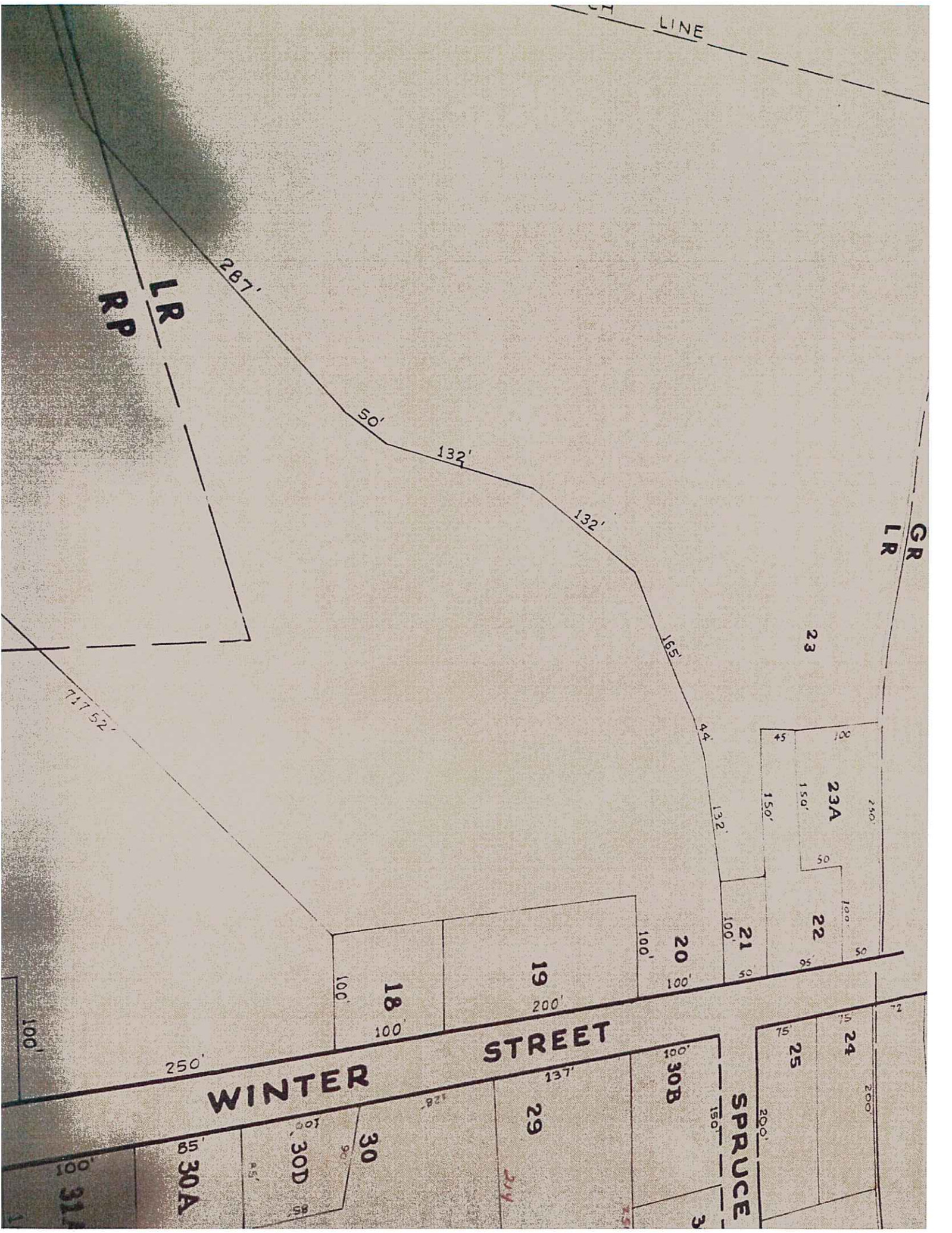
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The landowner, Ralph Sawyer, has questioned the zoning of lot 20. Prior to 2012 this lot was zoned LR, but is now RP. After reviewing the tax maps, I believe the change may have been made based on an incorrect assumption.

The mapping of this lot is confusing. Lot 20 abuts Beaver Park, which is map R08, so that match line could have been mistaken for a zoning divide.

A member from the planning board, at the time the changes were made, may be better able to give a definitive answer.





