

**AGENDA**  
**PLANNING BOARD MEETING**  
**FEBRUARY 10, 2022**  
**LISBON TOWN OFFICE**  
**7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

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

\_\_\_William Kuhl (Chair)

\_\_\_Shaun Carr

\_\_\_Chris Huston

\_\_\_Lisa Ward

\_\_\_Patrick Maloy (Associate)

\_\_\_Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

**Additional information on meeting participation:** The Planning Board will also be conducting this meeting using our live video streaming format on the town's website. Email comments directly to [mstambach@lisbonme.org](mailto:mstambach@lisbonme.org) for Planning Board consideration.

4. WRITTEN COMMUNICATIONS – Minutes of January 27, 2022

5. PUBLIC HEARINGS – Proposed Ordinance Amendment

Chapter 70 Zoning Ordinance, Article IV, Dist. Regulations, Division 13, Dist. Uses, Sec. 70-531 Table of Land Uses

6. UNFINISHED BUSINESS – Proposed Ordinance Amendment

Chapter 70 Zoning Ordinance, Article IV, Dist. Regulations, Division 13, Dist. Uses, Sec. 70-531 Table of Land Uses

7. NEW BUSINESS – Case # 22-03 Site Plan Review

Kitty Korner Tanning Salon

Jennifer Larochelle

84 Main Street

Lisbon Falls, Me 04252

Map U04 Lot 062

8. OTHER BUSINESS -

9. CODE ENFORCEMENT OFFICER ITEMS –

10. ADJOURNMENT -

## LISBON PLANNING BOARD – MEETING/HEARING RULES

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

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

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

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

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



# PLANNING BOARD MINUTES JANUARY 27, 2022

Christopher Huston- Regular 2022  
Curtis Lunt- Regular 2022  
Patrick Maloy - Associate 2024  
William Kuhl - Regular 2023  
Lisa Ward - Regular 2024  
Shaun Carr - Regular 2024  
Dan Leeman - Associate 2022

- 1. CALL TO ORDER:** The Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were William Kuhl, Curtis Lunt and Shaun Carr. Associate Member Patrick Maloy was present as well. Also present was Mark Stambach, Code Enforcement Officer and Council Representative Don Fellows. Lisa Ward and Chris Huston were excused. Dan Leeman was absent. There were three audience members. The Chairman extended voting privileges to Patrick Maloy.

### 3. REVIEW OF MEETING RULES:

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

### 4. WRITTEN COMMUNICATIONS: Minutes of January 13, 2022

The meeting minutes of January 13, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2022-4)** Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of January 13, 2022

**Vote: 4-0 Carried.**

### 5. PUBLIC HEARINGS – A. Conditional Use Application – River Driver Cannabis Company

The chairman opened the Public Hearing.

Raymond Payne, business partner, stated they have applied for a Conditional Use for 8 Main Street to be changed from Medical Use Marijuana Retail Store to Adult Use Marijuana Retail Store. There were no additional comments.

The Chairman closed the Public Hearing

#### B. Conditional Use Application – Cannabis Angels

The Chairman Opened the Public Hearing

Lorelei Hilliker stated she is applying for an Adult Use Marijuana Manufacturing License at the same location as her Medical Marijuana Manufacturing Facility. There were no additional comments

The Chairman Closed the Public Hearing.

### 6. UNFINISHED BUSINESS - Findings of Fact – Case #21-16 Tier 2 Site Plan Review Application Grandview Estates

In the Matter of:

Case 21-16: Tier 2 Site Plan Review Application – Grandview Estates

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

Findings of Fact

The applicant submitted a Tier 2 Site Plan Review application for the construction of two duplex (two unit) dwelling units



at 11 Grandview Street, Lisbon ME.

The Planning Board received the application on 12/1/2021. The Planning Board first heard the application on 12/9/2021 and accepted the application as complete. The Planning Board held a Public Hearing on 1/13/2022. The Planning Board approved the application on 1/13/2022 with the following condition:

- 1) There shall be an evergreen barrier installed on the southwest boundary of the property, starting 10' from the corner of the property at Grandview, and extending to the other corner.

### **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 and Ordinance review
2. All abutters notified and public hearing notices posted as required.

**Therefore, the Town of Lisbon Planning Board hereby approves Case #21-16 with the conditions listed above.**

**Case #22-01** Conditional Use Application  
River Driver Cannabis Co.  
Lisa Finlayson-Brown  
8 Main Street  
Lisbon Falls, ME 04252  
Map U-05 Lot 221

Mr. Stambach went through the Local Ordinance and Conditional Use Permit Standards Checklists with the Planning Board.

Mr. Kuhl reminded the applicant he will need to follow the Route 196 Design Standards. The applicant stated he will work closely with the Code Enforcement Officer to follow those standards.

