

AGENDA
PLANNING BOARD MEETING
APRIL 14, 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

____Vacant

____Patrick Maloy (Associate)

____Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS – Minutes of March 24, 2022

5. PUBLIC HEARINGS – **Case # 22-05 Site Plan Review – Sippy Cup Consignment**

6. UNFINISHED BUSINESS – **Case #22-02** –Conditional Use Application

Cannabis Angels

Lorelei Hilliker

5 Canal Street

Lisbon Falls, Me 04252

Map U-05 Lot 13

Case #22-05 – Conditional Use Application

Sippy Cup Consignment

Laura Ingerson

84 Main Street

Lisbon Falls, Me 04252

Map U04 Lot 062

7. NEW BUSINESS – None

8. OTHER BUSINESS - Planning Board/Town Council Workshop Discussion – ROSII District

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 MARCH 24, 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 and Chris Huston. Associate Members Patrick Maloy and Dan Leeman were present as well. Also present was Don Fellows, Town Council Liaison. There were eight 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 March 10, 2022

The meeting minutes of March 10, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2022-18) Mr. Lunt, seconded by Mr. Huston moved to approve the Minutes of March 10, 2022.

Vote: 5-0 Carried.

5. PUBLIC HEARINGS - NONE

6. UNFINISHED BUSINESS – Findings of Fact – Case #22-01

In the Matter of:

**Case 22-01: River Driver Cannabis Company
Conditional Use Permit Application
Adult Marijuana Retail Store, 8 Main Street Lisbon Falls, ME 04252
Map U05 Lot 221**

Findings of Fact

The applicant proposed the creation of an adult use marijuana retail store.

The Planning Board first considered the application on January 13, 2022. On January 13, 2022 the Board accepted the application as complete. On January 27, 2022 the Board conducted a public hearing. On January 27, 2022 the Board approved the project with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70: Article III Conditional Uses

Performance Standards.

1. Application for Conditional Use Permit
 - Completed the Conditional Use Permit Standards Checklist
 - Completed the Local Ordinances Checklist
 - Completed the Planning Board Procedure Checklist

Therefore, the Planning Board hereby approves the application for River Driver Cannabis Company Adult Marijuana Retail with the following conditions:

1. The applicant shall meet the standards of section 70-831 of the Lisbon Route 196 Corridor Design Standards.

Findings of Fact – Case #22-03**In the Matter of:****Case 22-03: Kitty Korner Tanning
Site Plan Review****1147****Change from one nonconforming use to another per Section 70-5b(4)****8 Main Street Lisbon Falls, ME 04252****Map U05 Lot 221****Findings of Fact**

The applicant proposed the change use to a service business (tanning salon)

The Planning Board first considered the application on February 10, 2022. On February 10, 2022 the Board accepted the application as complete. On March 10, 2022 the Board conducted a public hearing. On March 10, 2022 the Board approved the project with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70-5 Nonconforming Uses, Chapter 62, Site Plan Review.

Performance Standards.**1. Application for Site Plan Review**

- Completed the Local Ordinances Checklist
- Completed the Tier 1 and Tier 2 Standards Checklist

Therefore, the Planning Board hereby approves the application for Kitty Corner Tanning Salon, Site Plan Review

- 1) Approval contingent on approval from relevant state licenses
- 2) Approval contingent on merging of the two lots (U04-062 and U04-62A)
- 3) Approval contingent on consultation with Public Works in terms of access

2. NEW BUSINESS – Case # 22-05 Site Plan Review

Sippy Cup Consignment
Laura Ingerson
84 Main Street
Lisbon Falls, Me 04252
Map U04 Lot 062

The Applicant, Laura Ingerson stated she is re-locating her business to 84 Main Street. She said updates to the outside of the building are the same as the previous applicants plan, the inside changes will be less invasive and the hours of operation will be shorter, closing at 5:00pm. She will lease the building on a month-to-month basis.

VOTE: (2022-19) Mr. Lunt, seconded by Mr. Carr moved to accept the application as complete and schedule a Public Hearing for April 14, 2022 at 7:00pm in the Town of Lisbon Public Meeting Room.