LINE

LR  
RP

GR  
LR

287'

50'

132'

132'

165'

45'

132'

717.52'

23

23A

22

21

20

19

18

24

25

29

30

30A

30D

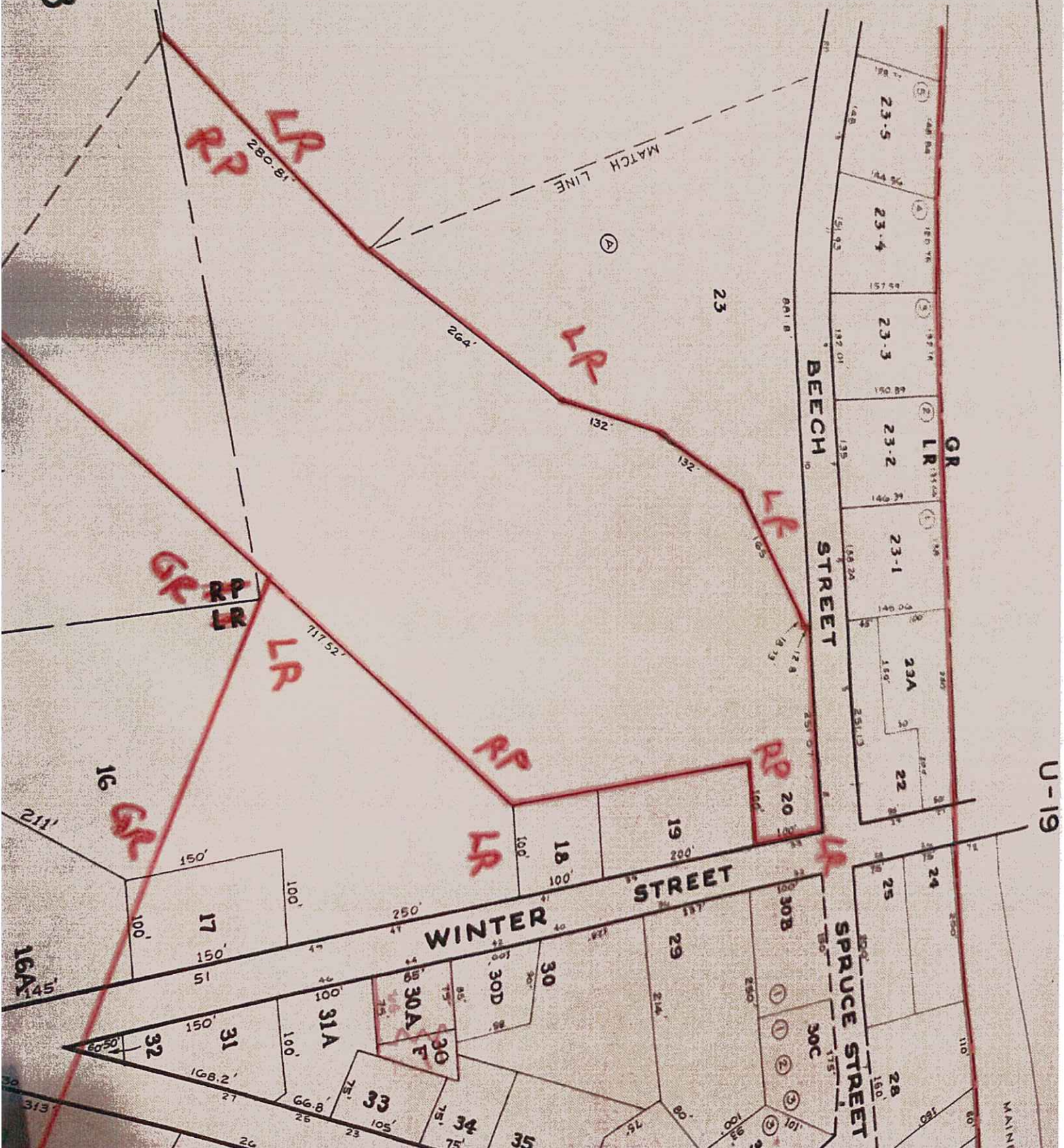
30B

SPRUCE

WINTER STREET



R-8



U-19



Village Zone

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: #22-16	Date Received: 10/20/22
Project Name:	Fee Paid (amount): \$150.00
Applicant: NANCY DOWNS	



## Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: \_\_\_\_\_

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

### Applicant Information

2. Name of Applicant:

Address

Telephone

NANCY A. DOWNS  
10 BEETLEY ST. LISBON, ME  
207) 353-5787

1. Name of Property Owner (if different):

Address

Telephone

( )

3. Name of authorized agent (if different):

Address

Telephone

( )

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

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

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

Name

Address

Telephone

SAME  
( )

