

AGENDA
PLANNING BOARD MEETING
DECEMBER 09, 2021
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 for Planning Board consideration.

4. WRITTEN COMMUNICATIONS – Minutes of November 11, 2021

5. PUBLIC HEARINGS – NONE

6. UNFINISHED BUSINESS – NONE

7. NEW BUSINESS – **Case # 21-16** – Subdivision Review Application

Grandview Estates

Patrick & Tara Bolduc

11 Grandview St.

Lisbon, Maine 04250

Map U-18 Lot 32

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 NOVEMBER 18, 2021

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, Shaun Carr, Lisa Ward and Chris Huston (arriving at 7:05pm) Associate Member Patrick Maloy was present as well. Dan Leeman was excused. Also present was Mark Stambach, Code Enforcement Officer. There were four audience members. The Chairman extended voting privileges to Mr. 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 October 28, 2021

The meeting minutes of October 28, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2021-73) Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of October 28, 2021.
Vote: 5-0 Carried.

5. PUBLIC HEARING – NONE

6. UNFINISHED BUSINESS – Findings of Fact –

Case #21-01 - Frost Hill Solar 1, LLC, Amend Site Plan Review

Findings; The Planning Board approved the project with the following findings:

The previous approvals and conditions of Case #21-01 as accepted by the Planning Board on April 29, 2021 will remain except for the following:

- 1) That the fenced area size will be reduced from 18.0 acres to 11.86 acres
- 2) That the System size (MW-AC) will be reduced from 4.99 to 1.99 MW-AC
- 3) That the tree clearing will be reduced from 18.3 to 13.73 acres
- 4) That the wetland impacts will be reduced from 43,000 sf +/- to <11,500 sf

Case #21-13 – Proposed Build Out of Marshall Field Subdivision Maine Affordable Properties LLC Bartholomew and Emery Streets Map U-15A, Lots 68 & 69 and 80 through 104

Findings; The Planning Board approved the project with the following findings:

A. Subdivision Chapter 66-147 - Monuments:

Permanent granite or cement monuments not less than four inches square in width or iron reinforcement rods at least 5/8 inches across the top and at least four feet in the ground shall be installed as follows:

- 1) Monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.

- 2) Monuments shall be set at all corners and angle points of the subdivision boundaries and all lot boundary and angle points.

This approval is granted based on the following Conditions being met:

- a) All permits are in place in advance of the start of the associated work
- b) A bond be calculated and posted for the sewer (Chapter 34, Article VI section 34-76) and road construction (Chapter 46 section 46-63) prior to the issuance of any building permits.

Case #21-14 – Morse Property/Sabattus Creek Mobile Home Park lot creation
Morse Property/Sabattus Creek Mobile Home Park
Greg and Katheryn Morse
101 Lisbon Street
Lisbon, ME 04250
Map U22 Lot 011

Findings; The Planning Board approved the project with the following findings:

- A. Site plan review, Chapter 62 Article III:
 1. Safe vehicular access to and from public and private streets.
 2. Safe emergency vehicle access to all building and structures at all times.

7. NEW BUSINESS – NONE

8. OTHER BUSINESS – Case # 21-15 King Road Acres – Subdivision Review Application

Ralph Sawyer
King Road
Lisbon Maine
Map R09 Lot 16D

Ralph Sawyer stated he created a subdivision which was approved in 2005. Mr. Sawyer now wants to create two lots off of King Road and two lots off of Webster Corner Road. Mr. Stambach stated the original idea was to have two front lots and two back lots. Section 70-641 addresses the creation of rear lots. One of the requirements is that the front lot have minimum frontage of 300 foot, plus additional frontage of the width of the right of way, which is an additional 20 feet. Mr. Stambach said both of these lots do not have that. Mr. Stambach said there is a requirement in the Ordinance, Section 66-154, when doing a subdivision in a Rural Open Space, Districts I & II, any subdivision of 10 acres or more is required to be done as an open space subdivision. Mr. Stambach said this project does not meet those standards.

Mr. Sawyer said he will meet with the Surveyor to Update the plan and bring it back to the Planning Board.

9. CODE ENFORCEMENT OFFICER – Mr. Stambach has nothing to report

10. ADJOURNMENT

VOTE: (2021-74) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:25 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: December 9, 2021

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	



Town of Lisbon, Maine SUBDIVISION REVIEW APPLICATION

Subdivision Name/Title: Grandview Estates

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: Patrick + Tara Bolduc
Address: 397 Ridge Rd Lisbon Falls Me
Telephone: 13

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

3. Name of authorized agent (if different): Same
Address: _____
Telephone: ()

4. If applicant is a corporation, check if licensed in Maine: ☒ No ☐ Yes NOT A CORPORATION
(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: Same
Address: _____
Telephone: ()

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

☒ Attachments Checklist ☒ Waiver Request Form (or N/A) ☒ Ordination of Open Space form (or N/A)

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

Tara Bolduc
Signature of Applicant

11-7-21
Date

Ref. 11/8/21

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) 11 Grandview St. Lisbon, Me

Register of Deeds

Book

1059

Page

271

Lisbon Tax Maps

Map

U-18

Lot

32

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.

Real Estate / Rental Investment8. 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:

Village

Current use(s) of property:

Field11. Is any part of the project or property(s) in question part of an overlay zone? NO 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 other planning board or appeals board review:

None**Project Information**13. Number of proposed lots: 1Number of original lots: 1

Indicate if a an Open Space Subdivision (required if 10+ acres in ROS-I and ROS-II zones):

N/A

Indicate if any uses are proposed other than residential:

None. We are not subdividing the land. Planning to put 2 buildings on same lot.

Application Number:

Project Name:

14. 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.

15. List all professional surveyors, engineers, architects, or others preparing this Subdivision (if applicable):

Firm or Licensed Individual:

Jan Boucher, Cornerstone Surveying, 606-8015

Firm or Licensed Individual:

Double D Designs, Dennis Douglass, 751-6778

If additional professionals, attach separate list.

16. 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: _____