Vote: 5-0 Carried

3. OTHER BUSINESS – Low Impact Development Ordinance

Philip Ruch , Owner & Operator of Stillwater Environmental Engineering, Inc. spoke about Storm Water regulations that the DEP (Department of Environmental Protection) is now focusing on in urban areas of the country for NPS (non-point source pollution), which is the #1 water quality problem in the U.S. consisting of Heavy Metals, Trash, Fecal bacteria, Nutrients, Petroleum Products, Sediments and Chlorides. He said Lisbon is an MS4, which is managing Storm Water run-off of Municipally owned systems, such as road ditches, culverts, catch basins, curbs and

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

gutters. He said this run-off does not go into a treatment plant but into our water bodies. Mr. Ruch stated one of the roles as the Planning Board is to pay attention to New Developments coming in town that they have a Grading Plan, Utility Plan and Erosion Sediment Control Plan and making sure the Post-Construction Storm Water Management Plan practices are working.

Mr. Ruch said if the Planning Board gets a project that is more than an acre, it would require an MS4 permit and if a current project makes a modification that is more than an acre, they would require a permit as well. He said Lisbon already has an Illicit Discharge Ordinance which gives the Town the right to enter someone's property and fix any discharge that might be going into the System. He said there will also be more requirements for Erosion & Sediment Control Plans. Mr. Ruch stated the MS4 plan was set to begin July 1, 2022, but there is now an appeal by friends of Casco Bay and the Conservation Law Foundation because they think the DEP permit did not address Low Impact Development.

Mr. Ruch said the Post Construction Storm water Management plan needs to be established at the time the Planning Board reviews a project. During the Project review before application submission, the Planning Board should follow these steps:

- Are projects > 1 acre?
- Notify developers about MDIP requirements
- Stormwater Management controls
- Post-construction MS4 agreement?
- LID?
- As built?

Mr. Ruch said the Planning Board will need to consider the following:

- Requirement of developers to consider Low Impact Development (LID) techniques
- A new LID ordinance is required by the new MS4 permit:
 - Develop by September 1, 2022
 - Adopt LID ordinance by July 1, 2024
- The Planning Board will see more LID approaches in future projects.

CODE ENFORCEMENT OFFICER – NONE

4. ADJOURNMENT

VOTE: (2022-20) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 8:00 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: April 14, 2022

LISBON ADULT USE MARIJUANA ESTABLISHMENTS APPLICATION

X Initial Adult Use Application

____ Renewal Adult Use Application

Non-refundable Fees

____ Adult Use Marijuana Retail Store:	\$ 5,000,00
____ Adult Use Marijuana Cultivation Facility:	\$ 5,000,00
<u>X</u> Adult Use Products Manufacturing Facility:	\$ 5,000,00
____ Adult Use Marijuana Testing Facility:	\$10,000,00

Name of Business: Cannabis Angels Business Phone: 207-353-4279

Location of Business: 5 canal St #2 Lisbon Falls, Me 04252

Business Email Address: 207edibles@gmail.com

Business Mailing Address: Same as above

Owner's Name: Lorelei Hilliker

Home Phone: _____ Cell Phone: 207

Owner's Home Address: 2 mockingbird lane, Lisbon, me 04250

List Owners/Members/Partners/Officers/Directors/Stockholders/Managers/Supervisory Personnel/or other participants:

Name: Lorelei Hilliker Phone Number: _____
Street Addr: 2 mockingbird ln Birth Date: _____
Town/State/Zip: Lisbon, me 04250

Name: _____ Phone Number: _____
Street Addr: _____ Birth Date: _____
Town/State/Zip: _____

Name: _____ Phone Number: _____
Street Addr: _____ Birth Date: _____
Town/State/Zip: _____

Name: _____ Phone Number: _____
Street Addr: _____ Birth Date: _____
Town/State/Zip: _____

Attach a list on a separate piece of paper of names or additional names that apply.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: 22-05	Date Received: 3/16/22
Project Name: 31-40/22	Fee Paid (amount): 250.00
Applicant: LAURA INGERSO	Tier 1 _____ Tier 2 <input checked="" type="checkbox"/>



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: ~~0000~~ Supply Cup Consignment

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

Laura Ingerson
3 Highland Ave. Lisbon Falls
(207) 526-0893

1. Name of Property Owner (if different):

Address

Telephone

Jennifer Laroche
41 Golden Rd. Lisbon Falls
(207) 727-0150

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.