**VOTE (2022-5)** Mr. Lunt, seconded by Mr. Carr moved to approve a Conditional Use Application for Case #22-01, River Driver Cannabis Co. **Vote: 4-0 Carried.**

Case #22-02 – Conditional Use Application  
Cannabis Angels  
Lorelei Hilliker  
5 Canal Street  
Lisbon Falls, Me 04252  
Map U05 Lot 13

Mr. Kuhl stated the process the Planning Board needs to take to approve this license is to approve a proposed amendment to the Land Use Ordinance at this meeting, hold a Public Hearing on February 10, 2022 for the Amendment which then goes to the Town Council for 1<sup>st</sup> and 2<sup>nd</sup> reading for final approval on March 1, 2022 and would have full approval to operate on the March 24, 2022. Mrs. Hilliker asked if it would be possible to request an Emergency Ordinance to shorten the process. Mr. Kuhl said he was not sure but would speak with Town Council for clarification.

### **7. NEW BUSINESS** – Discussion of conversion of the former Kitty Korner Store at 86 Main Street Map U04/Lot 062 to a Tanning Salon

Mr. Stambach stated the applicant is proposing to change from the Carpet Cleaning business to a Tanning Salon. He said the Lot layout is staying the same, but the inside layout will change. Mr. Stambach said it would be considered a Change of Use which is allowed under the Ordinance for the Planning Board to approve a non-conforming use to a non-conforming use if it would have no greater impact to the neighborhood. The current zone is general residential. The Planning Board was interested in reviewing the Application at a future meeting.

Discussion of a proposal to extend the Village Zone to the area around Main Street and South Street  
in Lisbon Falls

The Applicant for the Tanning Salon put in a request to Change the Village Zone to go further up Main Street to allow more flexibility on her property. Mr. Kuhl stated he would be more open to extending the Village Zone for a multiple set of issues to benefit the town as opposed to Spot Zoning. Spot zoning is only done for a crucial need. Councilor Fellows stated the process to extend the Village Zone is to start with Economic Development, put a presentation together, get public input and move forward with the process.

## 8. OTHER BUSINESS – Proposal to make changes to the ROSII zone

Mr. Lunt put together a proposal to change the ROSII zone. He stated a family wanted to do a division of land among family members and was unable to because the lot size requirement was too large. Mr. Lunt's proposal would change the lot size from 60,000 to 100,000 square feet and a ratio of 1-1.5 to a minimum lot size of 100,000 square feet and 200 feet on the Public Road. He said this change would allow family members to divide lots for family members and still not allow subdivisions or rear lots which is what the zone was meant to do. Mr. Carr asked if it would be easier to change ROSII to ROSI. Mr. Lunt said it would be beneficial to get some input from the Public first before changing anything. Councilor Fellows stated the process would be to put together the proposal for the change and present it at a Public Hearing, then it would go to the Town Council for final approval.

Mr. Stambach asked where in the Ordinance it states that Rear Lots are not allowed. Mr. Lunt said in Section 70-362 (2) it states "After the effective date of this amendment, backlots are prohibited." Mr. Stambach requested to change that from backlot to Rear Lot so it matches the wording in the Ordinance.

**VOTE: (2022-6)** Mr. Lunt, seconded by Mr. Maloy moved to Amend Part I Code of Ordinances, Chapter 70 Zoning Ordinance, Article IV. District Regulations, Division 5A. Rural Open Space District II Sec. 70-361 Dimensional Requirements, and Division 14 Dimensional Requirements, Sec. 70-536 Rural Open Space II and to change the word backlots to Rear Lots in Section 70-362 (2) as follows:

### **DIVISION 5A. - RURAL OPEN SPACE DISTRICT II**

#### **Sec. 70-357. - Purpose.**

The purpose of the rural open space district II is to maintain the agriculture land base of Lisbon. Agriculture, uses supporting agriculture and limited residential uses are appropriate uses in the rural open space district II. (C.M. of 11-15-2011, V. 2011-208)

#### **Sec. 70-358. - Permitted uses.**

Uses identified in section 70-531 are permitted in the open space district II. (C.M. of 11-15-2011, V. 2011-208)

#### **Sec. 70-359. - Conditional uses.**

Uses identified in section 70-531 may be permitted in the rural open space II district only upon the authorization of a conditional use permit by the planning board, in accordance with the provisions of article III of this chapter. (C.M. of 11-15-2011, V. 2011-208)

#### **Sec. 70-360. - Prohibited uses.**

Uses which are not specifically allowed as permitted uses or conditional uses in this division are prohibited. (C.M. of 11-15-2011, V. 2011-208)

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Section 70-536 Dimensional Requirements**

