



AGENDA
PLANNING BOARD MEETING
APRIL 27, 2023
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

___ 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 April 13, 2023

5. PUBLIC HEARINGS

A. Erosion and Sedimentation Control at Construction Site Ordinance &
Post Construction Stormwater Management Ordinance

B. Ordinance Amendment – Chapter 54- Article III-Swimming Pools Sec. 54-71-Definitions

C. Ordinance Amendment – Chapter 70, Article IV-Dist. Regulations, Division 14. Dimensional Requirements,
Sec. 70-536 Table of Dimensional Requirements

6. UNFINISHED BUSINESS – A. Capital Improvement Plan presentation

B. **Case #23-08** - Conditional Use Permit – Rear Lot

Eric Schroeder
428 Ridge Road
Lisbon, Me 04250
Map R09 Lot 013

C. Erosion and Sedimentation Control at Construction Site Ordinance &
Post Construction Stormwater Management Ordinance – *Second Reading*

D. Ordinance Amendment – Chapter 54- Article III-Swimming Pools
Sec. 54-71-Definitions – *Second Reading*

E. Ordinance Amendment – Chapter 70, Article IV-Dist. Regulations,
Division 14. Dimensional Requirements, Sec. 70-536 Table of
Dimensional Requirements – *Second Reading*

F. Findings of Fact – Case #23-04 SpringWorks Farm Expansion
Case #23-06 Mynahan/McDougal – Lot Line Revision
Case #23-07 Former Lisbon Falls Getty- Site Plan Review

7. NEW BUSINESS – **Case #23-09** – Site Plan Review

Danto's Drywall
William J. Hubble
215 Lisbon Street
Lisbon, Maine 04250
Map U19 Lot 101B

Case #23-10 - Site Plan Review
Worumbo Waterfront Phase I
Town of Lisbon
1 Canal Street
Lisbon Falls, Me 04252
Map U05 Lot 014

8. OTHER BUSINESS - ROSI & II Discussion
9. CODE ENFORCEMENT OFFICER ITEMS –
10. ADJOURNMENT -

LISBON PLANNING BOARD – MEETING/HEARING RULES

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

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

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

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

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



PLANNING BOARD MINUTES APRIL 13, 2023

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, Shaun Carr and Chris Huston (arriving at 7:30pm). Associate Members Dan Leeman and Nicholas Craig were present as well. Curtis Lunt and Patrick Maloy were excused. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison; Ross Cunningham, Director of Economic and Community Development; Kate Burch, contracted Town Planner; and 12 audience members. The Chairman extended voting privileges to Mr. Leeman and Mr. Craig.

3. REVIEW OF MEETING RULES:

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

4. WRITTEN COMMUNICATIONS: Minutes of March 23, 2023

The meeting minutes of March 23, 2023 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE: (2023-32) Mr. Carr, seconded by Mr. Craig, moved to approve the Minutes of March 23, 2023.

Vote: 4-0 Carried.

5. PUBLIC HEARINGS

- A. Case #23-04 Site Plan Review – Springworks Farm Expansion- Phase II & III
- B. Case #23-06 Conditional Use Permit – Lot Line Revision – Mynahan/McDougal
- C. Case #23-07 Site Plan Review – Former Lisbon Falls Getty
- D. Case #23-08 Conditional Use Permit – Rear Lot – Eric Schroeder

The Chairman opened and closed the Public Hearings with no comments.

6. UNFINISHED BUSINESS - Case #23-04 – Site Plan Review Application– Tier 2 Springworks Farm Expansion – Phase II & III 347 Lisbon Street Lisbon, Me 04250 Map U13 Lot 24

Kate Burch, Planner, North Star Planning, updated the Board on the changes made since the last meeting. After speaking with the Fire Chief, they will now have access roads to all the perimeters of the Greenhouse and added some turn-arounds for emergency vehicles. They will continue working with the Fire Chief for adequate water supply in case of a fire. They are waiting for State Permits and approval from the Water District.

Mr. Kuhl asked the applicant what the plan would be to handle the increase in traffic once all Phases are complete and more employees will be coming in and out of the site onto Rt. 196. Trevor Kenkel, from Springworks Farm, stated they will move to a multi-shift system and spread the workload out over the week.

Ms. Burch went through the Local Ordinance Checklist and Site Plan Review Checklist.

VOTE: (2023-33) Mr. Carr, seconded by Mr. Craig, moved to approve Case #23-04- Springworks Farm Expansion Phase II & III Site Plan Review as submitted pursuant to the Findings of Fact in the Memo dated April 06, 2023, with the following Conditions of Approval:

1. The applicant will resolve all outstanding technical issues with the fire chief prior to the start of construction and the issuance of any building permits.
2. The applicant shall provide a performance guarantee based on an itemized cost estimate to complete the landscaping depicted in the submitted Landscape Plan, Sheet L1.
3. This approval is conditioned on the applicant receiving all necessary federal, state, and local approvals prior to construction.
4. This approval is conditioned on the applicant receiving all necessary approvals from public/private utilities prior to construction.
5. Prior to the start of any site work, erosion and sedimentation control must be in place and inspected by the town Code Enforcement Officer or the CEO's designee.
6. Prior to the issuance of building permits for any buildings in Phase 3 (Building #2, Greenhouses #2-#4), the applicant will submit updated traffic counts to the Code Enforcement Officer.

Vote: 4-0 Carried.

Case #23-06 - Conditional Use Permit - Lot Line Revision
Mynahan/McDougal
93/91 Frost Hill Ave
Lisbon Falls, Me 04252
Map U11 Lot 14-A

Mr. Stambach went through the Conditional Use and Local Ordinance Checklists.

VOTE: (2023-34) Mr. Craig, seconded by Mr. Leeman, moved to approve the application for Case #23-06-Conditional Use Permit-Lot Line Revision for Mynahan/McDougal.

Vote: 4-0 Carried.

Case #23-07 - Site Plan Review – Tier II
Former Lisbon Falls Getty
686 Lisbon Street
Lisbon Falls, Me 04252
Map U-05 Lot 216

Cosette Fazio, President of the project, stated the Store will now be named Lisbon Artworks which will sell Arts & Craftmanships.

Mr. Stambach went through the Local Ordinance Checklist.

VOTE: (2023-35) Mr. Carr, seconded by Mr. Craig, moved to approve the application for Case #23-07 Site Plan Review- Lisbon Artworks with conditions that it follows the Rt. 196 Design Standards and Parking is clearly delineated between Lisbon Artworks and the abutting businesses.

Vote: 4-0 Carried.

Case #23-08 - Conditional Use Permit – Rear Lot
Eric Schroeder
428 Ridge Road
Lisbon, Me 04250
Map R09 Lot 013

Robert Chapman of 2 Evergreen Lane said he is concerned about what is going on with the property and asked that no more waste be put on his property since that happened when the little red house was removed.

Joanne Perkins of 147 King Road asked what the Conditional Use Permit is for. She said her in-laws used to own the

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

property as well as the little red house and is curious what will be happening with the property.

Mr. Schroeder stated when he bought the property he received verbal approval to build a house on the back-lot which was a time bound allowance by the town and that time has expired. He's now selling the property and is asking for that agreement to be extended.

Mr. Raitt stated that a Rear Lot is generally considered Non-conforming and a Conditional Use Application is needed to make it conforming. There was a single family residence on the property which has been gone for more than a year, so the property owner needs to re-apply for a Conditional Use if they want to build another Single Family Residence. Mr. Raitt said the Ordinance states that a Rear Lot may be used for a single family dwelling provided it conforms with the requirements of Section 70.641 (Rear Lot Ordinance), which says the Conditional Use Permit shall be accompanied by a plan showing the access to the lot prepared by a professional land surveyor. Mr. Raitt suggested if they were going to approve this that they waive these requirements.

Mr. Stambach said if there had been a Conditional Use Permit issued in the past, this would not be an issue, but it was only done verbally, but with the history of it, the Planning Board may have ground to be able to waive that portion of the requirement.

VOTE: (2023-36) Mr. Craig, seconded by Mr. Carr, moved to table Case #23-08 Conditional Use Permit-Rear Lot, Eric Schroeder to April 27, 2023, and asked Mr. Schroeder to contact the buyer to find out if they are getting a Land Survey done and for them to submit a copy of the plan for the property.

Vote: 5-0 Carried.

7. NEW BUSINESS – A. Erosion and Sedimentation Control at Construction Site Ordinance & Post Construction Stormwater Management Ordinance – *First Reading*

VOTE: (2023-37) Mr. Huston, seconded by Mr. Craig moved to approve the Erosion and Sedimentation Control at Construction Site Ordinance & Post Construction Stormwater Management Ordinance as presented and schedule a Public Hearing for April 27, 2023.

Vote: 5-0 Carried.

**B. Ordinance Amendment–Chapter 54-Art. III-Swimming Pools Sec. 54-71-Definitions
*First Reading***

Mr. Stambach stated the current Ordinance as it is written defines a swimming pool as any outdoor artificial receptacle, either in the ground or above the ground, having a surface area of 250 square feet or more and designed to hold water to a depth of at least 24 inches. He said the proposal is to remove the area requirement since with the adoption of the State Uniform Building and Energy Code, which has a reference to the pool and spa code in which there is no area minimum for a Swimming Pool.

VOTE: (2023-38) Mr. Leeman, seconded by Mr. Carr, moved to approve the Amendment to Chapter 54-Article III-Swimming Pools as presented and set a Public Hearing for April 27, 2023.

Vote: 5-0 Carried.

**C. Ordinance Amendment – Chapter 70, Article IV-Dist. Regulations, Division 14.
Dimensional Requirements, Sec. 70-536 Table of Dimensional Requirements
*First Reading***

Mr. Stambach stated there is a footnote in the Table of Dimensional Requirements under Commercial Zones that talks about impervious surfaces that does not line up with the table as it is written. This footnote was changed in error years ago and just never got fixed. This Amendment will take care of that.

VOTE: (2023-39) Mr. Leeman, seconded by Mr. Carr moved to approve the Amendment to Chapter 70, Article IV-Dist Regulations, Division 14. Dimensional Requirements, Sec. 70-536, Table of Dimensional Requirements Footnote and schedule a Public Hearing for April 27, 2023.

Vote: 5-0 Carried.

8. OTHER BUSINESS – CIP Review

The Planning Board requested that the Town Manager present the CIP at their next scheduled meeting.

9. CODE ENFORCEMENT OFFICER –ADJOURNMENT

VOTE: (2023-40) Mr. Carr, seconded by Mr. Craig, moved to adjourn at 8:15pm.

Vote: 5-0 Carried.

Respectfully Submitted: _____

Lisa B. Smith, Deputy Town Clerk
Date Approved: April 27, 2023



TOWN OF LISBON
300 Lisbon Street, Lisbon, ME 04250

Lisa Ward, Town Clerk
Lisa Smith, Deputy Clerk

PUBLIC HEARING

Ordinances

Notice is hereby given that the Lisbon Planning Board intends to hold a Public Hearing on April 27, 2023 at 7:00 PM in the Town Office Public Meeting Room to hear comments on the following:

Adopting Erosion and Sedimentation Control at Construction Site
Ordinance
&
Adopting Post Construction Stormwater Management Ordinance

Amend Chapter 70 Zoning Ordinance, Article IV; District Regulations, Division 14.
Dimensional Requirements, Sec. 70-536 – Table of Dimensional Requirements
Footnote Change

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



Town of Lisbon

Harry Moore, Jr., *Chair* 2024
Raymond Robishaw, *Vice Chair* 2024
Mark Lunt 2025
Donald Fellows 2025
Jo-Jean Keller 2025
Christine Cain 2024
Fern Larochelle 2023

Date: April 24, 2023

To: Lisbon Planning Board

From: Glenn Michalowski, Town Manager

Re: FY24 CIP Overview

Good evening members of the Planning Board and fellow community members. Tonight we are here to discuss the Town of Lisbon's Capital Improvement Plan (CIP) for Fiscal Years 2024 through 2028, along with the additional 5-year forecast. As stated in Section 6.08 of the Town Charter, the Town Manager, School Committee, and Board of Water Commissioners are required to prepare and submit a five-year capital program to the Council and Planning Board annually. This provision is in place to ensure that the capital improvement planning process remains transparent, consistent, and in line with the Town's long-term goals.

While the Planning Board has had an opportunity to review this document, I'd like to provide a brief overview for everyone's benefit and those new to the process. The CIP is a vital tool that guides our community's growth and development by outlining capital spending and asset management across various departments. This comprehensive plan focuses on public improvement projects exceeding \$25,000 and equipment purchases to be bonded or budgeted in more than one fiscal year.

Our primary goal is to make the best use of our financial resources while addressing the Town's needs. The CIP is a living document that is reviewed and updated annually, ensuring efficient allocation of funds, financial stability, and minimal fluctuations in tax rates.

The plan is organized by departments, and each project is listed with its estimated cost, funding source, and timeline. Additionally, the CIP includes a detailed list of current debt obligations to help us make informed decisions about bonds and leases.

As we work together to implement the projects outlined in the CIP, we value your input and recommendations. Your expertise will ensure that our capital improvement plans align with the Town's Comprehensive Plan, ultimately contributing to the sustainable growth and development of our community. We are presenting the CIP to the Planning Board today, in accordance with the Town Charter provision, to facilitate this collaboration.

Thank you for your time and dedication to the Town of Lisbon.

Sincerely,

Glenn Michalowski
Town Manager

Town of Lisbon



Capital Improvement Plan FY24

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Town of Lisbon

Capital Improvement Plan Introduction

I. Introduction

The Capital Improvement Plan (CIP) is a document that focuses on the implementation of community goals through detailed recommendations on capital spending and needs for the current and forecasted future fiscal years. Per the Town Charter, the CIP that is submitted to the Council is to be broken down by Town, on a departmental level; by School Department; and lastly by the Water Department. Capital Improvement is being defined by the Charter as, “any construction project exceeding \$25,000 and any equipment purchase to be bonded or to be budgeted in more than one fiscal year.”

Per the Town Charter, this plan should further be presented in a five-year plan format, focusing on public improvement projects that may include vehicles, machinery, equipment, or overall building improvements. This plan includes existing assets as well as the proposition for new assets that would help support the future growth of the Town.

In addition to the five-year plan, as outlined in the Town Charter, the Capital Improvement Plan includes an additional 5 year forecast to provide further information requested by Town Council. The additional 5 year forecast will then provide a 10 year plan proposal for capital improvements. The first 5 year CIP presented is in accordance with the Charter; the additional 5 years will be a reflection of what to expect in the upcoming years as we focus on a best practice for asset retention, replacement and overall maintenance.

II. About the Plan

The CIP for FY24 shows the five fiscal years FY24 through FY28, which are separated on a department level. The CIP demonstrates specific projects, amounts of those projects as well as sources of funding for those projects. This document is a living and fluid document that considers community needs as well as a framework for making the best use of financial resources.

In addition to the five year and ten year plan forecasts, the CIP document also includes the estimated annual cost of operating and maintaining vehicles and equipment and the current mileage of those vehicles. By understanding the maintenance costs, it allows us to identify which assets are to be maintained and which ones are to be earmarked for replacement.

To support the amounts of the projects and the sources of funding, it is imperative that the Town also include the Debt Structure (Bonds and Leases) to assist in making the best decision for the use of the financial resources. Within this plan, a detailed list of the current debt obligations is included.

The CIP is reviewed and updated on an annual basis. Each Department Head is asked to submit their CIP requests to the Town Manager and the Finance Director before the end of the calendar year. Each department's CIP is then reviewed and evaluated based on needs, financial capacity and the overall impact it may or may not have on the Town's operating budget.

Once the projects are evaluated, the Town Manager recommends the CIP to the Planning Board for review. After the Planning Board reviews the CIP, it is then presented to the Town Council for review and adoption.

III. CIP or Operating Budget?

The FY24 column of the CIP will be incorporated into our FY24 budget. Within each department's plan structure, it will identify how each project will be funded. The projects that are to be funded with Municipal Revenue and are then to be brought into the budgetary process for FY24, will refer to operating budget in the funding source column. Other forms of funding include bonds, leases and grants.

The projects that are funded by bonds and leases are still going to impact the FY24 Operating Budget as the calculations for principal and interest would need to be included.

Following this Preface to the Town of Lisbon's Capital Improvement Plan will be an excerpt from the Town Charter and the Capital Plan Policy as they are both written. The excerpt from the Charter and the Plan Policy support the above information.

Town of Lisbon
Charter Excerpt – Capital Program

Sec. 6.08. – Capital Program.

- (a) *Submission to Council.* The Town Manager, School Committee and Board of Water Commissioners shall prepare and annually submit to the Council and Planning Board a five year capital program on or before the first day of May.
- (b) *Contents.* The capital program shall include:
 - 1. A general summary of its contents;
 - 2. A list of the capital improvements proposed to be undertaken during the next five years together with documentation of need. "Capital improvement" shall mean any construction project exceeding \$25,000, and any equipment purchase to be bonded or to be budgeted in more than one fiscal year.
 - 3. Cost estimates, methods of financing, and recommended time schedules for each improvement; and
 - 4. The estimated annual cost of operating and maintaining any new facilities.
- (c) *Planning Board Review.* The Planning Board shall review the proposed capital program each year to determine, where appropriate, that the capital expenditure is consistent with the provisions of the Town Comprehensive Plan and forward its recommendations to the Town Council no later than the first day of June.
- (d) *Council Action on Capital Program.*
 - 1. *Notice and Hearing.* The Town Council shall publish in one or more newspapers having general circulation in the Town a general summary of the capital program and a notice stating:
 - I. The times and places where copies of the capital program will be available to the public; and
 - II. The time and place, not less than two weeks after the first date of publication, for a public hearing on the capital program.
 - 2. *Adoption.* The Council by resolution shall annually adopt the capital program with or without amendment after the public hearing and on or before the first day of July.

(C.O. of 9-16-2008, § 2008-152H, Ref. of 11-4-2008; Ref. of 11-3-2015; Amendment of 11-8-2016)

Town of Lisbon

Capital Improvement Plan Program Policy

Capital Improvement Program Policy

The purpose of this policy paper is to develop an understanding of the importance of capital improvement programming and to provide the Town with a framework for making the best use of financial resources.

What is Capital Improvement Programming?

It is a multi-year scheduling of public physical improvements, based on studies of available fiscal resources and the need for specific improvements to be constructed in the future. Although a long term program does not commit the Town to a particular expenditure in a particular year, it provides an identifiable framework for informed decision-making.

How is the Capital Improvement Program Developed?

The CIP is updated annually (beginning in December) as part of the Town's regular budget process. After departments submit their CIP requests to the Town Manager in late December, they review and evaluate the proposed projects based on the Manager's and the Town Council's service desires, other Town infrastructure needs, the financial capacity of the Town, and the impact the projects will create on the Town's operating budget.

Once the projects are evaluated, the Manager recommends to the Planning Board and the Town Council the selection and timing of capital projects into future fiscal years. First-year projects are incorporated into the Town Manager's recommended annual operating budget. The Planning Board and Town Council are also presented the future, unappropriated, programming years for their consideration, review, and endorsement so staff can proceed with planning and evaluation of potential capital projects.

What is the importance of Capital Improvement Programming?

The Capital Improvement Program, is a framework for accomplishing needed improvements on a scheduled basis, projected out over a five and ten year spread; it is one of the most important documents considered by the Town Council. It is important because it has a major impact on the allocation of fiscal resources, and it contributes to setting Town expenditures for many years to come. When the Program is adopted and fully utilized, it ensures that needed facilities are provided within the Town's financial capability. The Program's purposes are to:

1. Provide a complete picture of the Town's major development needs;
2. Establish fiscal priorities for and between various projects;
3. Schedule major projects so as to reduce fluctuations in the tax rate;
4. Balance the use of funding sources in the most beneficial manner;
5. Discourage piecemeal improvements and duplication of expenditures;
6. Coordinate the activities of various Town departments;
7. Assist in implementing recommendations of the Town's Comprehensive Program;
8. Inform the taxpayers of anticipated future improvements; and,
9. Arrange opportunities for the public to offer comments on the Program.

Format of the Capital Improvement Plan

The Capital Improvement Plan is provided for the Town, Water and School. The School Department and the Water Department both provide their Capital Improvement Plans to the Town Council based on needs and discussions held within the School Committee and the Water Board of Directors. The Town Manager and the Finance Director develop the Town's Capital Improvement Plan by showing the details on a departmental level and overall on a summary level for five and ten years.

