

AGENDA
PLANNING BOARD MEETING
MARCH 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

4. WRITTEN COMMUNICATIONS – Minutes of February 10, 2022

5. PUBLIC HEARINGS

A. Proposed Ordinance Amendment

B. Site Plan Review – Kitty Korner Tanning Salon

6. UNFINISHED BUSINESS – **Case # 22-03** Site Plan Review, Kitty Korner Tanning Salon

Jennifer Larochelle

84 Main Street

Lisbon Falls, Me 04252

Map U04 Lot 062

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

Part I Code of Ordinances, Chapter 70 Zoning Ordinance, Article IV. Dist. Regulations, Division 5A. Rural Open Space Dist. 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).

7. NEW BUSINESS –

Case # 22-04 Site Plan Review, AllClean Carpet Care

Wayne B. Bailey

231 Lisbon Street

Lisbon, Maine 04250

Map U19 Lot 135

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 FEBRUARY 10, 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, Shaun Carr, Lisa Ward and Chris Huston (arriving at 7:05pm). Associate Members Patrick Maloy and Dan Leeman were present as well. Also present was Mark Stambach, Code Enforcement Officer and Council Liaison, Don Fellows. There were three audience members.

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 27, 2022

The meeting minutes of January 27, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE: (2022-10) Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of January 27, 2022.

Vote: 4-0 Carried.

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

The Chairman opened the Public Hearing

Mr. Stambach said this change would allow Adult Use Products Manufacturing Facilities within the Village Zone changing it from not allowed to being allowed for both Adult Use and Medical Use and the addition in the Notes of Section 14 & Section 15 of the Land Use Table to read "shall not include extraction or preparation by means of chemical synthesis."

The Chairman closed the Public Hearing

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

VOTE: (2022-11) Mr. Lunt, seconded by Mrs. Ward moved to approve the Proposed Ordinance Amendment to Chapter 70 Zoning Ordinance, Article IV, Dist. Regulations, Division 13, Dist. Uses, Sec. 70-531, Table of Land Uses. **5-0 Carried.**

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

Mr. Lunt pointed out that this is in a General Residential Zone and is grandfathered because there has been continuous businesses there. Mr. Stambach said any of the uses that have been there have been non-conforming uses in that zone and all the Planning Board will do here is change from one non-conforming use to another and to confirm there will be no additional impact to the abutters or neighborhood.

Mr. Stambach said the applicant plans to make traffic a one-way on the property to enter on Main Street and Exit onto South Street.

VOTE: (2022-12) Mr. Lunt, seconded by Mrs. Ward moved to accept the application as complete for Case #22-03, Kitty Corner Tanning Salon, 84 Main Street, Lisbon Falls, Map U04 Lot 062 and set a Public Hearing for March 10, 2022. **5-0 Carried.**

- 8. OTHER BUSINESS** – Mr. Stambach mentioned there is money in the Planning Board Budget for Planned Services. Mr. Stambach spoke with Ben Smith, from North Star Planning. Mr. Smith will put together a proposal to do work for the Planning Board. The Planning Board unanimously agreed to look into hiring Mr. Smith for once a month or on-call basis. Councilor Fellows said he spoke with Brett Richardson, Economic & Community Development Director. Mr. Richardson said he would be willing to be a Liaison for the Planning Board, helping out where he could.

Mr. Stambach said he received an email from Shelley Norton of AVCOG (Androscoggin Valley Council of Governments). Mrs. Norton stated in the email they are looking for a list of Municipalities that will need guidance with the Comprehensive Plan. The Planning Board unanimously decided to consult with Ben Smith for any guidance with the Comprehensive Plan.

Nicholas Craig of 52 Upland Road spoke about an issue regarding his neighbor who has access via right of way to Mr. Craig's property and is currently running an unpermitted plumbing business. Mr. Craig stated there is an increase of Commercial vehicles that he feels is not respectful of the Right of Way. Mr. Craig said there was a Conditional Use Permit issued by the prior Code Enforcement Officer back in 2016 for a Construction Business, which is not the current business. Mr. Craig said it is a limited rural residential area and the Right of Way abuts three other properties with kids and animals etc and feels it doesn't fit the zoning and purpose of the property. Mr. Kuhl asked Mr. Stambach to look into it further.