Rural Open Space II	<del>60,000 sq. ft.</del> Minimum <del>100,000 sq. ft.</del> Maximum <u>100,000 sq. ft.</u>	<del>See Sec. 70-361(2)a</del> <u>200'</u>	200'	50'	75'	25'	25'	20 Percent			
Rural Residential	Single family WO/Water & Sewer- 60,000 sq. ft. Single family W/Water & Sewer 20,000 sq. ft. High	Single family 200' Multi-family Up to 4 DU 200' Five + DU 200' + 50' per DU over four 200'	Single family 200' Multi-family Up to 4 DU 200' Five + DU 200' + 50' per DU over four 200'	50' arterial 35' collector 25' minor	75'	25'	25'	20 Percent High intensity farming 25 Percent			

	intensity farming WO/Water & Sewer 5 acres W/Water & Sewer 2.5 acres Other WO/Water & Sewer- 60,000 sq. ft. W/Water & Sewer 20,000 sq. ft.										
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**Vote: 4-0 Carried.**

Proposal to make changes to the Medical and Adult use Marijuana Ordinance to allow some types of manufacturing operation in the Village Zone

Mr. Kuhl stated the Planning Board decided two years ago to prohibit Manufacturing in the Village Zone. Mr. Stambach stated currently under Marijuana Manufacturing the definition includes kitchens, which is currently holding up one application for an Adult Use Marijuana Products Manufacturing Facility. Mr. Stambach is proposing to change some wording within the use table in the description of the Medical Adult Use Manufacturing Activities. His change would be replacing “No” under manufacturing facilities for Adult and Medical to a Conditional Use C., and adding to the Footnotes 14&15, the words “manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis. Mr. Stambach stated after speaking with Legal Counsel that Municipal Definitions do not have to mirror the State’s definitions.

**VOTE: (2022-7)** Mr. Lunt, seconded by Mr. Maloy moved to accept the Proposed Amendments to Chapter 70 Zoning Ordinance, Article IV., District Regulations, Division 13, District Uses, Sec. 70-531 Table of Land Uses as follows and to set a Public Hearing for February 10, 2022 in the Town Hall Public Meeting Room

**Sec. 70-531. - TABLE OF LAND USES.**

<b>Commercial/Business Uses</b>	<b>RP</b>	<b>LR</b>	<b>GR <sup>12</sup></b>	<b>RO-I</b>	<b>RO-II</b>	<b>RR</b>	<b>LRR</b>	<b>V</b>	<b>C</b>	<b>I</b>	<b>DD <sup>8</sup></b>
Medical Marijuana Businesses (See footnote 14 for definitions)											
• Registered Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Registered Caregiver Cultivation Facility	NO	NO	NO	C14	C14	C14	NO	NO	C14	C14	C14
• Registered Dispensaries	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Marijuana Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	<del>NO</del> C	C	C	C
Adult Use Marijuana Businesses (See footnote 15 for definitions)											
• Marijuana_Retail Stores	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Cultivation Facilities	NO	NO	NO	C	C	C	NO	NO	C	C	C

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

• Products Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	NO	<del>NO</del> C	C	C	C
• Testing Facilities	NO	NO	NO	NO	NO	NO	NO	NO	C	C	C	-C

Notes:

14. **Medical Marijuana Businesses:**

- Registered caregiver retail stores - authorized to operate a retail store to sell medical marijuana to qualifying patients.
- Registered caregiver cultivation facilities - authorized to cultivate medical marijuana for qualifying patients except that the facility must be organized as a legal business entity recognized under the laws of the state and that the business must operate its cultivation area solely as an indoor operation.
- Registered dispensaries - authorized to cultivate and dispense medical marijuana to qualifying patients and caregivers.
- Marijuana testing facilities - authorized to test medical marijuana for contamination, potency and cannabinoid profile.
- Manufacturing facilities - authorized to manufacture marijuana products and marijuana concentrate for medical use.
- Signs, advertising and marketing used by or on behalf of Medical Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis

15. **Adult Use Marijuana Businesses:**

- Marijuana stores - authorized to sell marijuana, marijuana products, immature marijuana plants and seedlings directly to consumers.
- Cultivation facilities - authorized to grow, prepare and package marijuana for sale to other marijuana businesses.
- Products manufacturing facilities - authorized to blend, infuse or extract components of the marijuana plant to make marijuana products such as ointments, tinctures or edibles, for sale to marijuana stores or other marijuana products manufacturing facilities.
- Testing facilities - authorized to conduct research, analysis and testing of marijuana and marijuana products for contamination, potency and safety.
- Signs, advertising and marketing used by or on behalf of an Adult Use Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis

<b>Industrial Uses</b>	<b>RP</b>	<b>LR</b>	<b>GR</b>	<b>RO-I</b>	<b>RO-II</b>	<b>RR</b>	<b>LRR</b>	<b>V</b>	<b>C</b>	<b>I</b>	<b>DD<sup>8</sup></b>
Junkyards	NO	NO	NO	C	NO	C	NO	NO	NO	C	NO
Transmission facilities-radio, television, power, telephone	NO	NO	NO	C	C	C	C	NO	C	P	NO
Sawmills	NO	NO	NO	C	C	C	NO	NO	NO	P	NO