What is a Capital Improvement?

A common definition of a capital improvement includes new or expanded physical facilities that are relatively large, expensive and permanent. It is a major fiscal expenditure which is made infrequently or which is not-recurring and includes one or more of the following:

1. Acquisition of land;
2. Construction or expansion of a public facility, street, or utility;
3. Non-recurring rehabilitation or construction of an asset provided the cost is more than \$25,000 and extends the useful life of the asset;
4. Design or Programming related to an individual project; or,
5. Any item or piece of equipment that will be bonded or budgeted in more than one fiscal year.

It also includes assets that would hold a useful life of 5 years or longer and includes machinery, equipment or vehicles that are \$10,000 or more. These may be one time purchases or recurring based on the established useful life of the asset once it is placed into service. For example a vehicle is given a useful life of 5 years and on that fifth fiscal year within the CIP, that asset will be evaluated for replacement.

Methods of Financing

Capital Improvement Program projects are funded from a variety of sources. These include: General Fund; Bonds or Leases; and Federal/State Grants.

General Fund – The most commonly used method of financing capital projects is through the use of the General Fund. The General Fund includes the money raised by the local property tax for a given year. When a project is funded with General Fund revenues, its entire cost is paid off within the year. The intent is to budget annually a certain amount from the General Fund to address Town priorities. If the Town has the financial capacity to pay for a project in a given year, the cost to the taxpayer will generally be less than if bonded because there are no interest payments to be made. However, it does have the effect of lumping expenditures into one year, thereby giving a peak tax loading.

General Obligation Bonds – Bonds are used to finance major municipal capital projects. These are issued for a period of time generally extending from ten to twenty years during which time principal and interest payments are made. They are secured by the raising of property taxes. The time payment has the advantage of allowing the costs to be amortized over the life of the project and of allowing taxpayers to pay a smaller amount of the project's cost at a time. However, they do commit the Town's resources over a long period of time and decrease the flexibility of how yearly revenues can be utilized. The Town's bonding capacity is a limited resource. All projects, which are to be bonded should meet minimum eligibility criteria and must have a life span at least equal to the bond life.

Grants – One source of grants is from other levels of government, for example, the Environmental Protection Agency, the Maine Department of Health and Human Services, U.S. Housing and Urban Development, Maine Department of Environmental Services, and the Department of Transportation. Generally, these Federal and State sources provide an outright grant or matching funds to go with locally raised funds. Deciding on which method of financing should be selected for a given project is dependent on a number of factors. These include the cost of the project, its useful life, the eligibility of the project to receive funds from other than local taxes, long-term and short-term financial obligations of the Town and a project's relative priority in terms of implementation. The Capital Improvement Program seeks to maximize the potential benefits from all revenue sources.

Town
Departmental Level
Capital Improvement Plan

Town of Lisbon Summary – 5 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan - 5 Year
Department Summary
For Budget Year FY24
Forecasted Years FY24 through FY28

DEPARTMENT TOTALS	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028
POLICE DEPARTMENT	\$ 117,500	\$ 90,000	\$ 90,000	\$ 107,000	\$ 90,000
ANIMAL CONTROL	-	62,000	-	-	-
COMMUNICATION CENTER	-	220,000	270,000	-	-
FIRE DEPARTMENT	112,918	33,970	66,109	69,569	2,040,621
PARKS AND RECREATION	38,000	110,000	50,000	145,000	-
PUBLIC WORKS	455,500	910,000	505,000	660,000	845,000
SOLID WASTE	-	110,000	-	-	-
TREATMENT PLANT	2,165,000	165,000	150,000	140,000	108,000
TOWN BUILDINGS	159,000	94,990	99,700	14,500,000	10,000
TOWN OFFICE ADMIN	41,405	30,000	30,000	30,000	30,000
TECHNOLOGY	66,200	141,000	-	20,900	-
Total Capital Expenditures	\$ 3,155,523	\$1,966,960	\$1,260,809	\$15,672,469	\$3,123,621

Town of Lisbon Summary – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan - 10 Year
Department Summary
For Budget Year FY24
Forecasted Years FY29 through FY33

DEPARTMENT TOTALS	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033
POLICE DEPARTMENT	\$ 110,000	\$ 118,450	\$ 98,450	\$ 113,450	\$133,950
ANIMAL CONTROL	-	-	62,000	-	-
COMMUNICATION CENTER	-	-	-	-	300,000
FIRE DEPARTMENT	726,077	70,000	10,000	-	470,000
PARKS AND RECREATION	8,000	8,000	60,000	100,000	-
PUBLIC WORKS	825,000	675,000	505,000	485,000	-
SOLID WASTE	-	-	76,000	-	-
TREATMENT PLANT	500,000	160,000	125,000	110,000	50,000
TOWN BUILDINGS	30,000	-	-	35,000	8,000
TOWN OFFICE ADMIN	30,000	30,000	30,000	30,000	-
TECHNOLOGY	-	55,000	-	-	-
Total Capital Expenditures	<u>\$ 2,229,077</u>	<u>\$1,116,450</u>	<u>\$ 966,450</u>	<u>\$ 873,450</u>	<u>\$961,950</u>

Public Safety: Includes the Fire Department and the Police Department, which further includes Animal Control and the Communication Center

Police Department – 5 Year CIP

Town of Lisbon						
Forecasted Capital Improvement Plan						
For Budget Year FY24						
Forecasted Years FY24 through FY28						
	Forecast	Forecast	Forecast	Forecast	Forecast	Funding
	6/30/2024	6/30/2025	6/30/2026	6/30/2027	6/30/2028	
POLICE DEPARTMENT						
Vehicles						
PD 1 2022 FORD EXPLORER	-	-	45,000	-	-	Op. Budget
PD 2 2020 FORD EXPLORER	45,000	-	-	-	45,000	Op. Budget
PD 3 2019 FORD EXPLORER	-	-	-	90,000	-	Op. Budget
PD 4 2021 FORD EXPLORER	-	-	45,000	-	-	Op. Budget
PD 5 2020 FORD EXPLORER	-	-	-	-	45,000	Op. Budget
PD 6 2018 FORD EXPLORER	45,000	-	-	-	-	Op. Budget
PD 7 2017 FORD EXPLORER	-	90,000	-	-	-	Op. Budget
PD 8 2018 FORD EXPLORER	-	-	-	-	-	Op. Budget
PD 9 2022 FORD EXPLORER	-	-	-	-	-	Op. Budget
PD Harley-Davidson	7,500	-	-	-	-	Lease
Equipment						
PD WatchGuard Cameras	-	-	-	-	-	
Harley Equipment and training	5,000	-	-	-	-	
PD Firearms Replacement	-	-	-	-	-	
Bullet Proof Vests	-	-	-	17,000	-	Op. Budget/Grant
New police K9 and equipment	15,000	-	-	-	-	Op. Budget
Portable Radios	-	-	-	-	-	
Total Police Department	\$ 117,500	\$ 90,000	\$ 90,000	\$ 107,000	\$ 90,000	

Police Department: Animal Control – 5 Year CIP

<p style="text-align: center;">Town of Lisbon Forecasted Capital Improvement Plan For Budget Year FY24 Forecasted Years FY24 through FY28</p>						
	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
POLICE DEPARTMENT						
ANIMAL CONTROL						
AC0 1 FORD PICK UP	-	45,500	-	-	-	- Op. Budget
Vehicle Equipment		16,500				Op. Budget
Total Animal Control	\$ -	\$ 62,000	\$ -	\$ -	\$ -	-

Police Department: Communication Center – 5 Year CIP

<p style="text-align: center;">Town of Lisbon Forecasted Capital Improvement Plan For Budget Year FY24 Forecasted Years FY24 through FY28</p>						
	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
POLICE DEPARTMENT						
COMMUNICATIONS						
Com Center Consoles	-	220,000	-	-	-	- Op. Budget
Com Center Back Room Radio setup	-	-	270,000	-	-	- Op. Budget
Total Communications	\$ -	\$ 220,000	\$ 270,000	\$ -	\$ -	-

Police Department – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
POLICE DEPARTMENT						
Vehicles						
PD 1 2022 FORD EXPLORER	-	45,000	-	-	-	Op. Budget
PD 2 2020 FORD EXPLORER	-	-	-	45,000	-	Op. Budget
PD 3 2019 FORD EXPLORER	-	-	90,000	-	-	Op. Budget
PD 4 2021 FORD EXPLORER	-	45,000	-	-	-	Op. Budget
PD 5 2020 FORD EXPLORER	-	-	-	45,000	-	Op. Budget
PD 6 2018 FORD EXPLORER	-	-	-	-	90,000	Op. Budget
PD 7 2017 FORD EXPLORER	-	-	-	-	-	Op. Budget
PD 8 2018 FORD EXPLORER	-	-	-	-	-	Op. Budget
PD 9 2022 FORD EXPLORER	90,000	-	-	-	-	Op. Budget
PD - Harley Davidson						
Equipment						
PD WatchGuard Cameras	-	8,450	8,450	8,450	8,450	Op. Budget
PD Firearms Replacement	-	-	-	-	17,500	Op. Budget
PD Harley Davidson equipment						
Bullet Proof Vests	-	-	-	15,000	-	Op. Budget/Grant
New police K9 and equipment	-	-	-	-	18,000	Op. Budget
Portable Radios	-	20,000	-	-	-	Grants
Cruiser Radios	20,000	-	-	-	-	Grants
Total Police Department	\$ 110,000	\$ 118,450	\$ 98,450	\$ 113,450	\$ 133,950	

Police Department: Animal Control – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
<hr/>						
POLICE DEPARTMENT						
ANIMAL CONTROL						
AC0 1 FORD PICK UP	-	-	45,500	-	-	Op. Budget
Vehicle Equipment			16,500			Op. Budget
Total Animal Control	\$ -	\$ -	\$ 62,000	\$ -	\$ -	

Police Department: Communication Center – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
<hr/>						
POLICE DEPARTMENT						
COMMUNICATIONS						
Com Center Consoles	-	-	-	-	-	Op. Budget
Com Center Back Room Radio setup	-	-	-	-	300,000	Op. Budget
Total Communications	\$ -	\$ -	\$ -	\$ -	\$ 300,000	

Police Department Footnotes FY24

The majority of funding to operate a law enforcement agency is invested in personnel. The Lisbon Police Department strives for the highest quality, while following the core values of integrity, respect and compassion. With that being said, the below descriptions tie into the above five and ten year Capital Improvement Plans.

- Cruiser replacement plan: The above 5 and 10 year CIPs highlight the current continuous cruiser replacement plan that is updated annually and runs on a ten year basis. The maintenance costs and mileage information, following this footnote, further supports the ten year cruiser replacement plan. FY24 is a two cruiser replacement year and the funding source is built into the operating budget.
- Duty weapon replacement: The firearms that Officers carry on a daily basis are generally replaced every 10 years due to wear. This agency's weapons were replaced in FY23 and won't need to be replaced again until FY33.
- Harley Davidson: The Lisbon PD is seeking to bring back the Harley Davidson Motorcycle unit program in FY24. The \$7,500 budgeted amount will be a lease and is included in the debt structure department of the General Fund. In addition to the lease, there will be an additional \$5,000 for equipment and training that is included in the operating budget of the Police Department's budget.
- K9 Unit and Equipment: The Lisbon PD is seeking to return the K9 program in FY24 which include the K-9 and equipment for the K-9 (including cruiser outfitting). The budgeted amount for the K-9 and the equipment is \$15,000 and the funding source is built into the operating budget.

Animal Control

- ACO Ford Pick-up: The current ACO pick-up truck is a 2015 and is slated to be replaced within the 5 year Capital Improvement Plan, in FY25. It is recommended to trade in the 2015 truck and to purchase another Ford pick-up truck. The pick-up truck is much more convenient to transport animals within.

Communication Center

- Dispatch Console Replacement: The dispatch consoles that are currently in the communications center are approximately 10 years old. It is difficult to get a company to provide a specific lifespan on this equipment, but we believe that we will be in need of new consoles in approximately 5 years, giving it a 15 year life. According to Dirigo Wireless, the consoles and equipment will cost upwards of \$220,000. The radio room that houses all of the radios to run the communication center will need to be replaced in the next 10 years; this will cost approximately \$300,000 according to Dirigo Wireless. As we get closer to the fiscal year cited for replacement, we will be able to provide much more accurate numbers as these equipment prices change annually.

Police Department Mileage

TOWN OF LISBON
Forecasted Vehicle Mileage
For Budget Year FY24
Forecasted Fiscal Years 2024-2034
CAPITAL IMPROVEMENT PLAN FOR MUNICIPAL GOVERNMENT

	Estimated Mileage 6/30/2024	Estimated Mileage 6/30/2025	Estimated Mileage 6/30/2026	Estimated Mileage 6/30/2027	Estimated Mileage 6/30/2028	Estimated Mileage 6/30/2029	Estimated Mileage 6/30/2030	Estimated Mileage 6/30/2031	Estimated Mileage 6/30/2032	Estimated Mileage 6/30/2033
Replacing one vehicle annually and two vehicles semi annually										
PD 1 2022 FORD EXPLORER	44,000	66,000	88,000	22,000	44,000	66,000	88,000	22,000	44,000	66,000
PD 2 2020 FORD EXPLORER	77,000	22,000	44,000	66,000	88,000	22,000	44,000	66,000	88,000	22,000
PD 3 2022 FORD EXPLORER	22,000	44,000	66,000	88,000	22,000	44,000	66,000	88,000	22,000	44,000
PD 4 2020 FORD EXPLORER	66,000	88,000	110,000	22,000	44,000	66,000	88,000	22,000	44,000	66,000
PD 5 2020 FORD EXPLORER	77,000	22,000	44,000	66,000	88,000	22,000	44,000	66,000	88,000	22,000
PD 6 2018 FORD EXPLORER	100,000	85,000	94,000	103,000	110,000	94,000	103,000	110,000	94,000	103,000
PD 7 2017 FORD EXPLORER	85,000	94,000	12,000	24,000	36,000	48,000	60,000	72,000	84,000	96,000
PD 8 2018 FORD EXPLORER	90,000	85,000	94,000	103,000	110,000	94,000	103,000	94,000	103,000	110,000
PD 9 2022 FORD EXPLORER	34,000	51,000	68,000	85,000	102,000	119,000	17,000	34,000	51,000	68,000
PD 10 undercover unit	8,000	16,000	24,000	32,000	40,000	48,000	56,000	64,000	72,000	80,000
PD Harley-Davidson										

Unit#2 and Unit #5 will be replaced with new marked cruisers, and then moved to become Unit #6 and Unit #8 unmarked cruisers. Both Unit #6 and Unit #8 will be traded in when purchasing the new vehicles. (Unit #5 will become the K-9 Unit)

Fire Department – 5 Year CIP

TOWN OF LISBON
Forecasted Capital Improvements & Equipment Purchases
For Budget Year FY24
Forecasted Fiscal Years 2024-2028
CAPITAL IMPROVEMENT PLAN FOR MUNICIPAL GOVERNMENT

	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
FIRE DEPARTMENT						
ENGINE 1 - 2003	-	-	***			- BAN/Bond
ENGINE 2 - 2000	-	***		-		- BAN/Bond
SQUAD 3 - 2009 Ford F-450	-	-	-	-		- Munic. Rev.
ENGINE 7 - 2020	-	-	-	-		- BAN/Bond
TRUCK 6 - 2003	-	-	-		1,925,000	BAN/Bond
RESCUE 10 - 2004	-	-	***	-		- BAN/Bond
Medical Response Unit - ARPA						ARPA
CAR 1 - 2016	70,000	-	-	-		- Reserve
Utility 4 - 2023	-	-	-	-		- TIF
AIR BAGS	-	-	-	-		- Op. Budget
THERMAL IMAGING CAMERAS	10,000	-	-	-		- Op. Budget
TURNOUT GEAR	20,000	22,400	25,088	28,098	31,471	Op. Budget
HYDRAULIC RESCUE TOOLS	-	-	-	-	38,000	Op. Budget
PORTABLE RADIOS	6,500	7,150	7,865	8,652	9,517	Op. Budget
VEHICLE RADIOS	6,418	4,420	1,900	-	2,173	Op. Budget
SCBAs (Air packs)	-	-	-	-	-	
SCBA BOTTLES	-	-	31,256	32,819	34,460	
Lis Falls Station Boiler	-	-	-	-	-	
Lisbon Fire Station Boiler	-	-	-	-	-	
Total FIRE DEPARTMENT	\$ 112,918	\$ 33,970	\$ 66,109	\$ 69,569	\$ 2,040,621	

Fire Department – 10 Year CIP

TOWN OF LISBON Forecasted Capital Improvements & Equipment Purchases For Budget Year FY24 Forecasted Fiscal Years 2029-2033 CAPITAL IMPROVEMENT PLAN FOR MUNICIPAL GOVERNMENT

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
FIRE DEPARTMENT						
ENGINE 1 - 2003	\$ -	\$ -	\$ -	\$ -	-	BAN/Bond
ENGINE 2 - 2000	-	-	-	-	-	BAN/Bond
SQUAD 3 - 2009 Ford F-450	250,000	-	-	-	-	Op. Budget
ENGINE 7 - 2020	-	-	-	-	-	BAN/Bond
TRUCK 6 - 2003	-	-	-	-	-	BAN/Bond
RESCUE 10 - 2004	-	-	-	-	-	BAN/Bond
Medical Response Unit - ARPA					400,000	ARPA
CAR 1 - 2016	-	70,000	-	-	-	Reserve
Utility 4 - 2023	-	-	-	-	70,000	Op. Budget
AIR BAGS	-	-	10,000	-	-	Op. Budget
THERMAL IMAGING CAMERAS	12,000	-	-	-	-	Op. Budget
TURNOUT GEAR	35,247	-	-	-	-	Op. Budget
HYDRAULIC RESCUE TOOLS	-	-	-	-	-	
PORTABLE RADIOS	-	-	-	-	-	
VEHICLE RADIOS	-	-	-	-	-	
SCBAs (Air packs)	428,830	-	-	-	-	Op. Budget
SCBA BOTTLES	-	-	-	-	-	Op. Budget
 Lis Falls Station Boiler	-	-	-	-	-	
Lisbon Fire Station Boiler	-	-	-	-	-	
Total FIRE DEPARTMENT	\$ 726,077	\$ 70,000	\$ 10,000	\$ -	\$ 470,000	

Fire Department Footnotes FY24

The Fire Department provides protection of life and property and the mitigation of manmade and natural emergencies to the residents of the Town of Lisbon. The Fire Department's focus remains to be through safety, education and effective and efficient delivery of emergency and non-emergency services to the best of their ability.

The following footnotes support the five and ten year capital improvement plans as presented above.

- Vehicle Replacement Plan – The original vehicle replacement plan was written in 2002 and it called for a 25 (engines) to 30 (ladder) year life on fire apparatus. With the increase in call volume and the added technology, trucks are not lasting that long. Some components are becoming obsolete after 15 years. National Fire Protection Association (NFPA) 1901, which is the standard as adopted by the State of Maine, recommends trucks to be replaced or put into reserve status after 15 years. The presented CIP shows replacing the vehicles sooner than the original replacement plan cited above.
 - *** New vehicles were ordered in November of 2022.
 - Engine 2 replacement has a 30 month lead time
 - Rescue 10/Engine 1 replacement has a 41 lead time; Rescue 10 and Engine 1 will be retired and a one new truck will be the new rescue/pumper.
 - Car 1 was moved to 2024 and is budgeted for \$70,000 to be paid out of the Fire Reserve account.
 - Medical Response Unit This was ordered November of 2022 and the lead time is estimated at 28 months.
- Turnout Gear - This will be the regular purchase of structural turnout gear and will rotate the older worn-out garments. Turnout gear is reflected in the CIP above because collectively, it is over the dollar threshold. Turnout gear funding source is cited as Operating Budget and is therefore part of the Personal Protective Equipment Expense account.
- Portable Radios – Portable Radios were quoted under \$10,000 and therefore were not added to the CIP above but will be incorporated into the Operating budget. The quote for this equipment is as follows: FY24 \$6,500; FY25 \$7,150; FY26 \$7,865; FY27 \$8,652; and FY28 \$9,517.
- Vehicle Radios – Vehicle Radios were quoted under \$10,000 and therefore were not added to the CIP above but will be incorporated into the Operating Budget. The quote for this equipment is as follows: FY24 \$6,418; FY25 \$4,420; and FY26 \$1,900.
- SCBAs – The self-contained breathing apparatus (SCBA) were purchased in 2013. The air packs also include electronics. NFPA no longer considers an air-pack complaint after 4 revisions; in 2028, our air-packs will no longer be compliant. Current cost is \$8,800 (includes pack, mask and 2 bottles); spreading the costs out over a few budget years may not be possible based on the designs at the time of purchase.
- SCBA Bottles – Under DOT regulations, the air bottles have a life of 15 years and then must be replaced. The replacement of the 30 minute bottles that were purchased in 2013 has been spread out over 3 years to reduce the cost burden. The current cost is \$1,060 per bottle. These are projected to begin replacement in FY26.
- Squad 3 Vehicle – Looking at the 10 year forecasted CIP, this vehicle will be replaced in FY29 with an estimated cost of \$250,000.