- 9. CODE ENFORCEMENT OFFICER** – Mr. Stambach said he heard from Philip Ruck from Stillwater Environmental Engineering, Inc. who does work for the MS4 program, regarding a new Ordinance regarding Low Impact Development that is required to be adopted by September 2022 and enacted by July 2024 and an Erosion and Sediment Control Ordinance that needs to be enacted by July 2023. Mr. Stambach said Mr. Ruck is willing to come before the Planning Board to walk them through that process.

Mr. Kuhl asked what Low Impact Development is. Mr. Stambach stated it is development of sites over one acre and incorporates the requirement for three inspections during construction and a maintenance plan development with continued inspections and if it ties into the Town Storm water system, the Municipality does the inspection as well. If it is private, something needs to be created within the approval of the Sub-division for the applicant to do the maintenance. The Planning Board unanimously agreed to have Mr. Ruck come in and speak with them about this process.

10. ADJOURNMENT

VOTE: (2022-) Mr. Lunt, seconded by Mrs. Ward moved to adjourn at 7:30 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____

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



TOWN OF LISBON

300 Lisbon Street, Lisbon, ME 04250

Mark Stambach, Code Enforcement Officer

PUBLIC HEARING

Proposed Ordinance Amendments & Site Plan Review

Notice is hereby given that the Lisbon Planning Board intends to hold a Public Hearing on Thursday, March 10, 2022 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.
2. Part I Code of Ordinances, Chapter 70 Zoning Ordinance, Article IV. Dist. Regulations, Division 5A. Rural Open Space Dist. 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).
3. Case # 22-03 Site Plan Review, Kitty Korner Tanning Salon
Jennifer Larochele
84 Main Street
Lisbon Falls, Me 04252
Map U04 Lot 062

Copies of the amendments may be viewed or obtained at the Planning Board Office, 300 Lisbon Street, Lisbon or online at www.lisbonme.org.

The public is invited to attend.

Mark Stambach, Code Enforcement Officer

22-1572

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: 02/16/2022



Constable, Town of Lisbon

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 Corner 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 Corner / Tanning Salon

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:

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 Information6. Location of Property (Street or Road) 84 Main St. Lisbon Falls

Register of Deeds

Book 8528 Page 190

Lisbon Tax Maps

Map 104 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)

Sec. 70-530. - LAND USES.

All land use activities, as indicated Sec. 70-531 Table of Land Uses, shall conform to all of the applicable performance standards. The district designation for a particular site shall be determined from the Zoning Map of Lisbon, Maine.

(1) Key to Table of Land Uses:

P	Permitted by right if they comply with all applicable federal, state and town laws and regulations and the performance standards in article VI of this chapter. Uses may also require Subdivision and/or Site Plan Review approvals pursuant to other provisions of this Code.
C	Permitted upon authorization of a conditional use permit by the planning board in accordance with Article III of this Chapter. {May also required Site Plan Review and/or Subdivision approval}
No	Prohibited

(2) Abbreviations:

RP	Resource Protection
LR	Limited Residential
GR	General Residential
RO-I	Rural Open Space I
RO-II	Rural Open Space II
RR	Rural Residential
LRR	Limited Rural Residential
V	Village
C	Commercial
I	Industrial
DD	Diversified Development

(C.M. of 11-15-2011, V. 2011-208; [C.M. of 10-30-2018, V. 2018-238](#).)

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

<i>Commercial/Business Uses</i>	RP	LR	GR ¹²	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
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	NO 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	NO 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

Industrial Uses	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD⁸
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

PART I - CODE OF ORDINANCES
Chapter 70 - ZONING ORDINANCE
ARTICLE IV. - DISTRICT REGULATIONS
DIVISION 5A. RURAL OPEN SPACE DISTRICT II

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)

Formatted: Paragraph 1

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)

Secs. 70-363-70-380. Reserved.