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



Truck Terminal	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Bottling & beverages	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Manufacturing, processing, assembly of products or Goods	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Above ground storage of propane or flammable petroleum fuel products stored in accordance with rules promulgated by the state fire marshal	NO	NO	NO	NO	NO	NO	NO	C	C	P	NO
Commercial & industrial uses and facilities not meeting criteria for permitted uses	NO	NO	NO	NO	NO	NO	NO	NO	C	C	NO
Temporary construction, excavation, fabrication or Processing	NO	NO	NO	C	C	C	NO	NO	C	P	NO
Accessory Uses & Structures	NO	NO	NO	P	P	C	C	P	P	P	P
Ground Mounted Solar Energy System	C	C	NO	C	C	C	C	NO	C	C	C

**Vote: 4-0 Carried**

- 9. CODE ENFORCEMENT OFFICER** – Mr. Stambach stated he will not be available for the February 24<sup>th</sup> meeting.  
**VOTE: (2022-8)** Mr. Kuhl, seconded by Mr. Lunt, moved to cancel the February 24<sup>th</sup> meeting. **Vote: 4-0 Carried**

## **10. ADJOURNMENT**

**VOTE: (2022-9)** Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:55 pm. **Vote: 4-0 Carried**

Respectfully Submitted: \_\_\_\_\_

Lisa B. Smith, Deputy Town Clerk  
Date Approved: February 10, 2022



**TOWN OF LISBON**  
300 Lisbon Street, Lisbon, ME 04250

*Mark Stambach, Code Enforcement Officer*

## ***PUBLIC HEARING***

### *Proposed Ordinance Amendments*

Notice is hereby given that the Lisbon Planning Board intends to hold a public hearing on Thursday, February 10 at 7:00 PM in the Town Office Public Meeting Room to hear comments on the following:

1. Amend Chapter 70 Zoning Ordinance, Article IV. District Regulations, Division 13. District Uses, Sec.70-531 Table of Land uses.

The public is invited to attend. Copies of the amendments may be viewed or obtained at the Planning Board Office, 300 Lisbon Street, Lisbon or online at [www.lisbonme.org](http://www.lisbonme.org).

*The public is invited to attend.*

*Mark Stambach, Code Enforcement Officer*

22-994

Constable's  
Return Of Posting  
State Of Maine

Lisbon,

Androscoggin, ss.

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

Date: 1-31-2022

Bj Orr  
Constable, Town of Lisbon

**Sec. 70-531. - TABLE OF LAND USES.**

<i>Commercial/Business Uses</i>	RP	LR	GR <sup>12</sup>	RO-I	RO-II	RR	LRR	V	C	I	DD <sup>8</sup>
Medical Marijuana Businesses (See footnote 14 for definitions)											
• Registered Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Registered Caregiver Cultivation Facility	NO	NO	NO	C14	C14	C14	NO	NO	C14	C14	C14
• Registered Dispensaries	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Marijuana Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	<del>NO</del> C	C	C	C
Adult Use Marijuana Businesses (See footnote 15 for definitions)											
• Marijuana Retail Stores	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Cultivation Facilities	NO	NO	NO	C	C	C	NO	NO	C	C	C
• Products Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	<del>NO</del> C	C	C	C
• Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	-C

Notes:

**14. Medical Marijuana Businesses:**

- Registered caregiver retail stores - authorized to operate a retail store to sell medical marijuana to qualifying patients.
- Registered caregiver cultivation facilities - authorized to cultivate medical marijuana for qualifying patients except that the facility must be organized as a legal business entity recognized under the laws of the state and that the business must operate its cultivation area solely as an indoor operation.
- Registered dispensaries - authorized to cultivate and dispense medical marijuana to qualifying patients and caregivers.
- Marijuana testing facilities - authorized to test medical marijuana for contamination, potency and cannabinoid profile.
- Manufacturing facilities - authorized to manufacture marijuana products and marijuana concentrate for medical use.
- Signs, advertising and marketing used by or on behalf of Medical Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis

**15. Adult Use Marijuana Businesses:**

- Marijuana stores - authorized to sell marijuana, marijuana products, immature marijuana plants and seedlings directly to consumers.
- Cultivation facilities - authorized to grow, prepare and package marijuana for sale to other marijuana businesses.