Parks and Recreation Department – 5 year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

PARKS AND RECREATION DEPARTMENT	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
Vehicles:						
2011 GMC	\$ -	\$ 50,000	\$ -	\$ -	\$ -	Op. Budget
2010 Ford 450 Bus	-	-	50,000	-	-	Op. Budget
2022 Ram 3500 Dually	-	-	-	-	-	Unassigned FB
2003 Chevy 2500 Plow Truck *	-	-	-	50,000	-	Op. Budget
2022 Chevy Black Silverado w/ Plow	-	-	-	-	-	-
Equipment						
***Ex Mark Mower #1 New 2021	-	-	-	-	-	Op. Budget
Kabota Mower New in 2020	-	-	-	-	-	Op. Budget
2006 Kabota Tractor	-	-	-	35,000	-	Op. Budget
2008 Rhino Side by Side Utility 4-wheeler	-	-	-	-	-	Op. Budget
2022 Landmaster L5WLM-4 UTV	-	-	-	-	-	-
1998 Snowmobile	-	-	-	-	-	Op. Budget
2016 Arctic Cat Snowmobile	-	-	-	-	-	-
Ex Mark Mower #2	-	-	-	-	-	-
Stand up Ex Mark Mower	12,000	-	-	-	-	Op. Budget
Commercial Combo Sander/Salt Spreader	8,000	-	-	-	-	Op. Budget
Building						
New Log Cabin	-	-	-	60,000	-	-
Beaver Park Roof	-	10,000	-	-	-	-
MTM Boilers	-	-	-	-	-	Op. Budget
MTM Roof 3	-	-	-	-	-	-
Land Improvement						
Miller Trail Fence	-	-	-	-	-	Unassigned FB
Beaver Park Playground	-	50,000	-	-	-	Op. Budget
***Summer Street Parking	10,000	-	-	-	-	Op. Budget
Summer Street Dog Park Fence	8,000	-	-	-	-	Op. Budget
Androscoggin River Trail **	-	-	-	-	-	Op. Budget
Tennis Courts ²	-	-	-	-	-	Op. Budget
TOTAL PARKS AND RECREATION DEPARTMENT	\$ 38,000	\$ 110,000	\$ 50,000	\$ 145,000	\$ -	

Parks and Recreation Department – 10 year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

PARKS AND RECREATION DEPARTMENT	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
Vehicles:						
2011 GMC	\$ -	\$ -	\$ -	\$ -	\$ -	Op. Budget
2010 Ford 450 Bus	-	-	-	-	-	Op. Budget
2022 Ram 3500 Dually	-	-	-	90,000	-	
2003 Chevy 2500 Plow Truck *	-	-	-	-	-	
2022 Chevy Black Silverado Truck w/ plow	-	-	60,000	-	-	Op. Budget
	-	-	-	-	-	Op. Budget
Equipment						
Ex Mark Mower #1	-	8,000	-	-	-	Op. Budget
Kabota Mower New in 2020	8,000	-	-	-	-	Op. Budget
2006 Kabota Tractor	-	-	-	-	-	Op. Budget
2008 Rhino Side by Side Utility 4-wheeler	-	-	-	-	-	Op. Budget
Arctic Cat Snowmobile	-	-	-	10,000	-	Op. Budget
Building						
New Log Cabin	-	-	-	-	-	Rev. from Timber harvest at BP
MTM Boilers	-	-	-	-	-	
MTM Roof3	-	-	-	-	-	
Beaver Park Roof	-	-	-	-	-	
Land Improvement						
Miller Trail Fence	-	-	-	-	-	Op. Budget
Beaver Park Playground	-	-	-	-	-	Grant funding
Summer Street Parking	-	-	-	-	-	Op. Budget
Androscoggin River Trail **	-	-	-	-	-	Op. Budget
Tennis Courts ²	-	-	-	-	-	Op. Budget
TOTAL PARKS AND RECREATION DEPARTMENT	\$ 8,000	\$ 8,000	\$ 60,000	\$ 100,000	\$ -	

Parks and Recreation Department Footnotes FY24

The Parks and Recreation Department provides recreational programs and facilities to Town residents that create leisure opportunities in a safe and healthy environment. Parks and Recreation programs are located at the MTM Center, Beaver Park, and along the many trails that we have in the Town of Lisbon.

The following footnotes support the five and ten year capital improvement plans as presented above.

- Tennis Courts: There are two tennis courts located at the Lisbon High School. These tennis courts are used for both public use as well as sport camps and school use. As far as overall replacement, it is being projected for FY38.
- Cabin at Beaver Park: The Cabin on the 5 year CIP above (FY27) in the amount of \$60,000 would be to build a new log cabin in addition to the one that is already at Beaver Park. This new log cabin would be a smaller version of the log cabin already in the Park; it would be either a 1 or 2 bedroom cabin. The idea is to have multiple cabins in Beaver Park for public camping in the future with staffing closer to the camping areas.
- Playground: There is currently a playground located at Beaver Park. The FY25 \$50,000 amount is to replace the existing playground at Beaver Park. The current playground is made of wood and cement pillars/pipes. The new plan for the new playground, is to make it handicapped accessible and creative to meet the needs of K-5th grade aged children.
- Summer Street Parking: Expected to be done in FY24 with an estimated cost of \$10,000. The intention is to turn the Summer Street Park into a dog park in FY24 and with that \$8,000 has been budgeted in the operating budget to build a dog park fence.
- Stand up Ex Mark Mower: This budget year includes \$12,000 from the operating budget to purchase a stand up Ex Mark Mower; this mower will assist the Parks staff in mowing cemeteries and keep their fleet up to date with maintenance as they would have an alternative mower when one needs to be sent to annual maintenance.
- Commercial Combo Sander/Salt Spreader: This is to be added to an existing truck to aid the Parks Maintenance staff with their snow plowing routes for Town building locations.

Public Works Department – 5 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

Year	Make	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
PUBLIC WORKS							
Vehicles							
2020	Chevy Silverado ¹	-	-	-	-	-	- Op. Budget
2021	Dodge Dually, 1 ton w/Rack & Dump ²	-	-	-	-	-	- Op. Budget
2009	GMC Sierra	-	50,000	-	-	-	- Op. Budget
2015	Ford F650	-	-	-	-	-	- Op. Budget
2022	Chevy 3500 w/plow	-	-	-	-	-	- Op. Budget
		-	-	-	-	-	- Op. Budget
2008	Ford F250 S.D. Move to SW	-	-	-	50,000	-	- Op. Budget
2020	Freightliner 108 SD	-	-	-	-	-	- Debt/Cap. Lease
2018	Freightliner 108 SD	-	-	-	-	105,000	- Debt/Cap. Lease
2018	Freightliner 108 SD	-	-	-	-	105,000	- Debt/Cap. Lease
2017	Freightliner	-	-	-	105,000	-	- Debt/Cap. Lease
2005	Volvo	-	-	-	-	-	-
2015	Peterbilt 348	-	95,000	-	-	-	- Debt/Cap. Lease
2008	International 4400	155,000	-	-	-	-	- Op. Budget
2008	Plows/head gear and accessories*	95,000	-	-	-	-	- Op. Budget
Equipment							
2020	Spectec Trailer(packing) ³	-	-	-	-	-	- Debt/Cap. Lease
2006	Johnston MX450	-	240,000	-	-	-	- Debt/Cap. Lease/Op. Budget
2009	Kawasaki 65ZV-2	185,500	-	-	-	-	- Debt/Cap. Lease
2005	Case 590SM	-	-	-	-	-	- Debt/Cap. Lease
2017	Case 621G	-	-	-	-	150,000	- Debt/Cap. Lease
2019	SkidSteer	-	-	-	-	-	- Op. Budget
2021	New Salt Shed	-	-	-	-	-	- Unassigned Fund Balance
2021	New 2021 Trailer / 20-ton	-	-	-	-	-	- Op. Budget
2021	New 2021 Excavator	-	-	-	-	-	- Op. Budget
	Equipment Lifts PW Garage ⁴	-	-	-	-	-	- Op. Budget
Infrastructure							
	Annual Paving - Specific Roads TBD	-	475,000	475,000	475,000	475,000	Op. Budget
	Street Light controls at 196/Canal/Main St ⁵	-	20,000	-	-	-	- TIF
	Street Light controls at 196/Village St ⁵	-	20,000	-	-	-	- TIF
	Street Light controls at 196/Capital Ave ⁵	-	-	20,000	-	-	- TIF
	Street Light controls 196/Rt 9 ⁵	-	-	-	20,000	-	- TIF
	Guardrail repairs Town wide	10,000	10,000	10,000	10,000	10,000	Op. Budget
	Pave sidewalks	10,000	-	-	-	-	- Op. Budget
	PW Gasoline Tank and Pump	-	-	-	-	-	- Op. Budget
TOTAL PUBLIC WORKS		\$ 455,500	\$ 910,000	\$505,000	\$660,000	\$845,000	

Solid Waste (Transfer Station) – 5 year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

Year	Make	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
SOLID WASTE							
Equipment							
2007	Sterling It9500	\$ -	\$ -	\$ -	\$ -	\$ -	Unassigned FB
2003	Montaine Dump Trailer	-	110,000	-	-	-	Op. Budget
2010	Stecco Dump Trailer	-	-	-	-	-	Op. Budget
2012	Manac Wood Trailer	-	-	-	-	-	Op. Budget
2013	J&J Trash Trailer	-	-	-	-	-	Op. Budget
2001	Daewood Forklift	-	-	-	-	-	Unassigned FB
TOTAL SOLID WASTE		<u>\$ -</u>	<u>\$ 110,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

Public Works – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

Year	Make	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
PUBLIC WORKS							
Vehicles							
2020	Chevy Silverado ¹	\$ -	\$ -	\$ 50,000	\$ -	\$ -	Op. Budget
2021	Dodge Dually, 1 ton w/Rack & Dump ²	-	-	-	-	-	Op. Budget
2009	GMC Sierra	-	-	-	-	-	Op. Budget
2015	Ford F550	-	65,000	-	-	-	Op. Budget
		-	-	-	-	-	Op. Budget
		-	-	-	-	-	Op. Budget
2008	Ford F250 S.D. Move to SW	-	-	-	-	-	Op. Budget
2020	Freightliner 108 SD	-	105,000	-	-	-	Debt/Cap. Lease
2018	Freightliner 108 SD	-	-	-	-	-	Debt/Cap. Lease
2018	Freightliner 108 SD	-	-	-	-	-	Debt/Cap. Lease
2017	Freightliner	-	-	-	-	-	Debt/Cap. Lease
2005	Volvo	-	-	-	-	-	-
2015	Peterbilt 348	-	-	-	-	-	Debt/Cap. Lease
2008	International 4400	-	-	-	-	-	Debt/Cap. Lease
2008	Plows/head gear and accessories*	-	-	-	-	-	Op. Budget
Equipment							
2020	Spectec Trailer(packing) ³	-	-	-	-	-	Debt/Cap. Lease
2006	Johnston MX450	-	-	-	-	-	Debt/Cap. Lease
2009	Kawasaki 65ZV-2	-	-	-	-	-	Debt/Cap. Lease
2005	Case 690SM	-	-	-	-	-	Debt/Cap. Lease
2017	Case 621G	-	-	-	-	-	Debt/Cap. Lease
2019	SkidSteer	-	-	-	-	-	Op. Budget
2021	New Salt Shed	-	-	-	-	-	Op. Budget
2021	New 2021 Trailer / 20-ton	-	-	-	-	-	Op. Budget
2021	New 2021 Excavator	-	-	-	-	-	Op. Budget
	Equipment Lifts PW Garage ⁴	-	-	-	-	-	Op. Budget
Infrastructure							
	Annual Paving - Specific Roads TBD	475,000	475,000	475,000	475,000	-	Op. Budget
	Street Light controls at 196/Canal/Main St ⁵	20,000	-	-	-	-	TIF
	Street Light controls at 196/Village St ⁵	20,000	-	-	-	-	TIF
	Street Light controls at 196/Capital Ave ⁵	-	20,000	-	-	-	TIF
	Street Light controls 196/Rt 9 ⁵	-	-	20,000	-	-	TIF
	Guardrail repairs Town wide	10,000	10,000	10,000	10,000	-	Op. Budget
	Pave sidewalks	-	-	-	-	-	Op. Budget
	Fuel Pumps	300,000	-	-	-	-	-
TOTAL PUBLIC WORKS		\$ 825,000	\$ 675,000	\$505,000	\$485,000	\$ -	

Solid Waste – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

Year	Make	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
SOLID WASTE							
Equipment							
2007	Sterling It9500	\$ -	\$ -	\$ -	\$ -	\$ -	Cap. Lease
2003	Montaine Dump Trailer	-	-	-	-	-	Op. Budget
2010	Stecco Dump Trailer	-	-	76,000	-	-	Op. Budget
2012	Manac Wood Trailer	-	-	-	-	-	Op. Budget
2013	J&J Trash Trailer	-	-	-	-	-	Op. Budget
2001	Daewood Forklift	-	-	-	-	-	Op. Budget
TOTAL SOLID WASTE		\$ -	\$ -	\$ 76,000	\$ -	\$ -	

Public Works and Solid Waste Department Footnotes FY24

The Lisbon Public Works Department has different responsibilities with the changing of the seasons. However, with each of the seasons, the vehicles, machinery and equipment that are used by the Public Works Department helps to maintain the needs and safety of the roads in our Town. Additionally, the Mechanics at the Public Works Garage are responsible for servicing Town owned vehicles and machinery.

The Solid Waste Department provides solid waste and recycling handling services to the residents of the Town.

The tickmarks below further explain some of the items on the Public Works 5 and 10 year CIP from above:

1 – The 2020 Chevy Silverado is the Public Works Director's truck. It was purchased at the tail end of FY20 and placed into service once it was received the first few weeks of FY21. The replacement date is set for 2031, which is a 10 year useful life.

2 – The 2021 Dodge Dually is a 1-ton truck with Rack & Dump Body. It was purchased during FY21 for \$48,298 and placed into service March 2021. This truck is being given a 15 year useful life and is slated for replacement in FY36.

3 – The Spectec Trailer (packing) was purchased in FY20; giving it a 15 year useful life, it will be placed on the CIP for replacement for FY35.

4 – Equipment Lifts were purchased in 2019. This consists of (4) lifts that work individually and collectively to lift up vehicles in the Mechanic Bay. Given a 10 year useful life, it will be projected for replacement in FY39.

5 – The Town of Lisbon is responsible for the Street Light controls; the Street Lights themselves and the bulbs fall under MDOT. The Street Light controls only have a 3 year warranty, and are being given a 5 year useful life within our CIP.

6 – The Decorative Street lighting – the Town owns the poles and the bases only.

* - Plows and head gear with accessories for dump trucks are on an as needed basis. These are steel equipment and have a relatively long useful life; but if a plow truck gets into an accident, it would be an unforeseen emergency item that would need to be replaced. Total replacement of this equipment could be up to \$95,000.

** - Dump bodies for trucks are listed for a replacement on an as needed basis and can be up to \$18,000.

NOTE: Paint and body work on trucks will cost \$6,000 each year and will be included in the annual operating budget.

The below footnotes tie into the five and ten year capital improvement plans above.

Public Works:

- International 4400 – The International is a 2008 truck that is at the end of its useful life; there has been approximately \$12,000 worth of maintenance put into this truck in FY23 to keep it on the road for this winter season. The quoted price of the new plow truck is \$155,000; an additional \$95,000 is needed to outfit the truck with a plow, head gear and accessories. The total cost of this purchase is to be funded through the operating budget.
- Kawasaki 65ZV-C – This 2009 loader is at the end of its useful life and has been in need of substantial repairs. The loader is currently out of commission for safety reasons and the Town needed to rent a loader in FY23 to assist in snow removal. The vendor that the Town is renting the loader from has agreed to do a capital lease with the Town if this budget is adopted and the current rental payments will reduce the purchase price of the loader by \$16,400.
- Paving – The Publics Works Director is recommending the deferral of annual paving in FY24 to FY25. The streets that were on schedule for FY24 are the side streets off of RT. 125; as McGee construction

is still undergoing the Main Street construction project, this recommendation is keeping the residents in mind.

- Street Light Controls – See note 5 related to the Street Light Controls. Two street light controls are slated for FY25 in the approximate cost of \$20,000 each; the funding source for these items will come from the TIF.
- Fuel Pumps – The \$300,000 in the FY29 column is based on a quote obtained in FY21, to which similar items and pricing are estimated to be in the RFP process in FY29. The fuel pumps that are underneath the ground at the Public Works Garage location would need to be removed and replaced; this includes an underground diesel tank and gasoline pumps. In addition, soil testing will need to be performed, all the while working within the requirements of the Maine DEP and Fire Marshall's Office.
 - Diesel tank replacement:
 1. Provide proper cleaning and removal of existing 10,000 gallon underground diesel tank and associated piping.
 2. Provide State DEP permitting and environmental site assessment.
 3. Supply and install (1) new 10,000 gallon underground storage tank with all required accessories to meet current code.
 4. Supply and install fiberglass vent and product lines to location of existing pump.
 5. Replace old ump with new Gasboy single product suction pump, tie into fuel management system in above gasoline proposal.
 6. Provide all excavation, backfill and compaction
 7. Provide concrete tank top pad.
 8. Asphalt paving by others.

Cost: \$148,000 *does not include contaminated soil/water, ledge or asphalt paving.

Solid Waste:

- Dump Trailer: This is to be purchased in FY25 to be a triple axel aluminum dump trailer. This will be used to haul gravel, salt and OBW.