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

\_\_\_\_ Attachments Checklist

\_\_\_\_ Waiver Request Form

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

Signature of Applicant

10/20/22  
Date

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

## Property Information

6. Location of Property (Street or Road) 10 Beatley St.  
 Register of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_  
 Lisbon Tax Maps Map 405 Lot 216
7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.  
owner
8. What interest does the applicant/owner have in any property abutting the parcel to be developed?  
none
9. Are there any easements or restrictive covenants on the property to be developed?  
☒ Yes ☐ No If yes, please specify: 10' easement
10. Current zoning of property: Village General Residential  
 Current use(s) of property: Single Family Home
11. Is any part of the project or property(s) in question part of an overlay zone?  
☐ Aquifer Protection Overlay ☐ Wellhead Protection Overlay
11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:  
 \_\_\_\_\_  
 \_\_\_\_\_

## Project Information

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

12. **Nature of the Project.** Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

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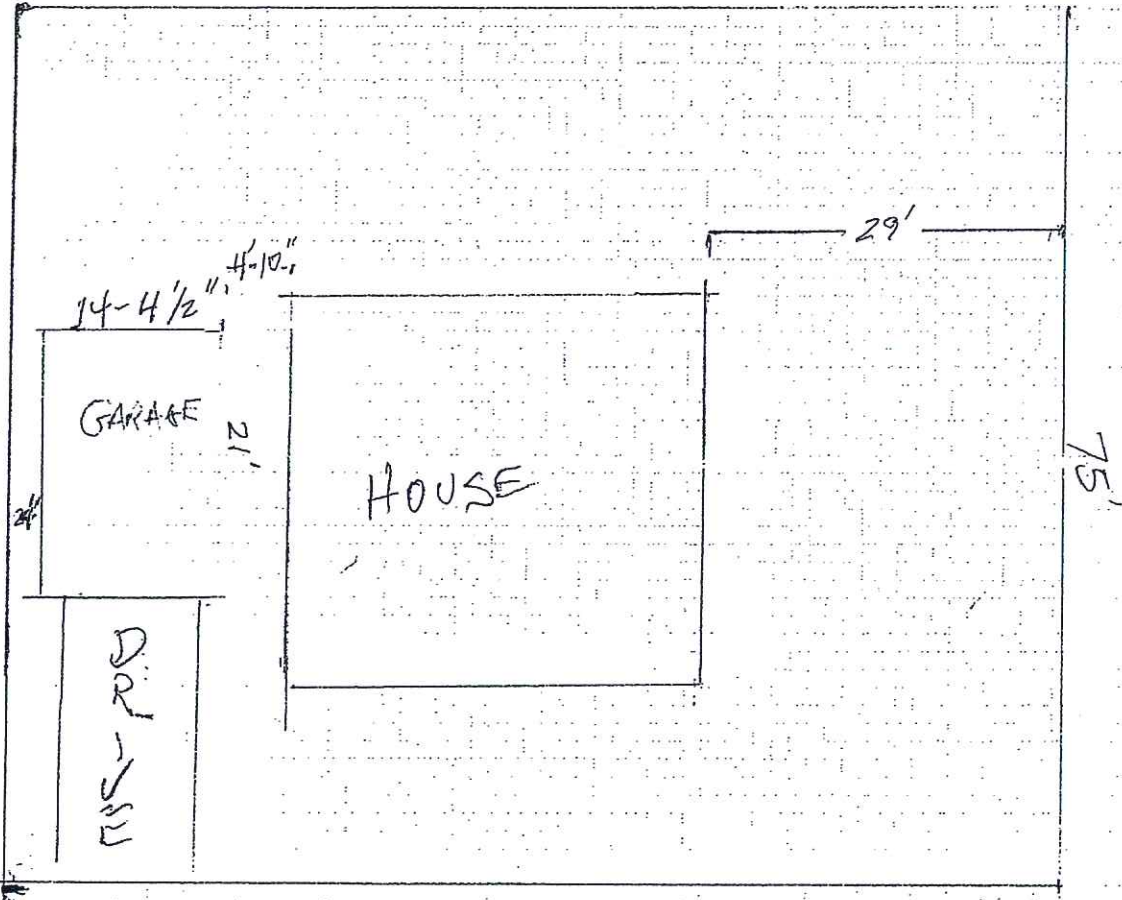
PROJECT NAME

PAGE#

DATE

APPROX

AMERICAN  
WOOD  
COUNCIL  
[www.awc.org](http://www.awc.org)  
[info@awc.org](mailto:info@awc.org)



90'  
BEATLEY

SCALE 1:40