- Products manufacturing facilities - authorized to blend, infuse or extract components of the marijuana plant to make marijuana products such as ointments, tinctures or edibles, for sale to marijuana stores or other marijuana products manufacturing facilities.
- Testing facilities - authorized to conduct research, analysis and testing of marijuana and marijuana products for contamination, potency and safety.
- Signs, advertising and marketing used by or on behalf of an Adult Use Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis

<i>Industrial Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD <sup>8</sup>
Junkyards	NO	NO	NO	C	NO	C	NO	NO	NO	C	NO
Transmission facilities-radio, television, power, telephone	NO	NO	NO	C	C	C	C	NO	C	P	NO
Sawmills	NO	NO	NO	C	C	C	NO	NO	NO	P	NO
Truck Terminal	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Bottling & beverages	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Manufacturing, processing, assembly of products or Goods	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Above ground storage of propane or flammable petroleum fuel products stored in accordance with rules promulgated by the state fire marshal	NO	NO	NO	NO	NO	NO	NO	C	C	P	NO
Commercial & industrial uses and facilities not meeting criteria for permitted uses	NO	NO	NO	NO	NO	NO	NO	NO	C	C	NO
Temporary construction, excavation, fabrication or Processing	NO	NO	NO	C	C	C	NO	NO	C	P	NO
Accessory Uses & Structures	NO	NO	NO	P	P	C	C	P	P	P	P
Ground Mounted Solar Energy System	C	C	NO	C	C	C	C	NO	C	C	C



OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: 22-03	Date Received: 2/3/22
Project Name: KITTY KORNER TANNING SALON	Fee Paid (amount): 250.00
Applicant: JENNIFER LAROCHELLE	Tier 1 _____ Tier 2 <input checked="" type="checkbox"/>



## Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: Kitty Korner / Tanning Salon

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

### Applicant Information

2. Name of Applicant:

Address

Telephone

Jennifer Larochelle  
41 Golden Rd. Lisbon Falls ME  
(207) 212-0150

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.

Jennifer Larochelle  
Signature of Applicant

1-15-22  
Date

Application Number:

Project Name:

**Property Information**6. Location of Property (Street or Road) 84 Main St. Lisbon Falls

Register of Deeds

Book 8528 Page 190

Lisbon Tax Maps

Map 1104 Lot 062

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.

Property owner

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

Own some of the property abutting (86 main)  
(21 + 23 Addison St)

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

     Yes      No. If yes, please specify:

10. Current zoning of property:

Residential

Current use(s) of property:

Commercial Rental

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:

Unknown but would like to apply for  
zone change to village to join the  
downtown village/business area**Project Information**

13. Proposed use of property:

Commercial / Tanning Salon14. **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.Use of existing building for tanning salon,  
will be fully renovated without actual  
structure change or expansion.



Application Number:

Project Name:

15. Total acreage of parcel: .59 Acreage to be developed: \_\_\_\_\_16. 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.

Certificate of Registration

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
<input checked="" type="checkbox"/> connection to public water system
_____ other: _____

21. Proposed sewage disposal:

_____ individual subsurface disposal system(s)
_____ central on-site disposal with collection lines
<input checked="" type="checkbox"/> connection to public sewer system
_____ other: _____