Treatment Plant – 5 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

Year	Description	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
TREATMENT PLANT							
Vehicles							
2013	Ford Explorer	\$ -	\$ -	\$ -	\$ 40,000	\$ -	Op. Budget
2018	Ford F-250	-	-	-	-	-	Op. Budget
2001	Freightliner FL80	20,000	-	-	-	-	Op. Budget - Carry Over
2014	Freightliner Vactor FL80	-	-	-	-	-	LTD/Lease
2022	Chevy Silverado 2500	-	-	-	-	-	Op Budget
2015	Massey Ferguson Tractor	-	-	-	-	30,000	Op Budget
Equipment							
2003	GEA Centrifuge CC-450	2,000,000	-	-	-	-	Grant/RD & Fund Balance
	75KW Onan Generator - portable	-	-	-	-	-	Sewer Res.
	Polymer feed system	-	-	-	-	-	Op. Budget
	Eimco Clarifier Rehab	-	-	-	-	60,000	Op. Budget
	Janus Cellular Terminals for Alarms	-	-	-	-	10,000	Op. Budget
	National Guard Building Roof	-	-	-	-	8,000	Op. Budget
	Boerger rotary lobe pump - 2009	15,000	-	-	-	-	Op. Budget
	GEA Centrifuge Major Service	30,000	-	-	-	-	Op. Budget
	Aeration Tank Concrete re-hab	20,000	-	-	-	-	Op. Budget
	Netzsch progressive cavity pump	-	15,000	-	-	-	Op. Budget
	Lakeside Raptor Micro-Screen	-	-	-	-	-	Op. Budget
	Grit King grit removal system	-	-	-	-	-	Op. Budget
	Eimco Clarifier Rehab	-	-	-	-	-	Op. Budget
	Brook Street pump station	80,000	-	-	-	-	RD Funds/SRF
	Replace Brook Street pump station	-	-	-	100,000	-	Op. Budget
	D&B pump station	-	-	150,000	-	-	Op. Budget/RD Funds
	Moody Road pump station	-	-	-	-	-	Op. Budget
	Lewiston Line pump station	-	-	-	-	-	Op. Budget
	Rt. 196 pump station	-	150,000	-	-	-	RD Funds
	National Guard Building Roof	-	-	-	-	-	Op. Budget
TOTAL TREATMENT PLANT		\$ 2,165,000	\$165,000	\$150,000	\$ 140,000	\$108,000	

Treatment Plant – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

Year	Make	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
TREATMENT PLANT							
Vehicles							
2018	Ford F-250 W/ V-Plow	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Op. Budget
2001	Freightliner FL80	-	-	-	-	-	Op. Budget
2014	Freightliner Vactor FL80	500,000	-	-	-	-	LTD/Lease
2022	Chevy Silverado 2500 W/ V-Plow	-	-	-	-	-	added in FY22
Equipment							
	Isco 5800 Samplers	-	-	-	-	-	Op. Budget
	Wemco Torque flow pumps	-	-	-	-	-	Op. Budget
2003	GEA Centrifuge CC-450	-	-	-	-	-	Grant/RD
	75KW Onan Generator - portable	-	-	-	-	-	Sewer Res.
	Polymer feed system	-	-	-	-	-	Op. Budget
	Elmco Clarifier Rehab	-	-	-	-	-	Op. Budget
	Boerger rotary lobe pump - 2009	-	-	-	-	-	Op. Budget
	GEA Centrifuge Major Service	-	-	-	-	-	Op. Budget
	Aeration Tank Concrete re-hab	-	-	-	-	-	
	Netsch progressive cavity pump	-	-	-	-	-	Op. Budget
	Lakeside Raptor Micro-Screen	-	-	50,000	-	-	Op. Budget
	Grit King grit removal system	-	-	75,000	-	-	Op. Budget
	Elmco Clarifier Rehab	-	-	-	-	-	Op. Budget
	Janus Cellular terminals	-	-	-	-	-	Op. Budget
	Brook Street pump station	-	-	-	-	-	RD Funds/SRF
	Replace Brook Street pump station	-	-	-	-	-	Op. Budget
	D&B pump station	-	-	-	-	-	Op. Budget/RD Funds
	Moody Road pump station	-	80,000	-	-	-	Op. Budget
	Lewiston Line pump station	-	80,000	-	-	-	Op. Budget
	Rt. 196 pump station	-	-	-	-	-	RD Funds
	National Guard Building Roof	-	-	-	-	-	Op. Budget
	Replace Aeration Blowers & VFD's	-	-	-	50,000	-	Op. Budget
	Replace Farwell Street Pump Station	-	-	-	60,000	-	Op. Budget
TOTAL TREATMENT PLANT		\$500,000	\$160,000	\$125,000	\$110,000	\$ 50,000	

Treatment Plant – CIP Descriptions FY24

The Sewer Department is responsible for the operation and maintenance of the wastewater treatment plant. The Mission Statement of the Sewer Department, per the Town website, is to protect natural resources through the effective and efficient collection and treatment of the waste water discharged by the residential, industrial and commercial members of the Town, connected to the sewer system.

The below footnotes tie into the five and ten year capital improvement plans as presented above:

- **GEA Centrifuge Major Replacement** – This is the equipment used for sludge dewatering. Out of all of the equipment that the Treatment Plant has, this is the most vital piece of equipment to the operation of the plant. Without this, or a similar piece of equipment, the Treatment Plant cannot properly operate. The current centrifuge is approaching 20 years old and has over 20,000 hours on it. This is currently in the engineering stage and has been approved to go out to bid. The plan is to begin the installation process later this year (2023).
- **GEA Centrifuge Major Service** – This work is dependent on the Centrifuge replacement; once it is replaced, work can be scheduled.
- **Freightliner FL80 Boom/Bucket Truck** - This truck was purchased used at State Auction in 2012. It was due to be replaced in FY22 but there were none that were available and it was pulled from the CIP due to the pandemic. It is being added back into the CIP for FY24 at an estimated cost of \$20,000, whereas we are looking to purchase another used vehicle.
- **Boerger Rotary Lobe Pump** - This is the P-4 pump and may be replaced by a pump with a different design; the WWTP will work with vendors through a bid process for a replacement.
- **Brook Street Pump Station** – This station is well overdue to be replaced (age wise); it is oversized for the flow it receives, so there is not a lot of wear and tear on the equipment.
- **National Guard Building Roof:** Expected to have \$8,000 worth of work done to replace the shingled roof (installed in 2008) done in FY28.

Treatment Plant Vehicle and Equipment Mileage and Maintenance Costs: below please find the estimated yearly maintenance costs for the Treatment Plant.

Estimated Annual Maintenance Costs	Estimated Cost	Description
Septic receiving tank cleaning	\$ 8,500.00	Cleaned twice a year when necessary
Davis Street wetwell cleaning	\$ 8,500.00	

Treatment Plant – CIP Descriptions FY24 Cont.

Treatment Plant Future Improvements: These improvements go beyond the 10 year forecasted CIP presented above, but are to provide a roadmap for what is to come, as these improvements are of significant replacement both in value and in time.

2032	Replace Aeration Blowers
2032	Farwell Street Pump Station
2033	Replace 2018 Ford F250 with V-plow
2034	Replace Pinewoods Rd. pump station
2034	Replace Summer Street pump station
2035	Replace Winter park pump station
2036	Replace Madelyn Street pump station
2037	Replace P.S. RACO Alarm Dialers
2037	Replace Utility body truck and V-Plow
2038	Replace dewatering equipment
2039	Replace Maintenance garage roof
2040	Replace Upland Rd. pump station
2040	Replace WWTP generator
2042	Replace Wemco Torque-Flow Pumps

Town Buildings – 5 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
TOWN BUILDINGS & INFRASTRUCTURE						
Public Works Office/Bunk House	\$ -	\$ 303,550.00	\$ -	\$ -	\$ -	Op. Budget
Furnace - Library	-	-	-	-	10,000.00	Undes. Funds/Op. Budget
Library Egress	20,000	-	-	-	-	ARPA
Heating/Cool Pumps - Library Children Room	-	-	-	-	-	Undes. Funds/Op. Budget
Heating/Cool Pumps - Library Main level	-	-	26,000	-	-	Undes. Funds/Op. Budget
Copier Machine - Library ¹	-	-	-	-	-	Op. Budget
Town Office HVAC Upgrades	84,000	-	-	-	-	ARPA/Op. Budget
MTM Bathrooms	30,000	-	-	-	-	ARPA
Bathroom at Beaver Park Lodge	-	12,000	-	-	-	Op. Budget
Town Office phone system ²	-	30,000	-	-	-	Undes. Funds/Op. Budget
Town Office Photocopier machines (4 machines)	-	-	48,700	-	-	Undes. Funds/Op. Budget
Town Office Entrance Lights ³	-	-	-	-	-	Undes. Funds/Op. Budget
Generator - Police side of Building ⁴	-	-	-	-	-	Grants/Op. Budget
Heating System - PW Shop (Mechanic Bay) ⁵	-	-	-	-	-	Op. Budget
Heating System - PW Main Building	-	-	25,000	-	-	Undes. Funds/Op. Budget
Heating System - Transfer Station Main Bldg	-	25,000	-	-	-	Undes. Funds/Op. Budget
Repitch roof - Transfer Station (4) Bay Bldg	-	-	-	-	-	Undes. Funds/Op. Budget
Generator - PW Building	-	-	-	-	-	Undes. Funds/Op. Budget
Roof at PW Garage ⁶	-	-	-	-	-	Undes. Funds/Op. Budget
Front Counter reconstruction	25,000	-	-	-	-	Op. Budget
AEDs	-	-	-	-	-	Op. Budget
Roof at Transfer Station Main Bldg ⁷	-	-	-	-	-	Undes. Funds/Op. Budget
Lisbon Falls Fire Generator	-	-	-	-	-	Reserve/Op. Budget
Lisbon Falls Fire Station Boiler	-	-	-	-	-	Reserve/Op. Budget
Lisbon Falls Electrical	-	-	-	-	-	Op. Budget
Lisbon Fire Station Generator	-	-	-	-	-	Reserve/Op. Budget
Lisbon Fire Station Boiler	-	27,990	-	-	-	TIF
Public Safety Building	-	-	-	14,500,000	-	grants/bond
TOTAL TOWN BUILDINGS	\$ 159,000	\$ 94,990	\$ 99,700	\$ 14,500,000	\$ 10,000	

Town Buildings – 10 Year CIP

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
TOWN BUILDINGS & INFRASTRUCTURE						
Furnace - Library	\$ -	\$ -	\$ -	\$ -	\$ -	Undes. Funds/Op. Budget
Heating/Cool Pumps - Library Children Room	-	-	-	-	-	Undes. Funds/Op. Budget
Heating/Cool Pumps - Library Main level	-	-	-	-	-	Undes. Funds/Op. Budget
Copier Machine - Library ⁵	-	-	-	-	8,000	Op. Budget
Town Office HVAC Upgrades	30,000	-	-	-	-	Undes. Funds/Op. Budget
MTM Bathrooms	-	-	-	-	-	
Bathroom at Beaver Park	-	-	-	-	-	
Town Office phone system ⁶	-	-	-	-	-	Undes. Funds/Op. Budget
Town Office Photocopier machines (4 machines)	-	-	-	-	-	Undes. Funds/Op. Budget
Town Office Entrance Lights	-	-	-	-	-	
Generator - Police side of Building ¹	-	-	-	-	-	
Heating System - PW Shop (Mechanic Bay) ²	-	-	-	-	-	
Heating System - PW Main Building	-	-	-	-	-	Undes. Funds/Op. Budget
Heating System - Transfer Station Main Bldg	-	-	-	-	-	Undes. Funds/Op. Budget
Repitch roof - Transfer Station (4) Bay Bldg	-	-	-	-	-	Undes. Funds/Op. Budget
Generator - PW Building	-	-	-	-	-	Undes. Funds/Op. Budget
Front Counter Reconstruction	-	-	-	-	-	
AEDs	-	-	-	-	-	
Roof at PW Garage ³	-	-	-	35,000	-	Undes. Funds/Op. Budget
Roof at Transfer Station Main Bldg ⁴	-	-	-	-	-	Undes. Funds/Op. Budget
Lisbon Falls Fire Generator	-	-	-	-	-	Reserve/Op. Budget
Lisbon Falls Fire Station Boiler	-	-	-	-	-	Reserve/Op. Budget
Lisbon Falls Electrical	-	-	-	-	-	Reserve/Op. Budget
Lisbon Fire Station Generator	-	-	-	-	-	Reserve/Op. Budget
Lisbon Fire Station Boiler	-	-	-	-	-	Reserve/Op. Budget
Public Safety Building	-	-	-	-	-	
TOTAL TOWN BUILDINGS	\$ 30,000	\$ -	\$ -	\$ 35,000	\$ 8,000	

Town Buildings Footnote FY24

Town Buildings includes upgrades to the Town Office Building and all other offsite municipal buildings. These upgrades may be of building improvement or of equipment nature. The following footnotes support the five and ten year capital improvement plans as presented above.

Notes to the five and ten year CIPs above:

3 – The Generator on the Police Department side of the Town Office was installed in FY21. The Generator is to have a 15-20 year life and would therefore need to be assessed for replacement in FY36-FY41.

5 – The Heating System at the PW Shop, in the Mechanic Bay, was purchased in 2014; the estimated year for replacement will be 2034.

6 – The Roof at the PW Garage was placed into service in 2012 and given a 20 year life; it is forecasted to be replaced in FY32 or when it fails for a projected cost of \$35,000.

7 – The Roof at the Transfer Station Main Building does not fall within the 10 year forecasted fiscal years notated above; it will more than likely be approximately 15 years out.

The Recommendation from senior management is to begin to explore the idea of having a Building/Facility Director to oversee the Town Buildings and assist in taking a deeper look into building needs; this suggestion would be for the FY25 budget season.

Footnotes:

- The front counter at the Town Office is as old as the building itself (approximately 20 years). To be ADA compliant and ergonomically correct, the counter is to be re-constructed during FY24 with an approximate cost of \$25,000.00.
- The HVAC system is in need of upgrades in the upcoming budget season totaling \$84,000, where \$68,141 is specific to updating the controls and the remainder is for an air quality update to the HVAC system. The updates to the controls are incorporated in the Town Buildings Department of the operating budget and the air quality costs is to be paid through ARPA funds.
- The MTM bathrooms are very outdated and are in dire need of updates; \$30,000 has been slated to come out of the ARPA funds
- The Library is a pre-1922 building and has two floors. The floor that is accessible from Main Street only has one fire escape egress route and in an emergency situation would not be safe for those in the Library to properly exit; as such, \$20,000 has been budgeted from ARPA funds.

Town Office Administration – 5 Year

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
TOWN OFFICE ADMINISTRATION						
Town Clerk records restoration	\$ 11,405	\$ -	\$ -	\$ -	\$ -	Reserve/Op. Budget
Assessing - Revaluation	30,000	30,000	30,000	30,000	30,000	Op. Budget
TOWN OFFICE ADMINISTRATION	\$ 41,405	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	

Town Office Administration – 10 Year

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
TOWN OFFICE ADMINISTRATION						
Town Clerk records restoration	\$ -	\$ -	\$ -	\$ -	\$ -	
Assessing - Revaluation	30,000	30,000	30,000	30,000	-	Op. Budget
TOWN OFFICE ADMINISTRATION	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	

Technology – 5 Year

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY24 through FY28

	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
Technology						
Server-Town Hall	\$ -	\$ -	\$ -	\$ 20,900	\$ -	Op. Budget
Town and Police Department Laptops/Computers	31,200	-	-	-	-	Op. Budget
Retrofitting sound system - Council Room	35,000	-	-	-	-	
Server-Police Department	-	18,000	-	-	-	Op. Budget
IMC Server - Police Department	-	13,000	-	-	-	Op. Budget
Town Office/Police Security System	-	110,000	-	-	-	Op. Budget/FB
Total Technology	\$ 66,200	\$ 141,000	\$ -	\$ 20,900	\$ -	

Technology - 10 Year

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
Technology						
Server-Town Hall	\$ -	\$ -	\$ -	\$ -	\$ -	Op. Budget
Cruiser Laptops - Police Department	-	35,000	-	-	-	Op. Budget
Server-Police Department	-	20,000	-	-	-	Op. Budget
IMC Server - Police Department	-	-	-	-	-	Op. Budget
Town Office/Police Security System	-	-	-	-	-	Op. Budget/FB
Total Technology	\$ -	\$ 55,000	\$ -	\$ -	\$ -	

Technology Footnotes FY24:

The Town Technology Budget will include items such as servers, computers, and other related devices. Each department communicates their Technology needs for the upcoming year, as well as future years that they are anticipating.

The Police Department has indicated the following items in the upcoming forecasted 10 fiscal years:

- FY25: Upgrade of the Police Department/Town Office security system in the amount of \$110,000.
- FY25: PD IMC Computer Server in the amount of \$13,000.
- FY25: PD WatchGuard Server: The server was replaced in 2020 and is being given a 5 year fiscal life; therefore it will be up for replacement in FY25 and again in FY30.

The Town Office has indicated the following items in the upcoming forecasted 10 fiscal years:

- The Town Hall Server was replaced in FY22. The server is given a 5 year useful life and will therefore be up for replacement again in FY27 as indicated above in the amount of \$20,900.
- Town and Police Department Laptops: In total, this will be \$31,200 to be budgeted through the operating budget, where \$4,200 is for Police laptops and \$3,000 is to update Council tablets.
- Retrofitting sound system – This is for the Council Meeting room and the rooms adjacent to the Council meeting room; this will update the ability for viewers to better hear meetings online. The cost for this is budgeted in the operating budget for FY24 in the amount of \$35,000.

Bonds – 5 Year

Town of Lisbon Forecasted Capital Improvement Plan For Budget Year FY24 Forecasted Years FY24 through FY28

	Forecast 6/30/2024	Forecast 6/30/2025	Forecast 6/30/2026	Forecast 6/30/2027	Forecast 6/30/2028	Funding
COMMITTED						
2010 R	65,965	63,809	62,281	60,669	60,669	Munic. Rev.
2017 B	166,613	163,320	159,765	155,993	155,993	Munic. Rev.
2004 FR - Sewer Dept	18,463	-	-	-	-	- Sewer Rev.
2005 FR - Sewer Dept	27,189	26,813	26,438	-	-	- Sewer Rev.
2014 QECB	79,759	79,759	79,759	79,759	79,759	72% Munic. Rev/28% Sewer Rev.
2020 MMBB - Pinewood	167,183	\$ 165,165	\$ 163,088	\$ 160,928	\$ 158,678	Munic. Rev.
2022 MMB - Ferry	273,439	\$ 268,642	\$ 263,583	\$ 258,422	\$ 258,422	Munic. Rev.
Total Committed	<u>\$ 798,611</u>	<u>\$ 767,508</u>	<u>\$ 754,914</u>	<u>\$ 715,771</u>	<u>\$ 713,521</u>	
PROPOSED						
RD Loan	\$ 322,525	\$ 322,525	\$ 322,525	\$ 322,525	\$ 322,525	Sewer Rev.
Harley Davidson	2,500	2,500	2,500			Munic. Rev
Total Proposed	<u>\$ 325,025</u>	<u>\$ 325,025</u>	<u>\$ 325,025</u>	<u>\$ 322,525</u>	<u>\$ 322,525</u>	
TOTAL COMMITTED/PROPOSED	<u>\$ 1,123,636</u>	<u>\$ 1,092,533</u>	<u>\$ 1,079,939</u>	<u>\$ 1,038,296</u>	<u>\$ 1,036,046</u>	

Bonds 10 Year

Town of Lisbon
Forecasted Capital Improvement Plan
For Budget Year FY24
Forecasted Years FY29 through FY33

	Forecast 6/30/2029	Forecast 6/30/2030	Forecast 6/30/2031	Forecast 6/30/2032	Forecast 6/30/2033	Funding
COMMITTED						
2010 R	57,279	55,583	53,888	-	-	Munic. Rev.
2017 B	-	-	-	-	-	Munic. Rev.
2004 FR - Sewer Dept	-	-	-	-	-	Sewer Rev.
2005 FR - Sewer Dept	-	-	-	-	-	Sewer Rev.
2014 QECB	79,757	79,757	-	-	-	72% Munic. Rev/28% Sewer Rev.
2020 MMBB - Pinewood	\$ 156,323	\$ 153,863	\$ 151,305	\$ -	\$ -	Munic. Rev.
2022 MMB - Ferry	\$ 247,744	\$ 242,116	\$ 236,320	\$ 230,394	\$ 224,355	Munic. Rev.
Total Committed	<u>\$ 541,103</u>	<u>\$ 531,319</u>	<u>\$ 441,513</u>	<u>\$ 230,394</u>	<u>\$ 224,355</u>	
PROPOSED						
RD Loan	\$ 322,525	\$ 322,525	\$ 322,525	\$ 322,525	\$ 322,525	Sewer Rev.
Total Proposed	<u>\$ 322,525</u>	<u>\$ 322,525</u>	<u>\$ 322,525</u>	<u>\$ 322,525</u>	<u>\$ 322,525</u>	
TOTAL COMMITTED/PROPOSED	<u>\$ 863,628</u>	<u>\$ 853,844</u>	<u>\$ 764,038</u>	<u>\$ 552,919</u>	<u>\$ 546,880</u>	

Acknowledgement

The FY24 Capital Improvement Plan and Budget continues to focus on financial stability as well as sustainable solutions. This budget will continue to develop discussions around financial planning to align with this capital improvement plan. We would like to express our sincerest appreciation for all of those who were involved; thank you department heads and staff for all of your hard work.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: <u>Case # 23-08</u>	Date Received:
Project Name:	Fee Paid (amount): <u>\$0.00</u>
Applicant:	



Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: 428 Ridge Road

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

Applicant Information

2. Name of Applicant:

Address

Telephone

ERIC J. CROUCH
5 Crouche Rd, Boudoin, Maine
()

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

()

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

☐ Attachments Checklist

☐ Waiver Request Form

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

Signature of Applicant

Date

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) 478 Ridge Road
 Register of Deeds Book 10302 Page 347
 Lisbon Tax Maps Map 12-09 Lot 013

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

fee ownership - intending to sell or build

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

none

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

Yes ☒ No If yes, please specify: _____

10. Current zoning of property: R0S1

Current use(s) of property: Vacant land

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:

not to my knowledge except possibly due to the structure being demolished by town prior to my ownership.