L. Ingerson
Signature of Applicant

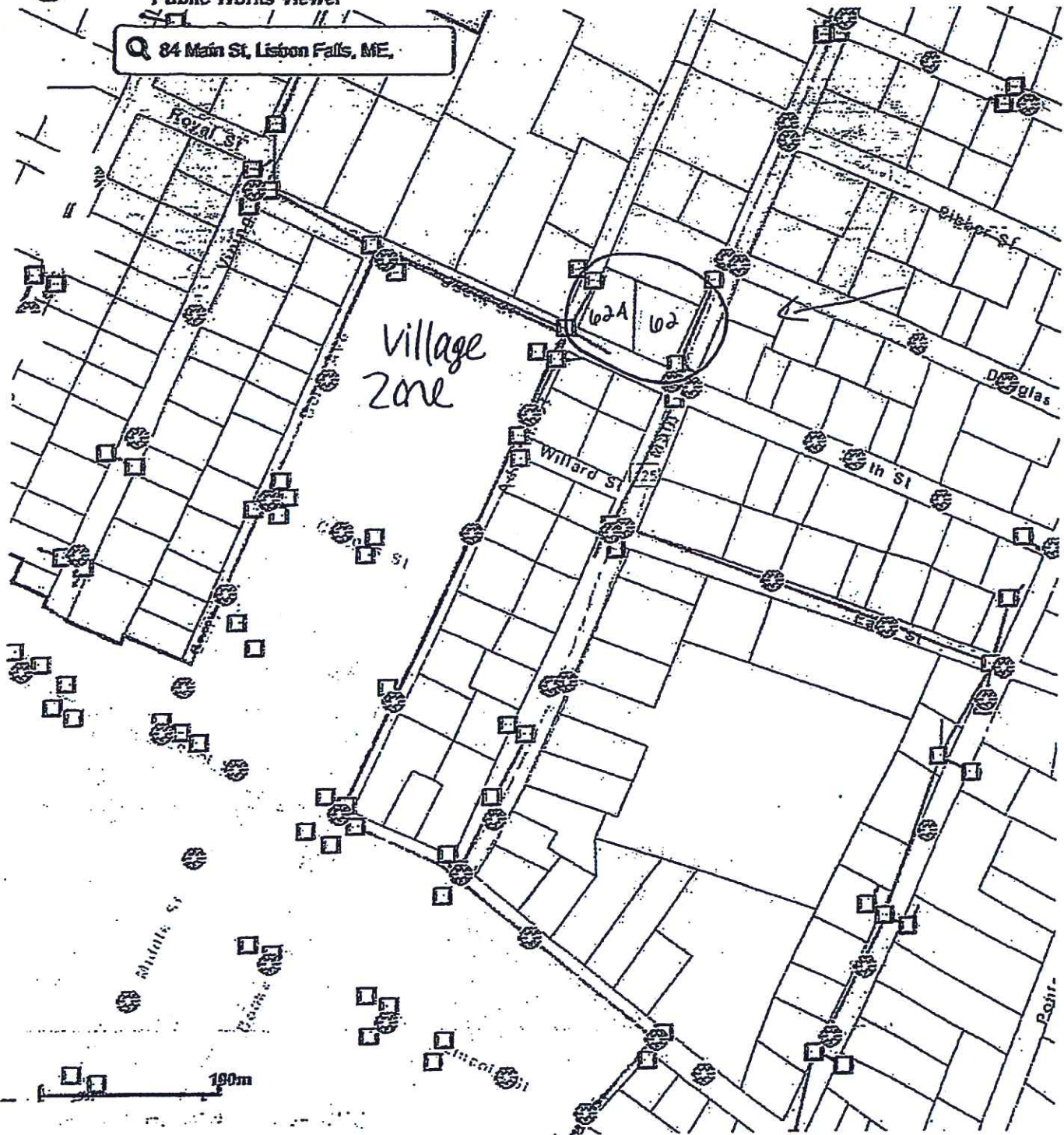
3/16/22
Date



Town of Lisbon

Public Works Viewer

Q 84 Main St, Lisbon Falls, ME.