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

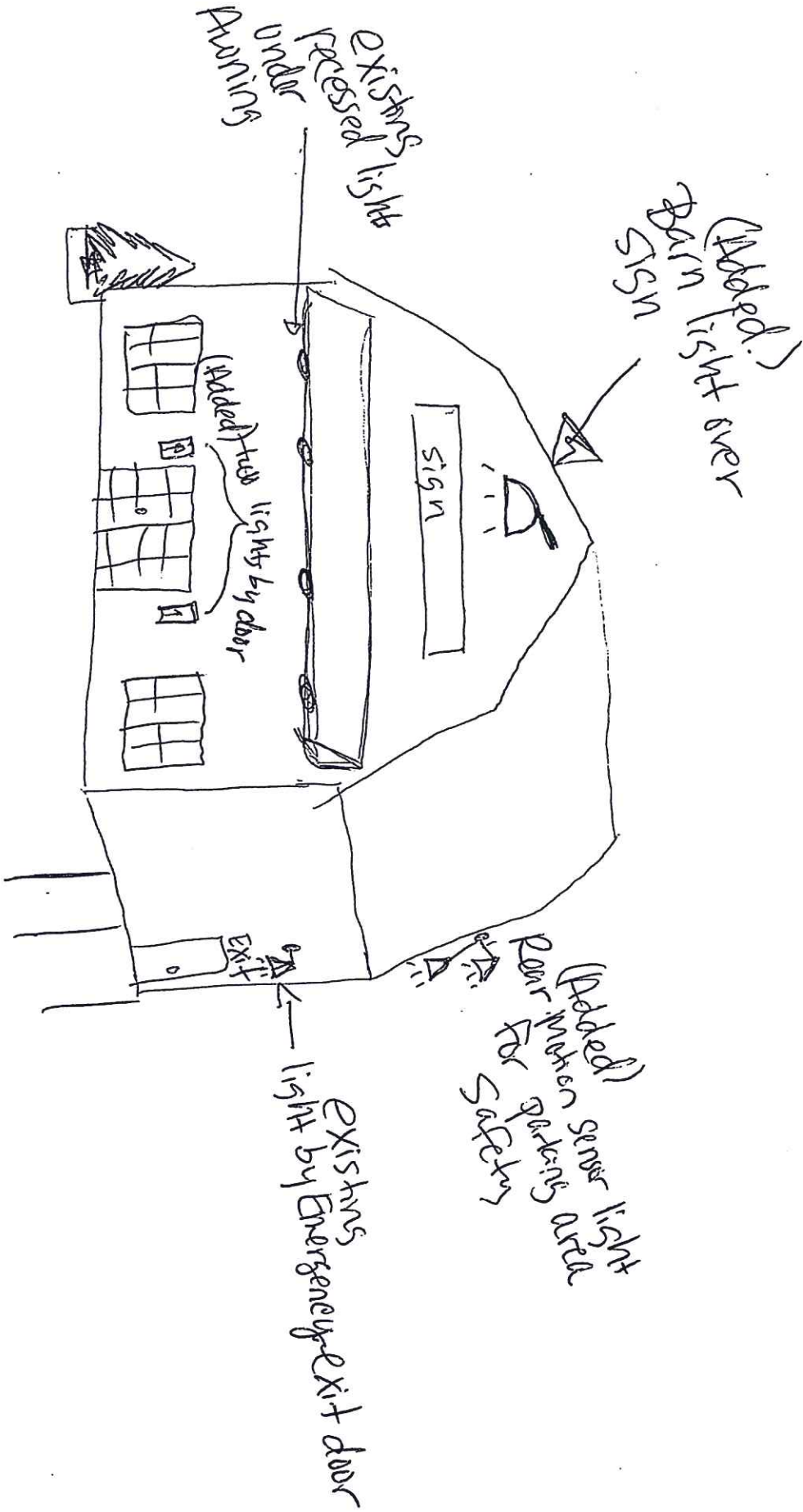
*(See attached Waiver Request Form if applicable)*

I'm really working with the existing foot print of the property. I will be adding some additional lighting for safety and over the sign in front. (It will be minimal add respectful of neighbors)

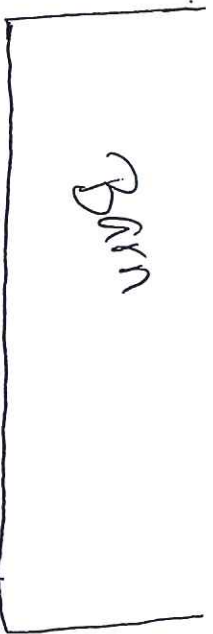
The state will be tearing up a good portion of the front yard and main st. side to repair water/sewer and adding new curbing. I have plenty of existing parking around the building however I will have to see how it will flow in the front with the new curb. I'm thinking I will be able to get two handicap spots at the very least. I have met DOT there a few times and all is good with the placement of the new curbing. I'll also add some parking in the back next the barn area. (shown on drawing) I plan to have pavement re-surfaced and parking lines/spots painted for ~~customer~~ customers. I'd like to keep things simple but really try to get a better flow of parking/traffic around the building.

Thank you ! !!









Barn

(Added)  
parking →



South Street

(Existing)  
driving

Sheds

Front door

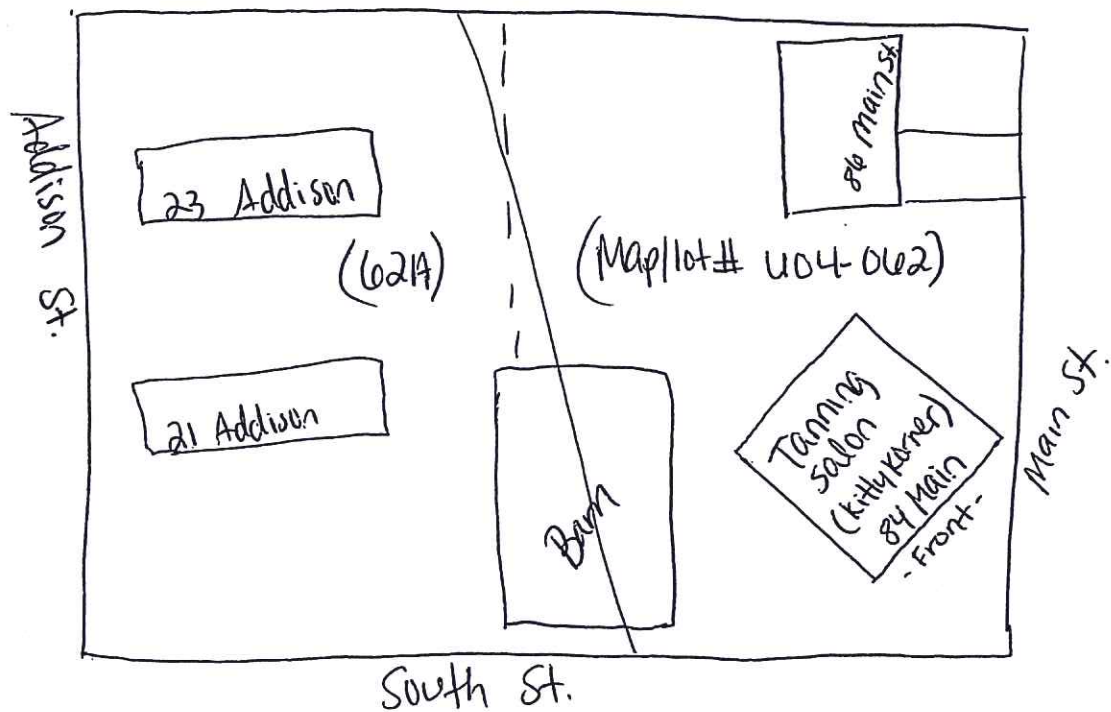
Parking  
(Existing)