Project Information

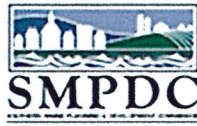
If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.

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.



Town of Lisbon Ordinance for Erosion and Sedimentation Control at Construction Sites

Last Revised 3/14/23



Credits: This model ordinance was prepared by SMPDC, CCSWCD, and Integrated Environmental Engineering, Inc. under award CZM NA20NOS4190064 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 Ordinance is to protect, maintain, and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control erosion at construction sites and prevent migration of sediment from construction sites so that erosion and sedimentation do not adversely impact off-site natural resources, properties, or the Regulated Small MS4.

Section 2 Definitions

Adverse Impact – Means any undue deleterious effect due to erosion or sedimentation from Construction Activity on Waters of the State, Protected Natural Resources, the infrastructure of the Regulated Small MS4, or off-Site. Such undue deleterious effect is or may be potentially harmful or injurious to human health, welfare, safety, or property to biological productivity, diversity, or stability, or may unreasonably interfere with the enjoyment of life or property, including outdoor recreation.

Erosion and Sedimentation Control Best Management Practices (Erosion and Sedimentation Control BMPs) - Means schedules of activities, prohibitions of practices, maintenance procedures, and other methods, techniques, designs, and management practices to prevent or reduce the pollution of Waters of the State and to control erosion (Erosion Control BMPs) and sedimentation (Sedimentation Control BMPs). BMPs also include treatment requirements, operating procedures, and practices to control Site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

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 in Section 70 Article I and Section 66 Article 2 of the Municipality’s code of ordinances.

Construction Activity – Means any activity on a Parcel 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 located within the Municipality’s Urbanized Area and not including groundwater.

Disturbed Area - Means all land areas of a Parcel 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.

Enforcement Authority – The Town of Lisbon, and their designee, are authorized to enforce this Ordinance. The use of Enforcement Authority in this Ordinance is synonymous with “Enforcement Authority or their designee”.

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.

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 underdrained artificial turf fields are all considered impervious.

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 streets, 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.

Parcel - 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 projects.

Person - Means an individual, firm, corporation, municipality, quasi-municipal corporation, state agency, federal agency, or other legal entity which creates, initiates, originates, or maintains a Discharge authorized or regulated by the General Permit.

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.

Qualified Professional – Means a person who has been certified by Enviro-Cert International in erosion and sedimentation control practices or has been certified by completing the Maine Department of Environmental Protection Erosion and Sedimentation Control Practices Workshop, or is a Maine Professional Engineer with at least two years' experience in designing Erosion and Sedimentation Control BMPs.

Regulated Small MS4 - Means any Small MS4 authorized by the most recent, in-force MS4 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 an Urbanized Area.

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).

Site - Means the portion(s) of a Parcel upon which Construction Activity subject to this Ordinance is located.

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 – Means Waters of the State as defined in 38 M.R.S. §361-A (7).

Section 3 Applicability

This Ordinance applies to Construction Activity on a Parcel or Common Plan of Development or Sale commencing after the effective date of this Ordinance, with stormwater Discharges to the Regulated Small MS4 within the Municipality's Urbanized Area, that results in:

- a. Disturbed Area of one or more acres of land, or
- b. Disturbed Area that is less than one acre of land if the Construction Activity creating Disturbed Area less than one acre of land 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.

Section 4 Procedure

4.1 Erosion and Sedimentation Control Plan Required

No Person shall commence Construction Activity subject to the Applicability Section of this Ordinance without first preparing and obtaining approval for an Erosion and Sedimentation Control Plan in accordance with this Ordinance.

4.2 Submission

When Construction Activity is subject to subdivision, site plan, or other review under the Municipality's planning, zoning, and land use ordinances which includes a review for erosion and sedimentation control, an Erosion and Sedimentation Control Plan meeting these requirements shall

be submitted to the Permitting Authority concurrently with that review. When a concurrent review is not otherwise required, an Erosion and Sedimentation Control Plan shall be submitted to the Enforcement Authority.

4.3 Review

The Erosion and Sedimentation Control Plan shall be reviewed by the Enforcement Authority or incorporated into the municipal review of a subdivision, site plan, or other review under the Municipality's planning, zoning, and land use ordinances by the Permitting Authority, in accordance with subsection 4.2 above. The Enforcement Authority and the Permitting Authority, as appropriate, will conduct the review under the standards of this Ordinance, and will accept and consider public comment provided as part of that review.

The Enforcement Authority or Permitting Authority, as appropriate, will review the Erosion and Sedimentation Control Plan for compliance with the standards of Section 5, Section 6, and Appendix 1 of this Ordinance and may provide comments where standards have not been met. Once an applicant has submitted an Erosion and Sedimentation Control Plan that the Enforcement Authority or Permitting Authority finds is in compliance with the standards of Section 5, Section 6, and Appendix 1 of this Ordinance, the Enforcement Authority or Permitting Authority shall provide written confirmation to the applicant. The Enforcement Authority or Permitting Authority may approve the Erosion and Sedimentation Control Plan, approve it with conditions, or deny the Erosion and Sedimentation Control Plan, and that decision shall be in writing and supported by findings of fact and conclusions of law. Appeals from decisions of the Enforcement Authority regarding the Erosion and Sedimentation Control Plan may be taken within 30 days of the date of decision to the Board of Appeals as provided under the Municipality's Zoning Ordinance; appeals from decisions of the Permitting Authority regarding the Erosion and Sedimentation Control Plan may be taken within 30 days of the date of decision in the same manner as appeals are taken under the Municipality's subdivision or site plan ordinance, as appropriate.

4.5 Compliance with Requirements

The applicant shall implement and comply with the Erosion and Sedimentation Control Plan as approved throughout all phases of Construction Activity.

Section 5 Submission Requirements

5.2 Erosion and Sedimentation Control Plan Content

The Erosion and Sedimentation Control Plan shall be prepared in accordance with the performance standards contained in Appendix 1.

The Erosion and Sedimentation Control Plan shall consist of a graphic representation of the Site at a scale no smaller than 1 inch = 100 feet showing:

- Parcel boundaries,
- Locations of Protected Natural Resources,
- Locations of all potential sources of authorized and unauthorized non-stormwater discharges,
- Locations of all Erosion and Sedimentation Control BMPs to be used,

- Topography for Site pre-and post-construction conditions as 2-foot elevation contours,
- Details for all Erosion and Sedimentation Control BMPs to be used,

The Erosion and Sedimentation Control Plan shall also include documentation of any variances or releases provided by the Maine Department of Environmental Protection from Chapter 500 performance standards.

Section 6 Requirements and Standards

The Enforcement Authority shall determine if the following standards are met in accordance with Appendix 1.

- Qualified Professional.** The Erosion and Sedimentation Control Plan has been prepared by a Qualified Professional.
- Timing of Installation and Maintenance.** The Erosion and Sedimentation Control Plan requires that Erosion and Sedimentation Control BMPs shall be in place before construction begins, additional measures phased in if phasing is used, and shall be maintained until permanent stabilization is achieved.
- Inspection.** The Erosion and Sedimentation Control Plan provides for inspection of the Site by the applicant to confirm that Erosion and Sedimentation Control BMPs are in place and functioning. The Erosion and Sedimentation Control Plan also provides for corrective action if erosion is occurring or there is a discharge of sediment or turbid water from the construction Site.
- Spill Prevention.** The Erosion and Sedimentation Control Plan includes measures that prevent construction Site pollution and spills from entering stormwater.
- Groundwater Protection.** The Erosion and Sedimentation Control Plan restricts the storage or handling of liquid petroleum products and other hazardous materials that may drain to an "infiltration area."
- Fugitive Sediment and Dust.** The Erosion and Sedimentation Control Plan includes provisions to prevent erosion of soils, tracking or migration of soils into the right of way, discharge of sediment from the Site, and fugitive dust emissions during or after construction.
- Debris.** The Erosion and Sedimentation Control Plan includes provisions to minimize the exposure of construction materials and waste to stormwater runoff and prevent them from migrating off-Site.
- Excavation Dewatering.** The Erosion and Sedimentation Control Plan must include provisions to remove or properly disperse the collected water in a manner that prevents sediment from entering stormwater.
- Non-stormwater Discharges.** The Erosion and Sedimentation Control Plan minimizes non-stormwater discharges and, if non-stormwater discharges are allowed, they are identified in the Erosion and Sedimentation Control Plan with appropriate pollution measures for discharge.

Section 7 Inspection

The Enforcement Authority will inspect the Site as follows at a minimum:

- Once before any disturbance begins and after all Erosion and Sedimentation Control BMPs specified in the Erosion and Sedimentation Control Plan are in place

- b. Three times during the active earth moving phase of construction
- c. Once at project completion to ensure the Site has reached permanent stabilization and all temporary erosion and sedimentation controls have been removed

Additional inspection requirements to be completed by the applicant during construction are contained in Appendix 1.

Section 8 Enforcement

It shall be unlawful for any Person to violate any provision of or to fail to comply with any of the requirements of this Ordinance. Whenever the Enforcement Authority believes that a Person has violated this Ordinance, the Enforcement Authority may enforce this Ordinance in accordance with 30-A M.R.S. § 4452 and this Section.

Section 8.1 Right of Entry

In order to determine compliance with this Ordinance, the Enforcement Authority may enter upon the Parcel at reasonable hours with the consent of the owner, occupant, agent, or contractor to inspect the Parcel for compliance with this Ordinance.

Section 8.2 Notice of Violation

Whenever the Enforcement Authority finds that a Person has violated this Ordinance, the Enforcement Authority may order compliance with this Ordinance by written notice of violation to that Person indicating the nature of the violation(s), a statement of the Ordinance provision(s) alleged to have been violated, including a statement of the penalties for violation, and ordering the action necessary to correct it, including, without limitation:

- a. The abatement of violations and the cessation of practices or operations in violation of this Ordinance;
- b. At the Person's expense, compliance with or repair of the Erosion and Sedimentation Control BMPs required as a condition of approval of the Erosion and Sedimentation Control Plan, and/or the restoration of any affected portion(s) of the Parcel;
- c. The payment of fines, of the Municipality's remediation costs and of the Municipality's reasonable administrative costs and attorneys' fees and costs;
- d. If abatement of a violation, compliance with the Erosion and Sedimentation Control Plan, repair of Erosion and Sedimentation Control BMPs, and/or restoration of affected portions of the Parcel is required, the notice shall set forth a deadline within which such abatement, compliance, repair, and/or restoration must be completed.

Section 8.3 Stop Work Notice

The Enforcement Authority may issue a Stop Work Notice whenever:

- a. A Person has not acted on a notice of violation issued pursuant to this Ordinance within the time set forth in the notice, or
- b. A Person subject to the applicability section of this Ordinance undertakes Construction Activity without first submitting an application for and obtaining approval of an Erosion and Sedimentation Control Plan.

The Enforcement Authority will attempt to deliver the Stop Work Notice to the applicant, the Person performing the Construction Activity, or the owner or occupant of the Parcel, as appropriate, by any means reasonable calculated to effectuate delivery.

Once the Stop Work Notice has been delivered, no further Construction Activity at the Site may proceed other than as is necessary to correct the non-compliance. Construction Activity may resume only when the Enforcement Authority provides written notice that the Person may resume that Construction Activity.

Section 8.4 Penalties/Fines/Injunctive Relief

Any Person who violates this Ordinance, including, but not limited to the Erosion and Sedimentation Control Plan, shall be subject to fines, penalties, and orders for injunctive relief and shall be responsible for the Municipality's attorney's fees and costs, all in accordance with 30-A M.R.S. § 4452. Each day that such violation continues shall constitute a separate violation. Moreover, any Person who violates this Ordinance also shall be responsible for any and all fines, penalties, damages, and costs, including, but not limited to attorneys' fees and costs, incurred by the Municipality for enforcement of violation(s) of Federal and State environmental laws and regulations caused by or related to that Person's violation of this Ordinance; this responsibility shall be in addition to any penalties, fines, or injunctive relief imposed under this Section.

Section 8.5 Consent Agreement

The Enforcement Authority may, with the approval of the municipal officers, enter into a written consent agreement with the violator to address timely abatement of the violation(s) of this Ordinance for the purposes of eliminating violations of this Ordinance and of recovering fines, costs, and fees without court action.

Section 8.6 Appeal of Notice of Violation

Any Person receiving a Notice of Violation or Stop Work Notice may appeal the determination of the Enforcement Authority to the Zoning Board of Appeals. The notice of appeal must be received within 30 days from the date of receipt of the Notice of Violation. The Board of Appeals shall hold a de novo hearing on the appeal within 30 days from the date of receipt of the notice of appeal. A party aggrieved by the decision of the Board of Appeals may appeal that decision to the Maine Superior Court within 45 days of that date of the Board of Appeals decision pursuant to Rule 80B of the Maine Rules of Civil Procedure.

Section 8.7 Enforcement Measures

If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, or, in the event of an appeal to the Board of Appeals, within 45 days of a decision of the Board of Appeals affirming or modifying the Enforcement Authority's decision, then the Enforcement Authority may recommend to the municipal officers that the Municipality's attorney file an enforcement action in a Maine court of competent jurisdiction under Rule 80K of the Maine Rules of Civil Procedure.

Section 9 Severability and Conflicts

The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any Person, establishment, or

circumstances shall be held invalid, such invalidity shall not affect the other provisions, clauses, sentences, or paragraphs or application of this Ordinance.

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation or statute administered by the Municipality, the more restrictive provision shall control.

Section 10 Waivers

Where the Enforcement Authority finds that there are special circumstances of a particular Erosion and Sedimentation Control Plan that make a particular submission requirement or standard inapplicable, a waiver may be granted, provided that such waiver will not have the effect of nullifying the intent and purpose of this Ordinance. The applicant shall submit, in writing, the reason for the requested waiver. In granting waivers or modifications, the Enforcement Authority may require such conditions that will substantially secure the objectives of the standards so waived or modified.

Section 11 Authority

The Municipality enacts this Erosion and Sedimentation Control Ordinance pursuant to 30-A M.R.S. §§3001 et seq. (municipal home rule ordinance 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 Construction Site Stormwater Runoff Control.

Appendix 1 – Erosion and Sedimentation Control Standards

The following are the mandatory minimum standards for Construction Activity subject to this Ordinance. The Erosion and Sedimentation Control Plan required under this Ordinance shall be developed and implemented to include these mandatory minimum standards, which are based upon the Maine Department of Environmental Protection's 06-096 CMR Chapter 500 Stormwater Management Rule Appendices A, B, and C.

General Timing of Installation and Maintenance until Permanent Stabilization

Sedimentation Control BMPs must be in place before Construction Activity begins.

- Erosion and Sedimentation Control BMPs must remain in place and functional until the Site is permanently stabilized.
 - Adequate and timely maintenance of Erosion and Sedimentation Control BMPs must be conducted until permanent stabilization is achieved.
1. **Pollution Prevention:** Minimize Disturbed Area and protect natural downgradient buffer area to the extent practicable. Control stormwater volume and velocity within the Site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater Discharges, including both peak flow rates and volume, to minimize erosion at outlets. The Discharge shall not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project Site.
 - a. Whenever practicable, no disturbance activities shall take place within 50 feet of any Protected Natural Resource.
 - b. If it is not practicable to maintain the 50-foot buffer of no disturbance, the Erosion and Sedimentation Control Plan must include redundant (at least two) perimeter control measures that are appropriate for the soil and slope.
 2. **Sediment Barriers:** Prior to construction, properly install sediment barriers at the downgradient edge of any area to be disturbed and adjacent to any drainage channels within the Disturbed Area. Sediment barriers shall be installed downgradient of soil and sediment stockpiles and stormwater must be prevented from running onto the stockpile. Maintain the sediment barriers by removing accumulated sediment, or removing and replacing the barrier, until the Disturbed Area is permanently stabilized. Where a Discharge to a storm drain inlet occurs, you must install and maintain protection measures that remove sediment from the Discharge
 3. **Stabilized Construction Entrance:** Prior to construction, properly install a stabilized construction entrance (SCE) at all points of egress from the Site. The SCE is typically a stabilized pad of aggregate, used to prevent traffic from tracking material away from the Site onto public ROWs. Maintain the SCE until all Disturbed Areas are stabilized. If an alternate SCE has been approved by Maine DEP, provide proof of this with the Plan or application.
 4. **Temporary Stabilization:**
 - a. Within 7 days of the cessation of Construction Activities in an area that will not be worked for more than 7 days, stabilize any exposed soil with mulch, or other non-erodible cover.
 - b. Stabilize areas within 75 feet of a wetland or waterbody within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first.

5. Removal of Temporary Measures: Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.
6. Permanent Stabilization: If the Site or a portion of the Site will not be worked for more than one year or has been brought to final grade, then permanently stabilize the area within 7 days by planting vegetation, seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend the Disturbed Area subsoils with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well-established with 90% cover by healthy vegetation. If necessary, areas must be reworked and restabilized if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. Permanent Stabilization Definitions are as follows:
 - a. Seeded Areas: For seeded areas, permanent stabilization means a 90% cover of the Disturbed Area with mature, healthy plants with no evidence of washing or rilling of the topsoil.
 - b. Sodded Areas: For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.
 - c. Permanent Mulch: For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.
 - d. Riprap: For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.
 - e. Paved Areas: For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed, provided it is free of fine materials that may runoff with a rain event.
 - f. Ditches, Channels, and Swales: For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, turf reinforcement mat, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.
7. Winter Construction: Winter construction is Construction Activity performed during the period from November 1 through April 15. If Disturbed Areas are not stabilized with permanent measures by November 1 or new soil disturbance occurs after November 1, but before April 15, then these areas must be protected and runoff from them must be controlled by the following additional winter construction measures and restrictions:
 - a. Site Stabilization: Hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.
 - b. Sediment Barriers: All areas within 75 feet of a Protected Natural Resource must be protected with a double row of sediment barriers.

- c. Ditch Lines: Ditch lines must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the Maine DEP. If release from Maine DEP has been granted, provide proof of this with the Plan or application.
 - d. Slopes: Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes. Unvegetated slopes less than 8% must be protected with an erosion control blanket, erosion control mix, or riprap.
8. Stormwater Channels: Each channel shall be constructed in sections so that the section's grading, shaping, and installation of the permanent lining can be completed the same day. If a channel's final grading or lining installation must be delayed, then diversion berms must be used to divert stormwater away from the channel, properly-spaced check dams must be installed in the channel to slow the water velocity, and a temporary lining installed along the channel to prevent scouring.
 9. Sediment Basins: Sediment basins that will be used to control sediment during construction activities must be designed to provide storage for either the calculated runoff from a 2-year, 24-hour storm or provide for 3,600 cubic feet of capacity per acre draining to the basin. Outlet structures must discharge water from the surface of the basin whenever possible. Erosion controls and velocity dissipation devices must be used if the discharging waters are likely to create erosion. Accumulated sediment must be removed as needed from the basin to maintain at least half of the design capacity of the basin.

The use of cationic treatment chemicals in Sediment Basins, such as polymers, flocculants, or other chemicals that contain an overall positive charge designed to reduce turbidity in stormwater may only be used if proof of approval by Maine DEP is provided.

Inspection, Maintenance and Corrective Action by Applicant On-Site Personnel During Construction

During construction, the following are the inspection, maintenance, and corrective action requirements which must be implemented by the applicant or their on-Site representative:

1. Inspection: Disturbed and Impervious Areas, Erosion and Sedimentation Control BMPs, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the Site are inspected at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and sedimentation control, including the standards and conditions in the permit shall conduct the inspections.
2. urbanixedurbanizedMaintenance and Corrective Action: If Erosion or Sedimentation Control BMPs need to be maintained, or repaired (corrective action), the work shall be initiated upon discovery of the problem but no later than the end of the next workday. If additional Erosion or Sedimentation Control BMPs or significant repair of Erosion or Sedimentation Control BMPs are necessary, implementation must be completed prior to any storm event (rainfall) and within 7 calendar days of identification. All measures must be maintained in effective operating condition until areas are permanently stabilized.
3. Documentation: A log (report) summarizing the inspections and any repairs or enhancements (corrective actions) added must be maintained by the applicant. The log must include the

name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the Parcel. Major observations must include Erosion and Sedimentation Control BMPs that need maintenance, Erosion and Sedimentation Control BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional Erosion and Sedimentation Control BMPs are needed. The log must document each Erosion and Sedimentation Control BMP requiring maintenance, Erosion and Sedimentation Control BMP needing replacement, and location needing additional Erosion and Sedimentation Control BMPs, as well as the corrective action taken and when it was taken. The log shall be maintained for at least three years from the completion of permanent stabilization.