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	Single family 100' Duplex 150' 100'	200'	50' arterial 35' collector 25' minor	75'	15'	25'	20 Percent			

(Supp. No. 39)

Created: 2021-11-02 14:57:14 [EST]

	WO/Water & Sewer- 50,000 sq. ft. Duplex W/Water & Sewer 23,000 sq. ft. Non Residential WO/Water & Sewer- 30,000 sq. ft. W/Water & Sewer 15,000 sq. ft.											
General Residential	Single family WO/Water & Sewer- 25,000 sq. ft. Single family W/Water & Sewer 10,000 sq. ft. Multi-	Single family 100' Multi- family 50' per DU Other Uses 100'	100'	50' arterial 35' collector 25' minor	75'	10'	10'	25 Percent	100'			

	family WO/Water & Sewer- 20,000 sq. ft. per DU Multi- family W/Water & Sewer- 10,000 sq. ft. per DU Other Uses 10,000 sq. ft.									
Limited Rural Residential	Single family WO/Water & Sewer- 60,000 sq. ft. Single family W/Water & Sewer 20,000 sq. ft. Multi- family ² WO/Water & Sewer-	200'	200'	50' arterial 35' collector 25' minor	75'	25'	25'	20 Percent		

	45,000 sq. ft. per DU Multi-family ² W/Water & Sewer- 15,000 sq. ft. per DU Other Uses 30,000												
Rural Open Space I	Single family 100,000 sq. ft. Multi-family 60,000 sq. ft. per DU Agriculture/ high intensity farming 5 acres Other Uses 100,000 sq. ft.	Single family 300' Multi-family Up to 4 DU 300' Five + DU 300' + 75' per DU over four Other Uses 300'	Single family 300' Multi-family Up to 4 DU 300' Five + DU 300' + 75' per DU over four Other Uses 300'	50' arterial 35' collector 25' minor	75'	25' ³	25' ³	20 Percent High intensity farming 25 Percent					
Rural Open Space II	60,000 sq. ft. Minimum	See Sec. 70-361(2)a 200'	200'	50'	75'	25'	25'	20 Percent					

	100,000 sq.-ft. Maximum <u>100,000 sq. ft.</u>											
Rural Residential	Single family WO/Water & Sewer- 60,000 sq. ft. Single family W/Water & Sewer 20,000 sq. ft. High intensity farming WO/Water & Sewer 5 acres W/Water & Sewer 2.5 acres Other WO/Water & Sewer- 60,000	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				

	sq. ft. W/Water & Sewer 20,000 sq. ft.										
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 ⁵	25'	10 ⁶	10'	75 Percent	50'		
Commercial	WO/Water & Sewer- 2 acres	200'	100'	50' arterial 35'	25'	25 ³	25'			30 Percent ⁴	

	W/Water & Sewer 1 acre			collector 25' minor						
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	
Diversified Development	Non residential 60,000 sq. ft. (transition subdistrict) 20,000 sq. ft. (non transition subdistrict) Residential 20,000 sq. ft. Multi-family 20,000 sq. ft. + 1,500 sq. ft. per DU	Non residential 100' Residential 50' 50'	Non residential Residential	Non residential 50' Arterial ⁸ 35' collector ⁸ 25' minor ⁸ Residential 50' arterial 35' collector 25' minor		Non residential 10 ⁸ Residential 25 ³	Non residential 20 ⁹ Residential 10'	Non residential 60 Percent ¹⁰ Residential 75 Percent	Non residential Residential 50'	Non residential 70 Percent 1.00

\$250

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: 2022-04	Date Received: 2/28/22
Project Name:	Fee Paid (amount): 250.00
Applicant:	Tier 1 _____ Tier 2 <input checked="" type="checkbox"/>



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: _____

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:

Address

Telephone

Wayne B. Bailey
767 Lewiston Rd Topsham
ME 0571 751-9747 / 725-7277

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.

Wayne B Bailey
Signature of Applicant

02/28/2022
Date