Emergency  
Exit  
door

(Existing)  
parking

Parking  
May be  
Available in front  
(will be determined  
After state adds sidewalks/  
does street repair)

Traffic  
should  
move  
one  
way  
from  
Main St  
to South St. side  
to cause less  
congestion



- No structural changes to the property /
- No additions, ~~changes~~
- only change of use to an existing commercial building.

004-062  
+  
004-062-A

Bk 10826 Pg55 #16929  
08-02-2021 @ 02:45p

### QUITCLAIM DEED

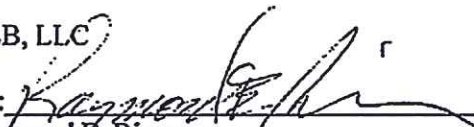
RLB, LLC, a limited liability company duly organized and existing under the laws of the State of Maine with an office at 345 South Main Street, Mechanic Falls, Maine, 04256, for consideration paid, grants to JENNIFER LAROCHELLE of 41 Golden Road in the Village of Lisbon Falls, Town of Lisbon, County of Androscoggin, State of Maine, a certain lot or parcel of land with the buildings thereon known as 84 Main Street and 21 Addison Street in the Village of Lisbon Falls in the Town of Lisbon, County of Androscoggin, and State of Maine, bounded and described as follows:

See Exhibit A annexed hereto and incorporated herein.

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by its duly authorized member as of the 30th day of July, 2021.

  
\_\_\_\_\_  
Witness George R. Roy

RLB, LLC

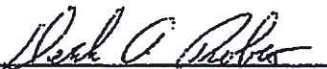
By:   
Raymond E. Bisson  
Its Sole Member

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN

July 30, 2021

Then personally appeared the above-named Raymond E. Bisson and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of RLB, LLC.

Before me,

  
\_\_\_\_\_  
Print Name: Derek A. Roberts  
Notary Public or Maine Attorney at Law  
My Commission Expires:

F:\Tina\FORMS\REAL ESTATE\Deed Quitclaim with Covenant.docx

DEREK A. ROBERTS  
Notary Public, State of Maine  
My Commission Expires July 11, 2026

**EXHIBIT A**

Two Certain lots or parcels of land with the buildings including, without limitation intended, the two mobile homes thereon situated in the Village of Lisbon Falls, Town of Lisbon, County of Androscoggin, and State of Maine, bounded and described as follows:

**Parcel One:**

Beginning at a stone monument found at the intersection of the northwesterly right of way line of Main Street and the northeasterly right of way line of North Street; thence N 41° 10' 47" E one hundred thirty (130) feet along said northwesterly right of way line of Main Street to an iron rod set; thence N 47° 41' 27" W one hundred thirty-four (134) feet to an iron rod set; thence S 8° 29' 40" W ninety-six and three tenths (96.3) feet to an iron rod set; thence S 41° 10' 47" W fifty (50) feet to an iron rod set on said northeasterly right of way line of North Street; thence S 47° 41' 27" E eighty-two (82) feet along said northeasterly right of way line of North Street to the point of beginning. Containing 12,738 square feet. Bearings are magnetic, 1986.

Subject to the reservation of the right of way set forth in Book 1974, Page 227, to the extent applicable.