Housekeeping Requirements

1. Spill Prevention: Controls must be used to prevent pollutants from construction and waste materials stored on-Site from entering stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The Site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
2. Groundwater Protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the Site draining to an infiltration area. An infiltration area is any area of the Site that by design or as a result of soils, topography, and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the Site for the purposes of storage and handling of these materials.
3. Fugitive Sediment and Dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance shall be included to minimize tracking of mud and sediment. If off-Site tracking occurs, public roads shall be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, shall wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.
4. Debris and Other Materials: Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.
5. Excavation Dewatering: Excavation dewatering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or otherwise treated to collect the maximum amount of sediment possible, like a coffer dam sedimentation or sediment filter bag. Avoid allowing the water to flow over Disturbed Areas of the Site. If the Maine DEP

has approved equivalent measures, provide proof of approval. Note that discharge of excavation dewater fluids from the Site must be visually clear (no visible suspended or settleable solids).

6. Authorized Non-stormwater Discharges: Identify and prevent contamination by non-stormwater Discharges. Where allowed non-stormwater Discharges exist, they must be identified, and steps shall be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the Discharge. Authorized non-stormwater Discharges are:
 - a. Discharges from firefighting activity
 - b. Hydrant flushing if dechlorinated to 0.05 mg/l or less
 - c. Vehicle wash water if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage, and transmission washing is prohibited)
 - d. Dust control runoff if it does not cause erosion
 - e. Routine external building washdown, not including surface paint removal, that does not involve detergents
 - f. Pavement wash water (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used
 - g. Uncontaminated air conditioning or compressor condensate
 - h. Uncontaminated groundwater or spring water
 - i. Foundation or footer drain-water where flows are not contaminated
 - j. Uncontaminated excavation dewatering per item 5 Excavation Dewatering
 - k. Potable water including waterline flushings
 - l. Landscape irrigation
7. Unauthorized Non-stormwater Discharges: The following Discharges are prohibited:
 - a. Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds, or other construction materials;
 - b. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
 - c. Soaps, solvents, or detergents used in vehicle and equipment washing; and
 - d. Toxic or hazardous substances from a spill or other release.

ARTICLE IV. POST-CONSTRUCTION STORMWATER MANAGEMENT

DIVISION 1. GENERALLY

Sec. 42-101. Purpose.

The purpose of this "Post-Construction Stormwater Management 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 post-construction stormwater management plans and monitoring and enforcement of compliance with such plans as required by federal and state law.

This ordinance establishes methods for post-construction stormwater management in order to comply with minimum control measures requirements of the federal Clean Water Act, of federal regulations and of Maine's Small Municipal Separate Storm Sewer Systems General Permit.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-102. Objectives.

The objectives of this ordinance are:

- (1) To reduce the impact of post-construction discharge of stormwater on receiving waters; and
- (2) To reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through use of best management practices as promulgated by the Maine Department of Environmental Protection pursuant to its Chapters 500 and 502 Rules, and ensure that these management controls are properly maintained and pose no threat to public safety.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-103. Applicability.

- (a) This ordinance applies to all new development and redevelopment within the town that discharges stormwater to the town's municipal separate storm sewer system (MS4) and to associated stormwater management facilities.
- (b) *Exception.* This ordinance does not apply to new development or redevelopment on a lot, tract or parcel where that lot, tract or parcel is part of a subdivision that is approved under this ordinance. Said lot, tract or parcel shall not require separate review under this ordinance, but shall comply with the post-construction stormwater management plan requirements for that approved subdivision.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-104. Definitions.

For the purposes of this ordinance, the terms listed below are defined as follows:

Applicant means a person with requisite right, title or interest or an agent for such person who has filed an application for new development or redevelopment that requires a post-construction stormwater management plan under this ordinance.

Best management practices ("BMP") means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Clean Water Act means the federal Water Pollution Control Act (33 U.S.C. § 1251 et seq., also known as the "Clean Water Act"), and any subsequent amendments thereto.

Construction activity means construction activity including one acre or more of disturbed area. Construction activity also included activity with less than one acre of total land disturbed area if that area is part of a subdivision that will ultimately disturb an area equal to or greater than one acre.

Discharge means any spilling, leaking, pumping, pouring, emptying, dumping, disposing or other addition of pollutants to "waters of the state." "Direct discharge" or "point source" means any discernible, confined and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation or vessel or other floating craft, from which pollutants are or may be discharged.

Disturbed area means clearing, grading and excavation. Mere 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. "Routine maintenance" is maintenance performed to maintain the original line and grade, hydraulic capacity, and original purpose of land or improvements thereon.

Enforcement authority means the town manager or his/her designee who is the person(s) or department authorized by the town to administer and enforce this ordinance.

Town means the Town of Lisbon.

Municipal permitting authority means the municipal official or body that has jurisdiction over the land use approval or permit required for a new development or redevelopment.

Municipal separate storm sewer system, or MS4 means conveyances for stormwater, including, but not limited to, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, human-made channels or storm drains (other than publicly owned treatment works and combined sewers) owned or operated by any municipality, sewer or sewage district, fire district, state agency or federal agency or other public entity that discharges directly to surface waters of the state.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit means a permit issued by the U.S. Environmental Protection Agency ("EPA") or by the Maine Department of Environmental Protection ("DEP") that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

New development means any construction activity on unimproved premises and for purposes of this ordinance includes "redevelopment" defined below.

Person means any individual, firm, corporation, municipality, town, quasi-municipal corporation, state agency or federal agency or other legal entity.

Pollutant means dredged spoil, solid waste, junk, incinerator residue, sewage, refuse, effluent, garbage, sewage sludge, munitions, chemicals, biological or radiological materials, oil, petroleum products or by-products, heat, wrecked or discarded equipment, rock, sand, dirt and industrial, municipal, domestic, commercial or agricultural wastes of any kind.

Post-construction stormwater management plan means BMPs and associated inspection and maintenance procedures for the stormwater management facilities employed by a new development or redevelopment to meet the standards of this ordinance and approved by the municipal permitting authority.

Premises means any building, lot, parcel of land, or portion of land, whether improved or unimproved, including adjacent sidewalks and parking strips, located within the town from which discharges into the storm drainage system are or may be created, initiated, originated or maintained.

Qualified post-construction stormwater inspector means a person who conducts post-construction inspections of stormwater management facilities for compensation and who has received the appropriate training for the same from DEP.

Redevelopment means construction activity on premises already improved with buildings, structures or activities or uses, but does not include such activities as exterior remodeling of structures.

Regulated small MS4 means any small MS4 regulated by the State of Maine "General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems" ("general permit"), including all those located partially or entirely within an urbanized area (UA) and those additional small MS4s located outside a UA that as of the issuance of the general permit have been designated by the DEP as regulated small MS4s.

Small municipal separate storm sewer system, or 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, Maine Department of Transportation and Maine Turnpike Authority road systems and facilities, and military bases and facilities.

Storm drainage system means the town's municipal separate storm sewer system including the town's regulated small MS4 and areas outside the town's urbanized area that drain into the regulated small MS4.

Stormwater means any stormwater runoff, snowmelt runoff, and surface runoff and drainage; "stormwater" has the same meaning as "storm water."

Stormwater management facilities means any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures that are part of the post-construction stormwater management plan for a new development or redevelopment.

Urbanized area ("UA") means the areas of the State of Maine so defined by the latest decennial census by the U.S. Bureau of the Census.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Secs. 42-105—42-110. Reserved.

DIVISION 2. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

Sec. 42-111. General requirement.

- (a) Except as provided in section 42-103(2) above, no applicant for a building permit, subdivision approval, site plan approval or other zoning, planning or other land use approval for new development to which this ordinance is applicable shall receive such permit or approval for that new development unless the municipal permitting authority for that new development also determines that the applicant's post-construction stormwater management plan for that new development meets the requirements of this ordinance.

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- (b) At the time of application, the applicant shall notify the municipal permitting authority if its post-construction stormwater management plan includes any BMP(s) that will discharge to the town's MS4 and shall include in this notification a listing of which BMP(s) will so discharge.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-112. Performance standards.

- (a) The applicant shall make adequate provision for the management of the quantity and quality of all stormwater generated by a new development through a post-construction stormwater management plan. This post-construction stormwater management plan shall be designed to meet the standards contained in the Maine Department of Environmental Protection's Chapters 500 and 502 Rules and shall comply with the practices described in the Maine Stormwater Best Management Practices Manual, published by the Maine Department of Environmental Protection, which hereby are incorporated by reference pursuant to 30-A M.R.S. § 3003.
- (b) The applicant shall meet the quantity and quality standards above either on-site or off-site. Where off-site facilities are used, the applicant must submit to the town documentation, approved as to legal sufficiency by the town's attorney, that the applicant has a sufficient property interest in the property where the off-site facilities are located—by easement, covenant or other appropriate legal instrument—to ensure that the facilities will be able to provide post-construction stormwater management for the new development and that the property will not be altered in a way that interferes with the off-site facilities.
- (c) Where the applicant proposes to retain ownership of the stormwater management facilities shown in its post-construction stormwater management plan, the applicant shall submit to the town documentation, approved as to legal sufficiency by the town's attorney that the applicant, its successors, heirs and assigns shall have the legal obligation and the resources available to operate, repair, maintain and replace the stormwater management facilities. Applications for new development or redevelopment requiring stormwater management facilities that will not be dedicated to the town shall enter into a maintenance agreement with the town. A sample of this maintenance agreement is attached as Appendix 1 to this ordinance.
- (d) Whenever elements of the stormwater management facilities are not within the right-of-way of a public street and the facilities will not be offered to the town for acceptance as public facilities, the municipal permitting authority may require that perpetual easements not less than 30 feet in width, conforming substantially with the lines of existing natural drainage, and in a form acceptable to the town's attorney, shall be provided to the town allowing access for maintenance, repair, replacement and improvement of the stormwater management facilities. When an offer of dedication is required by the municipal permitting authority, the applicant shall be responsible for the maintenance of these stormwater management facilities under this ordinance until such time (if ever) as they are accepted by the town.
- (e) In addition to any other applicable requirements of this ordinance and the town's municipal code, any new development which also requires a stormwater management permit from the Maine Department of Environmental Protection (DEP) under 38 M.R.S. § 420-D shall comply with the rules adopted by DEP under 38 M.R.S. § 420-D(1), as the same may be amended from time to time, and the applicant shall document such compliance to the municipal permitting authority. Where the standards or other provisions of such stormwater rules conflict with municipal ordinances, the stricter (more protective) standard shall apply.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Secs. 42-113—42-120. Reserved.

DIVISION 3. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN COMPLIANCE

Sec. 42-121. General requirements.

Any person owning, operating, leasing or having control over stormwater management facilities required by a post-construction stormwater management plan approved under this ordinance shall demonstrate compliance with that plan as follows.

- (1) That person or a qualified post-construction stormwater inspector hired by that person, shall, at least annually, inspect the stormwater management facilities, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
- (2) If the stormwater management facilities require maintenance to function as intended by the approved post-construction stormwater management plan, that person shall take corrective action(s) to address the deficiency or deficiencies **no later than 60 days following the date the deficiency was identified. If 60 days is not possible, then the permittee must establish an expeditious schedule to complete the maintenance and establish a record of the deficiency and corrective action(s) taken.**
- (3) That person shall employ a qualified post-construction stormwater inspector to provide, on or by March 1 of each year, a completed and signed certification to the enforcement authority in a form identical to that attached as Appendix 2 to this ordinance, certifying that the stormwater management facilities have been inspected, and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the stormwater management facilities, and, if the stormwater management facilities require maintenance or repair of deficiencies in order to function as intended by the approved post-construction stormwater management plan, the person shall provide a record of the required maintenance or deficiency and corrective action(s) taken.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-122. Right of entry.

In order to determine compliance with this ordinance and with the post-construction stormwater management plan, the enforcement authority may enter upon property at reasonable hours with the consent of the owner, occupant or agent to inspect the stormwater management facilities.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-123. Annual report.

Beginning July 1, 2014 and each year thereafter, the town shall include the following in its Annual Report to the Maine Department of Environmental Protection:

- (1) The cumulative number of sites that have stormwater management facilities discharging into their MS4;
- (2) A summary of the number of sites that have stormwater management facilities discharging into their MS4 that were reported to the town;
- (3) The number of sites with documented functioning stormwater management facilities; and
- (4) The number of sites that required routine maintenance or remedial action to ensure that stormwater management facilities are functioning as intended.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Secs. 42-124—42-130. Reserved.

DIVISION 4. ENFORCEMENT AUTHORITY

Sec. 42-131. Enforcement.

It shall be unlawful for any person to violate any provision of or to fail to comply with any of the requirements of this ordinance or of the post-construction stormwater management plan. Whenever the enforcement authority believes that a person has violated this ordinance or the post-construction stormwater management plan, the enforcement authority may enforce this ordinance in accordance with 30-A M.R.S. § 4452.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-132. Notice of violation.

Whenever the enforcement authority believes that a person has violated this ordinance or the post-construction stormwater management plan, the enforcement authority may order compliance with this ordinance or with the post-construction stormwater management plan by written notice of violation to that person indicating the nature of the violation and ordering the action necessary to correct it, including, without limitation:

- (1) The abatement of violations, and the cessation of practices, or operations in violation of this ordinance or of the post-construction stormwater management plan;
- (2) At the person's expense, compliance with BMPs required as a condition of approval of the new development, the repair of stormwater management facilities and/or the restoration of any affected property; and/or
- (3) The payment of fines, of the town's remediation costs and of the town's reasonable administrative costs and attorneys' fees and costs.

If abatement of a violation, compliance with BMPs, repair of stormwater management facilities and/or restoration of affected property is required, the notice shall set forth a deadline within which such abatement, compliance, repair and/or restoration must be completed.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-133. Penalties/fines/injunctive relief.

Any person who violates this ordinance or the post-construction stormwater management plan shall be subject to fines, penalties and orders for injunctive relief and shall be responsible for the town's attorney's fees and costs, all in accordance with 30-A M.R.S. § 4452. Each day that such violation continues shall constitute a separate violation. Moreover, any person who violates this ordinance or the post-construction stormwater management plan also shall be responsible for any and all fines, penalties, damages and costs, including, but not limited to attorneys' fees and costs, incurred by the town for violation of federal and state environmental laws and regulations caused by or related to that person's violation of this ordinance or of the post-construction stormwater management plan; this responsibility shall be in addition to any penalties, fines or injunctive relief imposed under this chapter.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-134. Consent agreement.

The enforcement authority may, with the approval of the municipal officers, enter into a written consent agreement with the violator to address timely abatement of the violation(s) of this ordinance or of the post-construction stormwater management plan for the purposes of eliminating violations of this ordinance or of the post-construction stormwater management plan and of recovering fines, costs and fees without court action.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-135. Appeal of notice of violation.

Any person receiving a notice of violation or suspension notice may appeal the determination of the enforcement authority to the zoning board of appeals in accordance with the provisions of Chapter 70, Article II, Division 4, Sec. 70-120 of the town's zoning ordinance. The notice of appeal must be received within 30 days from the date of receipt of the notice of violation.

The zoning board of appeals shall hold a de novo hearing on the appeal within 30 days from the date of receipt of the notice of appeal. The board of appeals may affirm, reverse or modify the decision of the enforcement authority. A party aggrieved by the decision of the board of appeals may appeal that decision to the Maine Superior Court within 45 days of the date of the board of appeals decision pursuant to Rule 80B of the Maine Rules of Civil Procedure.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-136. Enforcement measures.

If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal to the zoning board of appeals, within 30 days of a decision of the board of appeals affirming or modifying the enforcement authority's decision, then the enforcement authority may recommend to the municipal officers that the town's attorney file an enforcement action in a Maine court of competent jurisdiction under Rule 80K of the Maine Rules of Civil Procedure.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Secs. 42-137—42-140. Reserved.

DIVISION 5. SEVERABILITY; BASIS

Sec. 42-141. Severability.

The provisions of this ordinance are hereby declared to be severable. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions, clauses, sentences, or paragraphs or application of this ordinance.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

Sec. 42-142. Basis.

The Town of Lisbon enacts this post-construction stormwater management control ordinance (the "ordinance") pursuant to 30-A M.R.S. § 3001 (municipal home rule ordinance authority), 38 M.R.S. § 413 (the "Wastewater Discharge Law"), 33 U.S.C. § 1251 et seq. (the "Clean Water Act"), and 40 CFR Part 122 (U.S. Environmental Protection Agency's regulations governing the National Pollutant 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," effective July 1, 2013, has listed the Town of Lisbon as having a regulated small municipal separate storm sewer system ("small MS4"); under this general permit, listing as a regulated small MS4 necessitates enactment of this ordinance as part of the town's stormwater management program in order to satisfy the minimum control measures required by Part IV.H.5 ("Post-construction stormwater management in new development and redevelopment").

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

APPENDIX 1

Maintenance Agreement for Stormwater Management Facilities

This Maintenance Agreement is made this _____ day of _____ 2015 by and between _____ and the Town of Lisbon, Maine.

The project name is .

The location is: _____, Lisbon, Maine. The project's Tax Map and Lot Numbers are Tax Map _____ Lot _____

The project is shown on a plan entitled " _____ " dated _____ and most recently revised on _____, approved by the _____ [Municipal Permitting Board] on _____ and recorded in the _____ County Registry of Deeds in Plan Book _____ Page _____ (the "Project").

WHEREAS, the approval of the Project includes Stormwater Management Facilities which requires periodic maintenance; and

WHEREAS, in consideration of the approval of the Project the Town of Lisbon requires that periodic maintenance be performed on the Stormwater Management Facilities;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the Project by the Town and the agreement of _____ to maintain the Stormwater Management Facilities, the parties hereby agree as follows:

1. _____, for itself, and its successors and assigns, agrees to the following:
 - (a) To inspect, clean, maintain, and repair the Stormwater Management Facilities, which includes, to the extent they exist, parking areas, catch basins, detention basins or ponds, drainage swales, pipes and related structures, at least annually, to prevent the build up and storage of sediment and debris in the system;
 - (b) To repair any deficiencies in the Stormwater Management Facilities noted during the annual inspection;
 - (c) To provide a summary report on the inspection, maintenance, and repair activities performed annually on the Stormwater Management Facilities to the Town Enforcement Authority;
 - (d) To allow access by Town personnel or the Town's designee for inspecting the Stormwater Management Facilities for conformance with these requirements;
 - (e) To create a homeowners' association for the purpose of maintaining the Stormwater Management Facilities.
2. Upon creation of the homeowners' association, the homeowners' association shall become responsible for compliance with the terms of this Agreement.
3. This Agreement shall constitute a covenant running with the land, and _____ shall reference this Agreement in all deeds to lots and/or units within the Project.

Witness

By: _____

Its:

TOWN OF LISBON

Witness

By: _____

Its:

STATE OF MAINE

_____, ss.

_____, 20__

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name: _____

STATE OF MAINE

_____, ss.

_____, 20__

Personally appeared the above-named _____, the _____ of the Town of Lisbon, and acknowledged the foregoing Agreement to be said his/her free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name: _____

APPENDIX 2
Annual Stormwater Management Facilities Certification
(to be sent to Town's Enforcement Authority)

I, _____ (print or type name), certify the following:

1. I am making this Annual Stormwater Management Facilities Certification for the following property:
_____ (print or type name of subdivision, condominium or other development) located at
_____ (print or type address), (the "Property");
2. The owner, operator, tenant, lessee, homeowners' association or other party having control of the Property is: _____ (name(s) of owner, operator, tenant, lessee, homeowners' association or other party having control over the Property);
3. I am the owner, operator, tenant, lessee or president of the homeowners' association, or am a Qualified Post-Construction Stormwater Inspector hired by the same (circle one);
4. I have knowledge of erosion and stormwater control and have reviewed the approved Post-Construction Stormwater Management Plan for the Property;
5. On _____, 20__, I inspected or had inspected by _____, a Qualified Post-Construction Stormwater Inspector, the Stormwater Management Facilities, including but not limited to parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures required by the approved Post-Construction Stormwater Management Plan for the Property;
6. At the time of my inspection of the Stormwater Management Facilities on the Property, I or the Qualified Post-Construction Stormwater Inspector identified the following need(s) for routine maintenance or deficiencies in the Stormwater Management Facilities:
7. On _____, 20__, I took or had taken the following routine maintenance or the following corrective action(s) to address the deficiencies in the Stormwater Management Facilities stated in 6. above:
8. As of the date of this certification, the Stormwater Management Facilities are functioning as intended by the approved Post-Construction Stormwater Management Plan for the Property.

Date: _____, 20__.

By: _____

Signature

Print Name

STATE OF MAINE

_____, ss.

_____, 20__.

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Annual Certification to be said person's free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name: _____

Mail this certification to the Town's Enforcement Authority at the following address:

Code Enforcement Office
Town of Lisbon
300 Lisbon Street
Lisbon, ME 04250

Sec. 54-71. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Swimming pool means any outdoor artificial receptacle, either in the ground or above the ground, ~~having a surface area of 250 square feet or more and~~ designed to hold water to a depth of at least 24 inches, the primary purpose of which is for swimming or bathing.

(Code 1983, § 4-301)

Cross reference(s)—Definitions generally, § 1-2.



Town of Lisbon Code Enforcement Office

300 Lisbon Street – Lisbon, ME 04250

Telephone (207) 353-3000 ext.111 Cell 207-513-2095

Mark C. Stambach – Code Enforcement Officer – mstambach@lisbonme.org

March 28, 2023

Memo regarding de minimis code change

Dear Lisa

The attached Table 70-536 has a footnote number change in the Commercial district line. The maximum ration impervious surface column had a footnote #4 that does not appear to relate to the topic described within the footnotes. It states; *‘⁴ Without public water and sanitary sewer, 20,000 square feet or large enough to provide adequate on-site sewage disposal, depending on soil type and amount of water.*’ This footnote appears to reference the minimum lot size, as used in the Village district, Minimum Lot Size/Density.

The Industrial district has the footnote #7 which does relate directly to impervious surface. It states; *‘⁷ The ratio of impervious surface to total lot area shall not exceed 30 percent; except that where a stormwater management plan indicates no net stormwater runoff increase, a ratio in excess of 30 percent but not more than 60 percent may be authorized by the permitting authority.*’

I believe that this is a typo and just needs to be changed from footnote 4 to footnote 7.

Respectfully,

Mark C Stambach CFI1/CFPE
Code Enforcement Officer/LPI
300 Lisbon Street
Lisbon, ME 04250
(207)353-3000X111 (Office)
(207)513-2095 (Cell)
mstambach@lisbonme.org

Sec. 70-536. Dimensional requirements.

District	Minimum Lot Size/Density	Minimum Road Frontage	Minimum Shore Frontage	Minimum Front Setback	Shoreland Area Minimum Setback/ Normal High Water Line/ Upland Edge/ Wetland	Minimum Side Setback	Minimum Rear Setback	Maximum Lot Coverage	Minimum Lot Width	Maximum Ratio Impervious surface	Maximum Floor Area Ratio
Resource Protection	WO/Water & Sewer 3 acres W/Water & Sewer 2 acres	200'	200'	50' arterial 35' collector 25' Minor	100'	50'	100'	5 Percent			
Limited Residential ¹	Single family WO/Water & Sewer- 30,000 sq. ft. Single family W/Water & Sewer 15,000 sq. ft. Duplex WO/Water & Sewer- 50,000	Single family 100' Duplex 150' 100'	200'	50' arterial 35' collector 25' minor	75'	15'	25'	20 Percent			

...

Village	WO/Water & Sewer- 20,000 sq. ft. ⁴ Single family W/Water & Sewer 5,000 sq. ft. Multi-family W/Water & Sewer- 3,000 sq. ft. per DU Other 5,000 sq. ft. per principal use	50'	100'	10' ¹⁵	25'	10' ¹⁶	10'	75 Percent	50'		
Commercial	WO/Water & Sewer- 2 acres W/Water & Sewer 1 acre	200'	100'	50' arterial 35' collector 25' minor	25'	25' ¹³	25'			30 Percent ⁴⁻⁷	
Industrial	WO/Water & Sewer- 5 acres W/Water & Sewer 2 acres	200'	100'	50' arterial 35' collector 25' minor	25'	25'	25'			30 Percent ⁷	



Town of Lisbon

Planning Board

300 Lisbon Street
Lisbon, ME 04250

April 27, 2023

In the matter of:

Case #23-04: Site Plan Review – Tier 2

Springworks Farm Expansion Phase II and III

347 Lisbon Street

Lisbon, ME 04250

Map R6 Lot 19 & Map U13 Lot 24

Findings of Fact

The applicant submitted a Tier 2 Site Plan Review application for the Phase II and III expansion of Springworks commercial greenhouse and processing space. The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing.

On April 13, 2023, the Planning Board voted:

To approve the Springworks Farm Expansion Phase 2 & 3 site plan as submitted pursuant to the Findings of Fact in the memo dated April 6, 2023 with the following Conditions of Approval:

1. The applicant will resolve all outstanding technical issues with the fire chief prior to the start of construction and the issuance of any building permits.
2. The applicant shall provide a performance guarantee based on an itemized cost estimate to complete the landscaping depicted in the submitted Landscape Plan, Sheet L1.
3. This approval is conditioned on the applicant receiving all necessary federal, state, and local approvals prior to construction.
4. This approval is conditioned on the applicant receiving all necessary approvals from public/private utilities prior to construction.
5. Prior to the start of any site work, erosion and sedimentation control must be in place and inspected by the town Code Enforcement Officer or the CEO's designee.
6. Prior to the issuance of building permits for any buildings in Phase 3 (Building #2, Greenhouses #2-#4), the applicant will submit updated traffic counts to the Code Enforcement Officer.

Conclusions of Law

The conclusions of law are stated in the memo dated April 6, 2023.

General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.

1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required

Therefore, the Planning Board hereby approves the Site Plan Review-Tier 2 for Case #23-04 Springworks Farm Expansion Phase II & III with conditions listed above.

MEMORANDUM

TO: Lisbon Planning Board
Through Mark Stambach, Code Enforcement Officer

CC: Joseph J. Marden, P.E., Site Lines Engineering
Micro Farm Maine, LLC

From: Kate Burch, Planner, North Star Planning

RE: Springworks Farm Expansion Phase 2 & 3 Site Plan Application – Planning
Board meeting April 13, 2023

Date: April 6, 2023

Project Description

Micro Farm LLC proposes to construct 4 one-story greenhouse buildings, 2 processing buildings, and associated roads, parking, and infrastructure. The proposed development will result in approximately 17.13 acres of new impervious area.

The existing property consists of commercial greenhouses, processing buildings, and a farm stand. Phase 1 of Springworks Farm Expansion was approved by the Town of Lisbon in July 2020 and permitted by the Maine Department of Environmental Protection in August 2020.

The proposed development consists of phased construction for two more expansions of greenhouses and processing facilities to support the existing business of aquaculture and aquaponic lettuce farming. The applicant estimates 50 new employees will be added in each phase.

Phase 2 will include construction of the access road, new parking, Building #1 (55,412 SF), and Greenhouse #1 (240,200 SF). Greenhouse #1 consists of a modular system and will be constructed in segments. Phase 3 will complete the access road, construct a second parking lot, and construct Building #2 (38,031 SF), Greenhouse #2 (52,000 SF), Greenhouse #3 (78,000 SF), and Greenhouse #4 (104,000 SF).

The area to be developed in the proposed expansion is set back from Lisbon Street (Route 196) and at a lower elevation from the existing development. Tree clearing will be limited, leaving a large wooded buffer around the new development. The new buildings will not be visible from Lisbon Street or adjacent residential properties. Interior greenhouse lighting may be visible. The applicant will construct a new 24' wide access road to serve the proposed new development, with two additional parking areas.

The applicant will construct new wells to serve the development, and will extend a 2" water service to serve as supplemental and back-up water. A sewer force main will be extended to the new development. Existing electric and natural gas utilities will serve the expansion. The existing solid waste disposal contractor, Casella, will continue to serve the development.

The proposed development has more than 3 acres of new impervious area and requires a Site Location of Development permit from the Maine Department of Environmental Protection (MDEP).

The proposed project has 12,759 SF of forested wetland impacts and will create disturbance within 250 feet of a significant vernal pool. The project will require a Tier 1 Wetlands Alteration Permit and a NRPA Permit-by-Rule from MDEP, as well as a permit from the US Army Corps of Engineers.

Project Review

The Planning Board reviewed the site plan at their March 23, 2023 meeting and voted the application complete.

At the meeting, the applicant responded to questions about the building's utilities and back-up power and landscaping. The applicant confirmed the entrance and the new access road will be paved, which should improve existing conditions where the entrance has experienced some wash-out. The Board asked about increases in traffic for future phases, and the applicant agreed a condition of approval could be added to provide traffic counts before Phase 3 of the project. The applicant explained that conversations with the Fire Chief have been ongoing and agreed to a condition of approval to resolve technical issues with the Fire Chief prior to construction.

The Board asked about the "glow" from the greenhouses at night and how much it would increase and be visible for neighboring properties. The applicant explained the additional greenhouses have been sited at a lower elevation so they will not be as visible, but there will still be ambient light from them at night during certain times of the year.

The applicant submitted a revised plan set and a response letter dated April 6, 2023 to add additional 16' gravel access drives around the perimeter of all greenhouses as required by fire code, and to provide an update that they continue to work with the Fire Chief on the best way to provide adequate water supply in the event of a fire.

Applicant: Micro Farm Maine, LLC

Owner: same as the applicant

Location: 347 Lisbon Street

Zoning: Diversified Development (DD) District

Tax Map Number: Map R6 Lot 19 & Map U13 Lot 24

Existing Land Use: Commercial greenhouse and processing space

Proposed Land Use: Additional greenhouse buildings and processing space

Acreage: 168.03 acres total; 24.90 acres to be developed

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk was held for this project on October 13, 2023.

Public Hearing: A public hearing for this project will be held on April 13, 2023.

Completeness Review: NSP reviewed the application for completeness. The Board voted the application complete at the March 23, 2023 meeting.

Suggested Motion: To approve the Springworks Farm Expansion Phase 2 & 3 site plan as submitted pursuant to the Findings of Fact in the memo dated April 13, 2023 with the following Conditions of Approval:

1. The applicant will resolve all outstanding technical issues with the fire chief prior to the start of construction and the issuance of any building permits.
2. The applicant shall provide a performance guarantee based on an itemized cost estimate to complete the landscaping depicted in the submitted Landscape Plan, Sheet L1.
3. This approval is conditioned on the applicant receiving all necessary federal, state, and local approvals prior to construction.
4. This approval is conditioned on the applicant receiving all necessary approvals from public/private utilities prior to construction.

5. Prior to the start of any site work, erosion and sedimentation control must be in place and inspected by the town Code Enforcement Officer or the CEO's designee.
6. Prior to the issuance of building permits for any buildings in Phase 3 (Building #2, Greenhouses #2-#4), the applicant will submit updated traffic counts to the Code Enforcement Officer.

Site Plan Review - Findings of Fact:

1. Generally
 - The applicant has designed the project to meet the standards as outlined within the Ordinance.
2. Landscape Preservation
 - Tree clearing limits are depicted on the site plan.
 - The applicant has provided a visual impact plan that shows there will be no visual impact from the development from various locations and elevations assessed.
 - A preservation area of 7.34 acres has been designated for the area containing wetlands of special significance.
 - In the response letter dated March 17, 2023, the applicant confirmed a natural vegetation buffer of at least 50' wide shall be maintained adjacent to all wetlands and streams. Maine DEP and the US Army Corps of Engineers are reviewing wetland impacts.
 - In the response letter dated March 17, 2023, the applicant confirmed that no snow will be stored in vernal pools or wetlands, and that the applicant is willing to use environmentally-friendly deicing materials due to the proximity to wetlands and the Aquifer Protection Overlay District.
3. Vehicular Access
 - The applicant proposes to close one of the 4 existing drives off Lisbon Street to better control traffic.
 - A Traffic Impact Study is included with the submission.
 - The Traffic Impact Study predicts 32 new trips in the AM peak hour and 45 new trips in the PM peak hour, which should not have any significant impact and does not trigger the need for a MaineDOT Traffic Movement Permit.

- Sight distance from the 3 remaining drives exceed the minimum requirement.
- No signage or landscaping will be located in the drive sight triangles.
- Traffic will be reassessed at the end of Phase 2 to determine if a Traffic Movement Permit is needed for Phase 3.
- A condition of approval has been added for the applicant to submit updated traffic counts to the Code Enforcement Officer prior to being issued any building permits for Phase 3 construction (Building #2, Greenhouses #2-4.)

4. Parking Requirements

- Section 70-661 requires for industrial use/warehouse developments a minimum of 1 parking space for each employee on the largest shift, a total of 136 parking spaces.
- The applicant proposes to provide 153 parking spaces, in addition to the informal parking area adjacent to the farm stand used by employees and guests.

5. Pedestrian Circulation

- No changes are proposed to the existing sidewalk on Lisbon Street.
- Based on the low anticipated traffic volume, pedestrians will be able to safely walk between buildings.

6. Stormwater Management

- A Stormwater Management Plan has been enclosed with this submission.
- This project requires a Site Location of Development Act (SLODA) permit from the Maine Department of Environmental Protection (DEP).
- The applicant has applied for a SLODA permit and it is currently under review with MDEP.
- A condition of approval has been included that all state permits, including SLODA, must be received before the applicant can begin construction.

7. Conservation, Erosion, Sediment Control

- The project has been designed to incorporate Best Management Practices (BMPs) as provided by MDEP.
- A condition of approval has been added that erosion and sedimentation control measures must be in place and inspected by the Code Enforcement Officer or his designee prior to the start of construction.

8. Exterior Lighting

- A lighting plan is included with the submission depicting fixture locations, illumination levels, and materials.
- LED cut-off or shielded fixtures will be used for exterior fixtures.
- The greenhouses will give off ambient light from the interior lighting at night. The length of time the greenhouses are lit will vary depending on the weather conditions and time of year.
- In the March 23 Planning Board meeting, the applicant explained that the siting of the building set back from the road and at a lower elevation will lessen the glow from the greenhouse lighting for neighboring properties.

9. Emergency Vehicle Access

- The development is served by a 24' access road.
- On April 6, 2023, the applicant submitted a revised plan with access drives added along the perimeter of all the proposed buildings to provide accessibility for fire apparatus. Turnarounds are provided for any access drive over 150 feet in length.
- The applicant is working with the Fire Chief to meet requirements for adequate water supply in the event of a fire.
A condition of approval has been added that the applicant must resolve technical issues with the Fire Chief before a building permit can be issued.

10. Water Supply

- The development will be primarily served through new wells.
- The wells are being permitted through the Department of Health and Human Services and will be reviewed as part of the DEP process.
- In the response letter dated March 17, 2023, the applicant provided documentation from the hydrogeologic report demonstrating the capacity for wells on site.
- A new water service will be extended from the public water main on Lisbon Street (Route 196) to provide supplemental water and a back-up system.
- The applicant has requested an ability to serve letter from the Lisbon Water Department and has received a verbal agreement. The official letter should be provided to the Town of Lisbon upon receipt.
- A condition of approval has been added that the applicant must receive all necessary approvals from public/private utilities prior to construction.

11. Groundwater

- The development will be primarily served through new wells.
- The wells are being permitted through the Department of Health and Human Services and will be reviewed as part of the DEP process.

12. Air Emissions

- No excessive air emissions are anticipated as a result of the development.
- The applicant should consider installing “no idling” signs at loading docks.

13. Odor

- No excessive odors are anticipated as a result of the development.

14. Noise

- No excessive noise is anticipated as a result of the development.
- The development will comply with the Town of Lisbon noise ordinances.

15. Sewage Disposal

- The new development will be served by a new sewer force main that discharges into the public sewer system along Lisbon Street (Route 196).
- An ability to serve letter from the Lisbon Sewer Department is included in the submission.

16. Waste Disposal

- Solid waste disposal will be collected weekly by Casella.
- A letter from Casella indicating their ability to serve this project is enclosed with the application.
- No waste will be generated as a result of this project.

17. Compliance with Comprehensive Plan

- The proposed development is located within the Diversified Development (DD) zoning district, a designated growth area.
- The project complies with the 2019 Comprehensive Plan goals for commercial or industrial uses that use public water/sewer infrastructure and access to Route 196.

18. Proof of Federal or State Required Permits

- The applicant has submitted an MDEP SLODA permit application, a MDEP Tier 1 NRPA permit application, and a US Army Corps of Engineers permit application. These permits are currently under review.
- Upon issuance of the permits, a copy will be provided to the Town for their records.
- A condition of approval has been added that the applicant must provide these permits prior to beginning construction.

19. Archaeological Resources

- No historic properties or archaeological resources are impacted by the proposed development.
- A letter from the Maine Historic Preservation Commission is included in the submission.

20. Protection of Significant Wildlife Habitat

- No wildlife resources identified by the 2019 Comprehensive Plan or the Maine Department of Inland Fisheries & Wildlife (MDIF&W) are located in the project area.
- A letter from MDIF&W is provided with the submission.
- A wetland delineation and vernal pool survey was completed by Jones Associates Inc. and has been included with the submission.
- The proposed development has 12,759 SF of wetland impacts.
- Vernal pools are located throughout the property, but none are within the proposed development.
- Wetland impacts are detailed on the site plan.
- The applicant has submitted a MDEP Tier 1 NRPA permit application and a US Army Corps of Engineers (USACOE) permit application.
- As per USACOE standards, culverts will be designed to allow amphibian passage.

21. Rare and Endangered Species

- No rare botanical features will be directly impacted by the project
- A letter from the Maine Department of Agriculture, Conservation & Forestry (MDAC&F) is included in the submission.

22. Building Design

- The proposed new buildings will be similar in design and materials to the existing process and greenhouse structures.

- The proposed new buildings will not be visible from Lisbon Street (Route 196) or any adjacent residential properties.

23. Impact on Public Facilities and Services

- No community services or facilities will be impacted by the proposed development.

24. Aquifer Protection Overlay

- In the response letter dated March 17, 2023, the applicant confirmed that only a small section of the property is within the Aquifer Protection Overlay, and no development activity will occur on that section.

25. Lisbon Route 196 Corridor Design Standards

- The applicant will install landscaping along the front of the property in compliance with these standards. This landscaping was part of the approved site plan for the Phase 1 expansion of this project. A condition of approval to have a performance guarantee for the installation of this landscaping is suggested.
 - One driveway will be closed to improve access management to the site.
 - No additional changes along the Route 196 Corridor are proposed at this time.
-

Conclusions of Law

1. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
2. The proposed development **will** provide safe vehicular access to and from public and private streets.
3. Development parking **will** meet the town standards as set forth in section 70-661 et seq.
4. The development plan **will** provide for a system of pedestrian circulation within the development and interconnection with existing facilities.
5. Adequate provision **will** be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains.

6. Stripping of vegetation or other development **will** be done in such a way as to minimize erosion and sedimentation. The development **does** include best management practices as provided by the Maine Department of Environmental Protection.
7. All exterior lighting **will** be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways.
8. Provisions **will** be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
9. The development **will** be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water.
10. The project demonstrates that the groundwater at the property line **will** comply with the standards for safe drinking water as established by the state.
11. All air pollution control **will** comply with minimum state requirements.
12. The proposed development **will not** produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation.
13. Noise **will** comply with the standards as set forth in Chapter 26, Article IV of this Code.
14. A sanitary sewer system **will** be installed at the expense of the developer.
15. The proposed development **will** provide for adequate disposal of solid wastes and hazardous wastes.
16. All new development and redevelopment **is** in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.
17. The applicant **will** provide proof of any required state or federal permits.
18. The proposed development **does not** involve structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places.
19. The proposed development **will not** impact wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife.
20. The proposed development **will not** impact rare or endangered species identified by the Maine Natural Areas Program.
21. The proposed structures **will** be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse affect on the aesthetic qualities of the developed and neighboring areas.
22. The proposed development **will not** impact municipal services beyond current capacity.