**Parcel Two:**

Beginning at a point of intersection of the northeasterly right of way line of North Street and the southeasterly right of way line of Addison Street; thence S 47° 41' 27" E one hundred eighteen (118) feet along said northeasterly right of way line of North Street to an iron rod set; thence N 41° 10' 47" E fifty (50) feet to an iron rod set; thence N 8° 29' 40" E ninety-six and three tenths (96.3) feet to an iron rod set; thence N 47° 41' 27" W sixty-six (66) feet to a stone monument found on the right of way line of said Addison Street; thence S 41° 10' 47" W one hundred thirty (130) feet along said southeasterly right of way line of Addison Street to the point of beginning. Containing 13,257 square feet. Bearings are magnetic, 1986.

Parcel One and Parcel Two are the same premises described in the deed from Robert A. Tanguay to RLB, LLC dated October 30, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8528, Page 190.

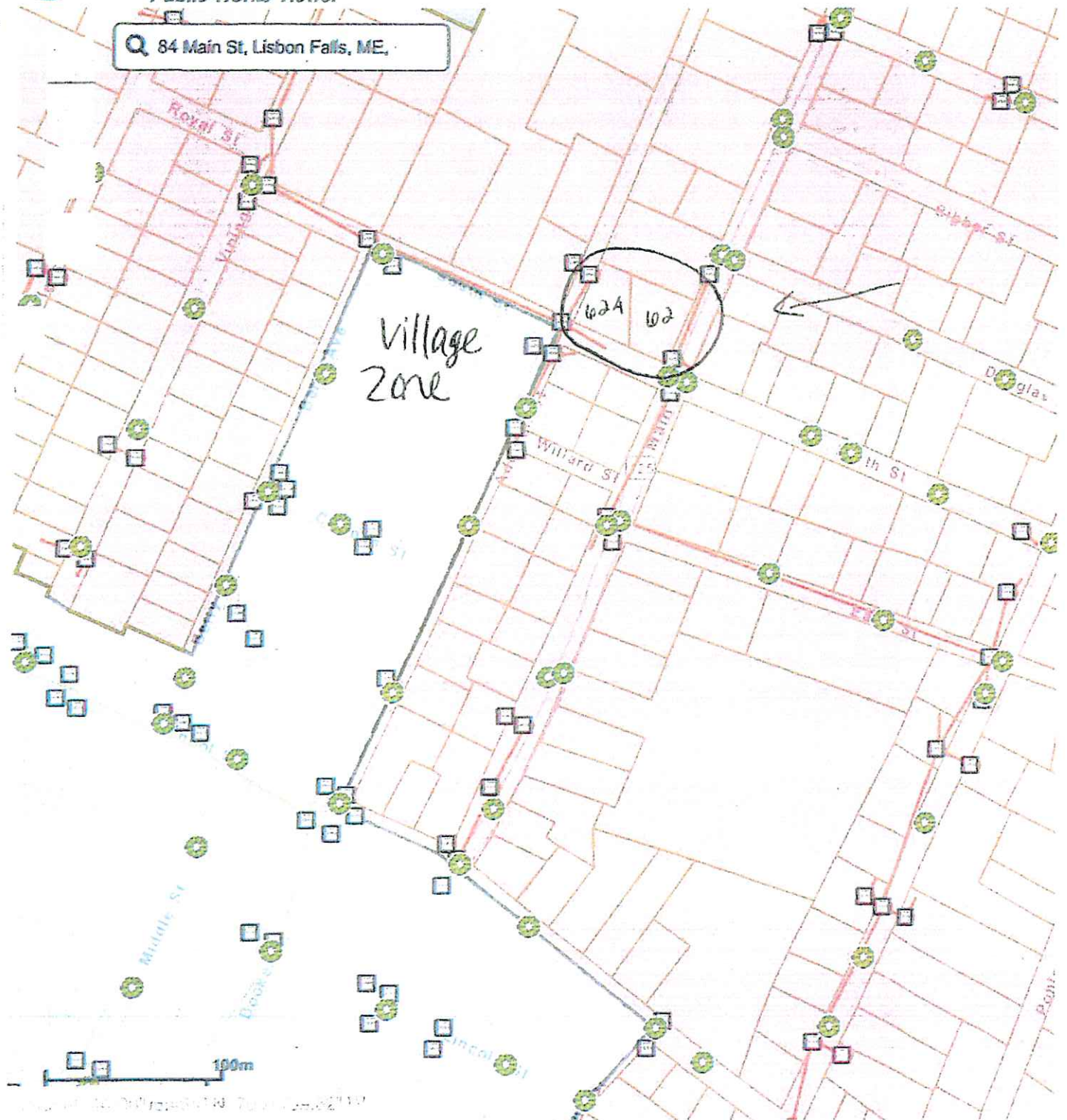




# Town of Lisbon

Public Works Viewer

Q 84 Main St, Lisbon Falls, ME.



Map/lot # 004-62/62A

84 Main St, Lisbon Falls

Abutting properties

- 004-043
- 004-061
- 004-095
- 004-038
- 004-013