Town of Lisbon

Planning Board

300 Lisbon Street
Lisbon, ME 04250

April 27, 2023

In the Matter of:

Case #23-06 - Conditional Use Permit - Lot Line Revision

Mynahan/McDougal
93/91 Frost Hill Ave
Lisbon Falls, Me 04252
Map U11 Lot 14-A

Findings of Fact

The applicant proposed a Lot Line Revision at 93/91 Frost Hill Avenue, Lisbon Falls Maine, Map U11 Lot 14-A.

The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing. On April 13, 2023, the Planning Board approved the Conditional Use Permit with no conditions.

Conclusion of Law

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

Performance Standards.

1. Application for Conditional Use Permit
 - Completed the Local Ordinances Checklist
 - Completed the Conditional Use Checklist

Therefore, the Planning Board hereby approves the Conditional Use Permit – Lot Line Revision for Case #23-06 Mynahan/McDougal.

By: _____
William Kuhl, Lisbon Planning Board Chair

Date _____



Town of Lisbon

Planning Board

**300 Lisbon Street
Lisbon, ME 04250**

April 27, 2023

In the Matter of:

**Case #23-07 - Site Plan Review – Tier 2
Former Lisbon Falls Getty
686 Lisbon Street
Lisbon Falls, Me 04252
Map U-05 Lot 216**

Findings of Fact

The applicant submitted a Tier 2 site Plan Review application for a new use at the property referenced above. The use is for an Arts & Craftsmanship Store.

The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing. On April 13, 2023, the Planning Board approved the Site Plan Review – Tier 2 with the following conditions:

- 1) Rt. 196 Corridor Design Standards are followed.
- 2) Parking is clearly delineated between Lisbon Artworks and the abutting businesses.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.

1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required

Therefore, the Planning Board hereby approves the Site Plan Review-Tier 2 for Case #23-07 Former Lisbon Falls Getty with conditions listed above.

By: _____
William Kuhl, Lisbon Planning Board Chair

Date _____

TAXID # 457

4-13-23

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: <u>23-09</u>	Date Received: <u>4/13/23</u>
Project Name: <u>DANTO'S DRYWALL</u>	Fee Paid (amount): <u>4/13/23 \$250.00</u>
Applicant: <u>WILLIAM HUBBLE</u>	Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine

SITE PLAN REVIEW APPLICATION

 Site Plan Name/Title: DANTO'S DRYWALL

 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:

William J. Hubble

Address

31 Castle Rd, Wales ME 04280

Telephone

(207) 440-4915

1. Name of Property Owner (if different):

Cross American Partners (Tyler Trends)

Address

600 Hamilton St. PA

Telephone

(610) (908) 216-0908

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

William Hubble (Danto Drywall LLC)

Address

31 Castle Rd, Wales, ME

Telephone

(207) 440-4915

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.

William Hubble
 Signature of Applicant

Date

4/5/23

Application Number: _____

Project Name: _____

Property Information

6. Location of Property (Street or Road) 215 Lisbon Rd, Lisbon ME

Register of Deeds

Book _____ Page _____

Lisbon Tax Maps

Map 119 Lot 101 B

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.

Relocating my current office currently located in winthrop (Danto Draywall)

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

N/A

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

☒ Yes _____ No. If yes, please specify:

Drive way to house out back

10. Current zoning of property: _____

Current use(s) of property: _____

Vacant

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

_____ Aquifer Protection Overlay

_____ Wellhead Protection Overlay

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

Project Information

13. Proposed use of property: _____

2-3 offices, storage for equipment
Location for potential customers to meet

14. 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.

Please see written description attached

15. Total acreage of parcel: _____

Acreage to be developed: _____

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20242823DC Pages 2
Fee Paid \$ 175
DCN 2230662370086 DLLC

FILED
01/12/2023

Jake L. Flynn

Deputy Secretary of State

A True Copy When Attested By Signature

Jake L. Flynn

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Danto Drywall LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "LC," or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)



Date of this filing; or



Later effective date (specified here):

THIRD: Designation as a low profit LLC (Check only if applicable):



This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:

- A. The company intends to qualify as a low-profit limited liability company;
- B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
- C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
- D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):



This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH:

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)



Commercial Registered Agent

CRA Public Number: P10263

Registered Agents Inc.

(Name of commercial registered agent)



Noncommercial Registered Agent

(Name of noncommercial registered agent)

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH:

Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH:

Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated 12/29/22



(Signature of authorized person)

Will James Hubble 4th

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

***Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)**

****Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

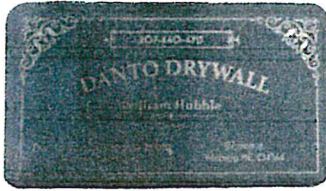
Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov



Quote: 1141 / Date: 4/5/2023
Project Number: 491

Customer:

Danto Drywall
127 main st
Winthrop, ME
04364, US
207-440-4915

Town of Lisbon

Prepared By:
Will
2074404915
dantodrywall1@gmail.com

Planning Board

Project: Lisbon Building

Scope of Work

Plans for 215 Lisbon rd, Lisbon Me:

Exterior:

- Fresh paint on building (White with blue trim matching company collors)
- Reseal parking lot
- LED sign to replace existing getty sign (4'x4')
- One 14" x 10' sign on front of building reading " Danto Drywall "
- Minor landscaping (shrubs, flowers, mulch, lawns)
- Clean up entire property of anything left by previous tenants

Interior:

- Build a couple of temporary partitions creating 2-3 small offices (No electrical or plumbing in these walls).
- New flooring in main part of building (entrance and offices)
- Fresh paint througout interior
- There will be no plumbing, heating, or electrical changes in this building as of now.

Projected use of property:

This building will be used as our main office. Very little traffic in and out. We will be open to the public for potential customers to pop in and out. Main use of building is equipment storage, 1 office for me , one for an estimator, and main lobby for receptionist .

-

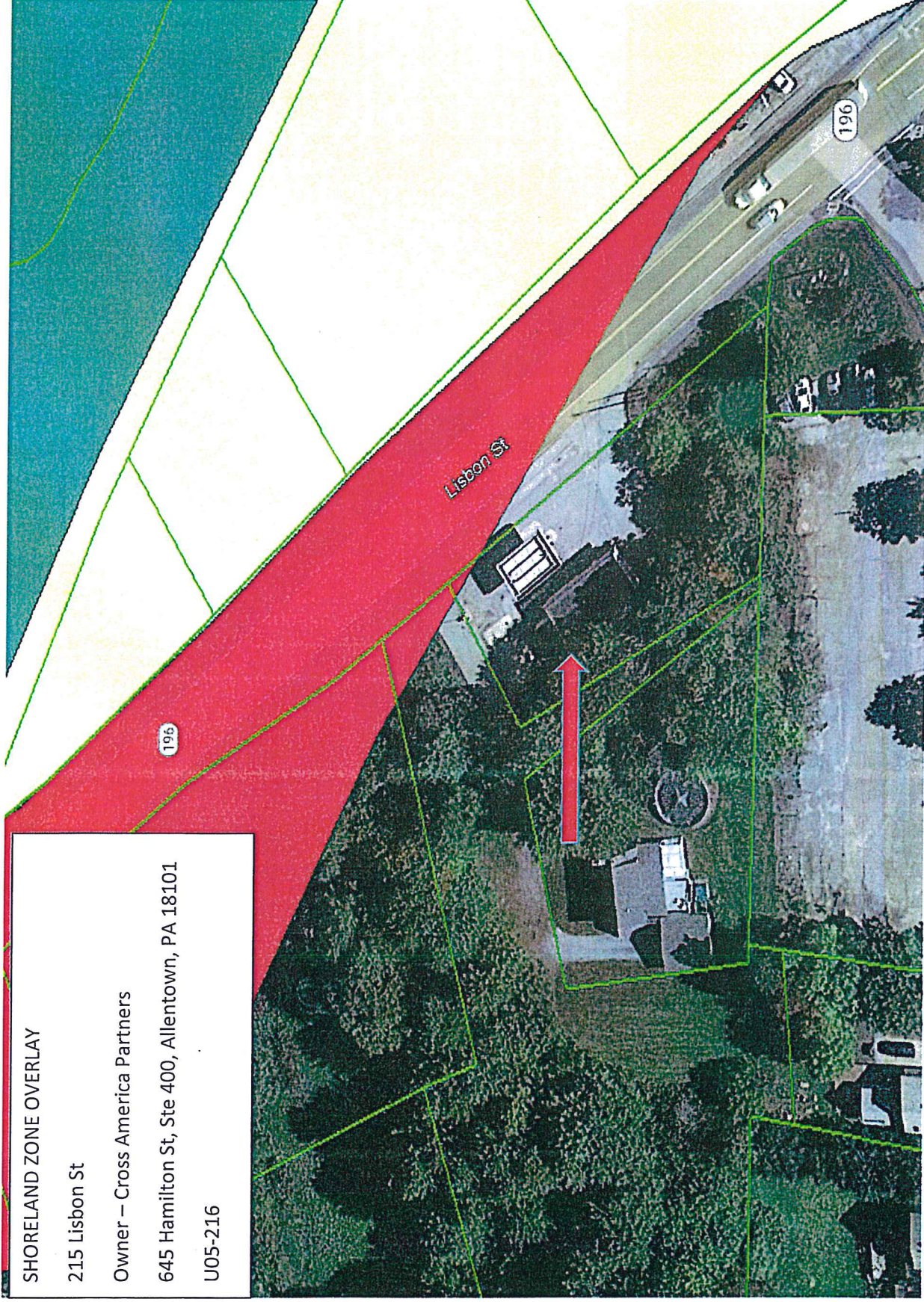
SHORELAND ZONE OVERLAY

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



FLOOD ZONE OVERLAY

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



Location Map

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



Lisbon Former Getty – 215 Lisbon St

List of abutters

Town of Lisbon

217 Lisbon St

Lisbon

Raymond Martel

5 Memorial St

Lisbon Falls

Gloria Foss

211 Lisbon St

Lisbon

Erik Job

207 Lisbon St

Lisbon

Ross Cunningham

From: Tyler Trendy <ttrendy@caplp.com>
Sent: Thursday, April 6, 2023 8:15 AM
To: Ross Cunningham
Subject: 211 Lisbon St, Lisbon ME - Lease Agreement Intent - Danto Drywall

Good Morning

CrossAmerica Partners LP, "CAP", a wholesale motor fuel distributor and commercial landlord, currently leases the property located at 686 Lisbon St, Lisbon ME from Getty Realty Corp.

CAP intends to enter into a lease agreement with "Danto Drywall LLC", or "Lessee", pending the approval of all local municipality requirements.

Tyler Trendy
Phone: 908-216-0908
Territory Manager - New England
CrossAmerica Partners LP

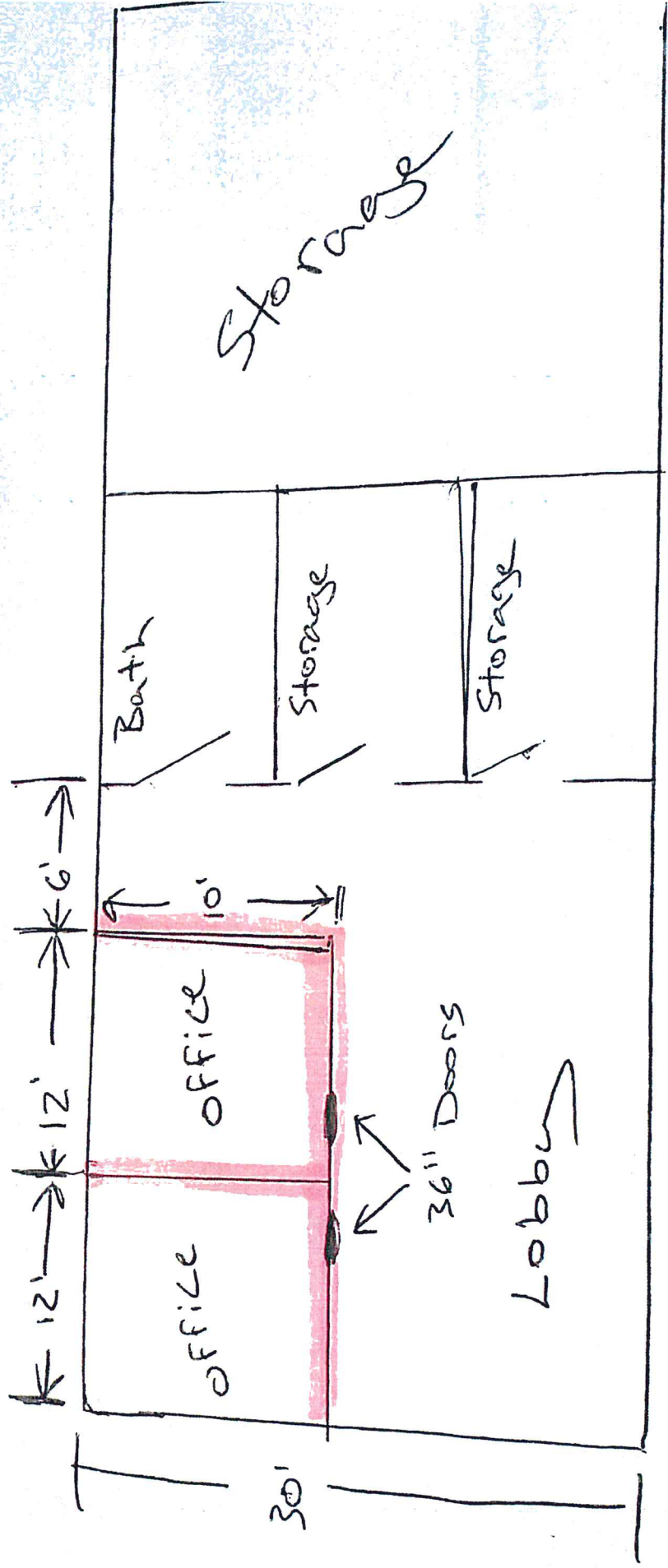
New walls:

2x4 Construction

$\frac{1}{2}$ " Drywall

36" 6 Panel Doors

Rest of Building will
Remain the same besides
Paint and Flooring



Created with



SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

SW 7008
Alabaster
Locator Number: 255-C2

✓ FEATURED IN SCENE

SW 6503
Bosporus
Locator Number: 174-C7

✓ FEATURED IN SCENE

SW 7757
High Reflective White
Locator Number: 256-C1

SW 6258
Tricorn Black
Locator Number: 251-C1



SHERWIN-WILLIAMS.

Colors shown may vary from on-screen representation. To confirm your color choice, please refer to the actual paint can or a physical color sample. Colors may vary slightly from those shown on the screen. © 2019 Sherwin-Williams. All rights reserved. For more information, visit www.sherwin-williams.com.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: # 23-10	Date Received: 4/21/23
Project Name: WORMBO WATERFRONT	Fee Paid (amount): WAIVED
Applicant: TOWN OF LISBON	Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: WORMBO WATERFRONT PHASE 1

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: Town of Lisbon
 Address: 300 LISBON ST, LISBON
 Telephone: (207) 353-3000

1. Name of Property Owner (if different): _____
 Address: _____
 Telephone: ()

3. Name of authorized agent (if different): ROSS CUNNINGHAM, ECD
 Address: _____
 Telephone: ()

4. If applicant is a corporation, check if _____ No _____ Yes
 licensed in Maine: (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: ROSS CUNNINGHAM ECD
 Address: 300 LISBON ST,
 Telephone: (207) 353-3000

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

____ Attachments Checklist _____ Waiver Request Form

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

Signature of Applicant

Date

4/21/22

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) 1 CANAL ST, LISBON FALLS ME

Register of Deeds

Book

Page

Lisbon Tax Maps

Map

Lot

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.

TOWN OWNED PROPERTY8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

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

Yes ☒ No. If yes, please specify:

10. Current zoning of property:

VILLAGE

Current use(s) of property:

PUBLIC SPACE / EVENT CENTER

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

☒ Aquifer Protection Overlay☐ Wellhead Protection Overlay

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

Project Information

13. Proposed use of property:

PARKING LOT / EVENT CENTER14. 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.THIS PROPERTY IS BEING DEVELOPED TO PROVIDE PUBLIC PARKING AND CREATE A WATERFRONT EVENT CENTER

Application Number: _____

Project Name: _____

15. Total acreage of parcel: 5.75 Acreage to be developed: 3.0716. Please indicate classification (per Chpt. 62-31, Site Plan Ordinance): _____ Tier 1 ☒ Tier 2

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

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

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

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

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

Firm or Licensed Individual: _____

Firm or Licensed Individual: _____

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

If yes, what kind: _____ streets/roads _____ sewer lines
 _____ sidewalks _____ storm drains
 _____ fire hydrants _____ water lines
 _____ other: _____

20. Proposed water supply: _____ individual well(s)
 _____ central well with distribution lines
 _____ connection to public water system
 _____ other: _____

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

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

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:	
	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	
	Copies of existing covenants or deed restrictions	
	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	
	List of names and addresses of all abutting property owners including those across any streets	
	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
	Property owner's name and address	
	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
	Tax map and lot number of the parcel(s)	
	Location map, showing the general location within the town	
	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	
	Location and dimensions of any existing easements	
	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (see <i>Dimensional Standards table</i>)	
	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	
	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

Application Number:

Project Name:

	<p>The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized:</p> <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 	
	Location of the 100-year floodplain and its elevation, if applicable	
	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
	The direction of existing surface water drainage across the site	
	The direction of proposed surface water drainage across the site	
	Methods of controlling erosion and sedimentation during and after construction	
	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
	Design and exterior materials of all proposed buildings and structures	
	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	
	Location, front view and dimensions of existing and proposed signs	
	Location, type and direction of exterior lighting	
	Type, size and location of incineration devices	
	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
	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	
	Existing and proposed topography of the site at 2-foot contour intervals	
	Bearings and distances of all property lines of the property to be developed and the source of this information	

Application Number:

Project Name:

	<p>For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing:</p> <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) 	
	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	
	A high intensity soil survey by a certified soil scientist	
	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature or electrical, telephone and any other utility services to be installed on the site	
	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	
	<p>Traffic data shall include:</p> <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 	
	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	
	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.	
	<p>When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to:</p> <ul style="list-style-type: none"> – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. <p>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.</p>	

Application Number:

Project Name:

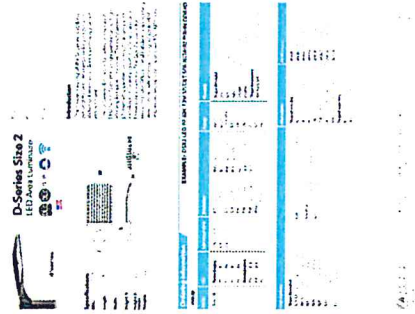
	<p>Other Site Plan application attachments that may be required:</p> <p><i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i></p>	
	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).	
	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.	
	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.	
	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.	
	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.	



Plan View
Scale = 1" = 60'

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Calc Zone #1	+	2.1 fc	6.1 fc	0.0 fc	N/A	N/A			

Properties									
Property	Unit	Symbol	Value	Unit	Symbol	Value	Unit	Symbol	Value
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0
Calc Zone #1	ft	+	2.1	ft	+	6.1	ft	+	0.0



Worumbo Waterfront

List of abutters

Town of Lisbon

217 Lisbon St

Lisbon

State of Maine (DOT)

Augusta Maine

Larochelle Properties

2 Canal St

Lisbon Falls

Eagle Creek Real Estate

Canal St

Lisbon Falls

An aerial photograph of a property. A large, irregularly shaped pond occupies the central and right portions of the image. To the left of the pond is a large, light-colored building with a flat roof. A yellow arrow points to a small, dark, rectangular structure located on the eastern shore of the pond, near the building. The property is bordered by a road on the left and a residential area with houses and trees on the right. A white line, possibly a utility line or boundary, runs diagonally across the lower right portion of the image. The entire image is framed by a thick black border.

An aerial photograph of a property. A large, irregularly shaped pond occupies the central and right portions of the image. To the left of the pond is a large, light-colored building with a flat roof. A yellow arrow points to a small, dark, rectangular structure located on the eastern shore of the pond, near the building. The property is bordered by a road on the left and a residential area with houses and trees on the right. A white line, possibly a utility line or boundary, runs diagonally across the lower right portion of the image. The entire image is framed by a thick black border.

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Shoreland Zone

1 Canal St

Owner Town of Lisbon

U05-14





Location Map

1 Canal St

Owner Town of Lisbon

U05-14

Permits needed

Crossing Permit from DOT for electrical wires. – Approved 11/14/22

DEP PBR submitted FEB 23 – Approved by default