Map/lot # U04-62/62A

84 Main St. Lisbon Falls

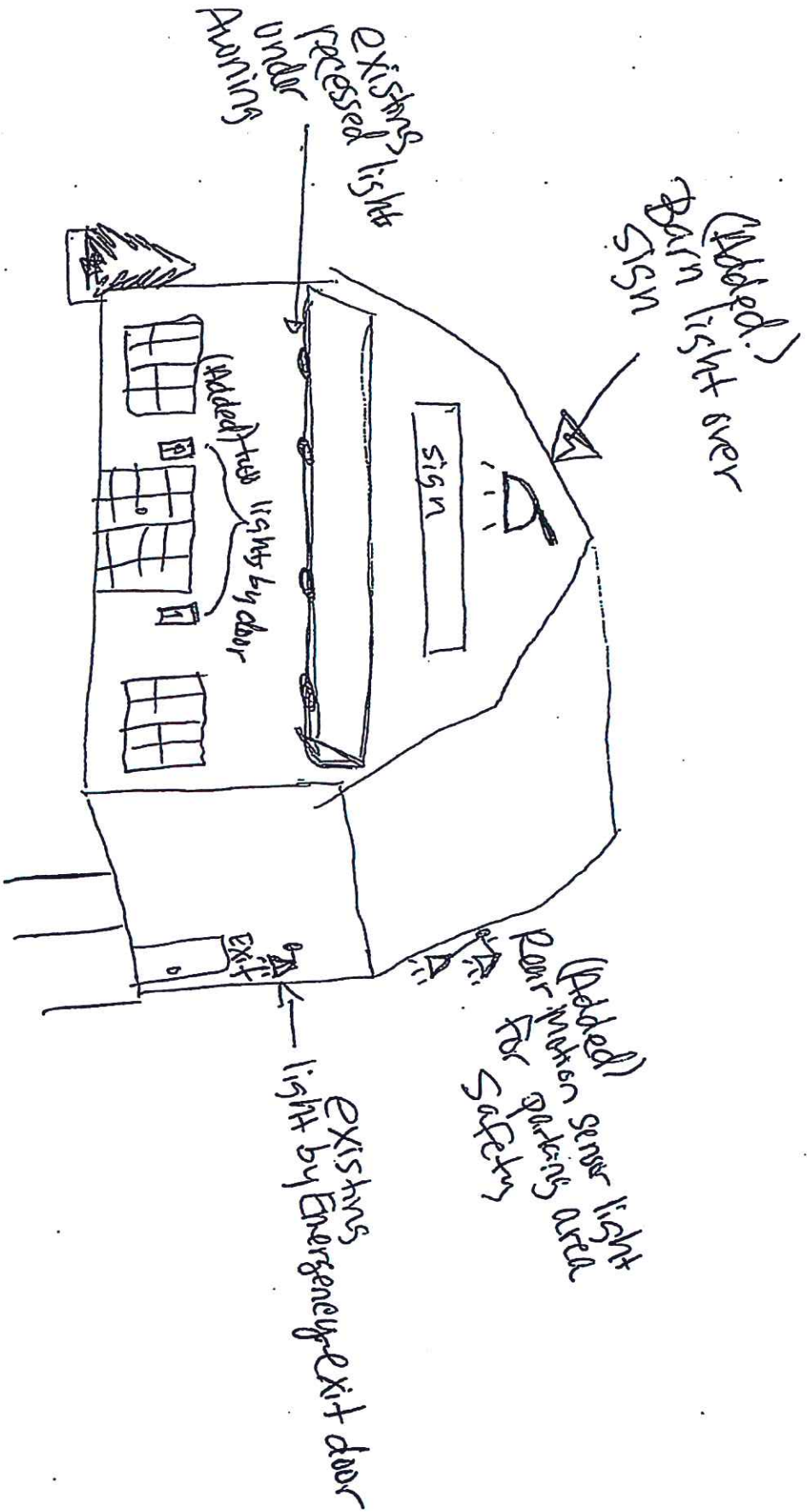
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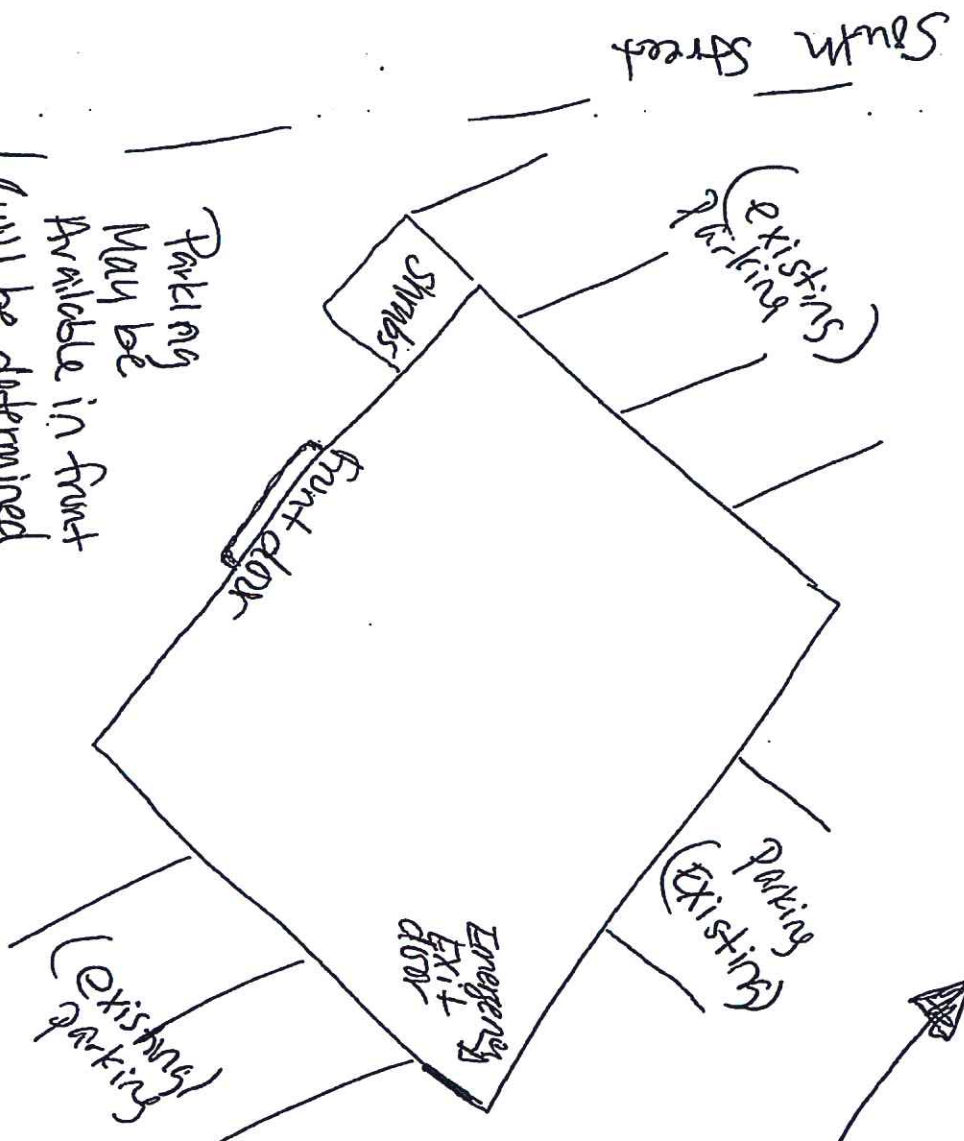
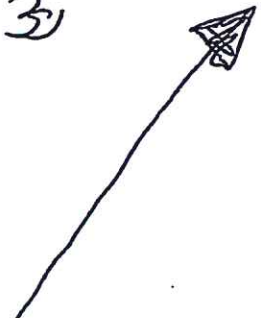
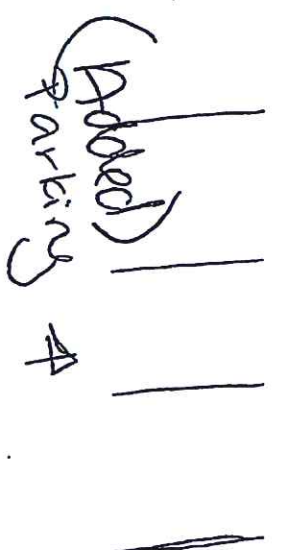
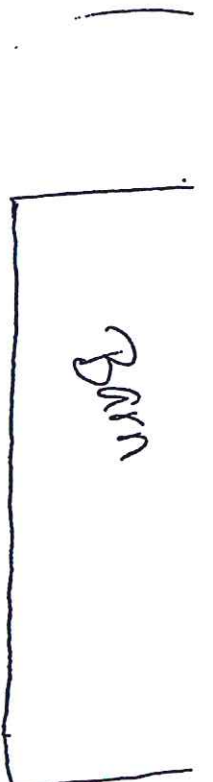
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U04-061

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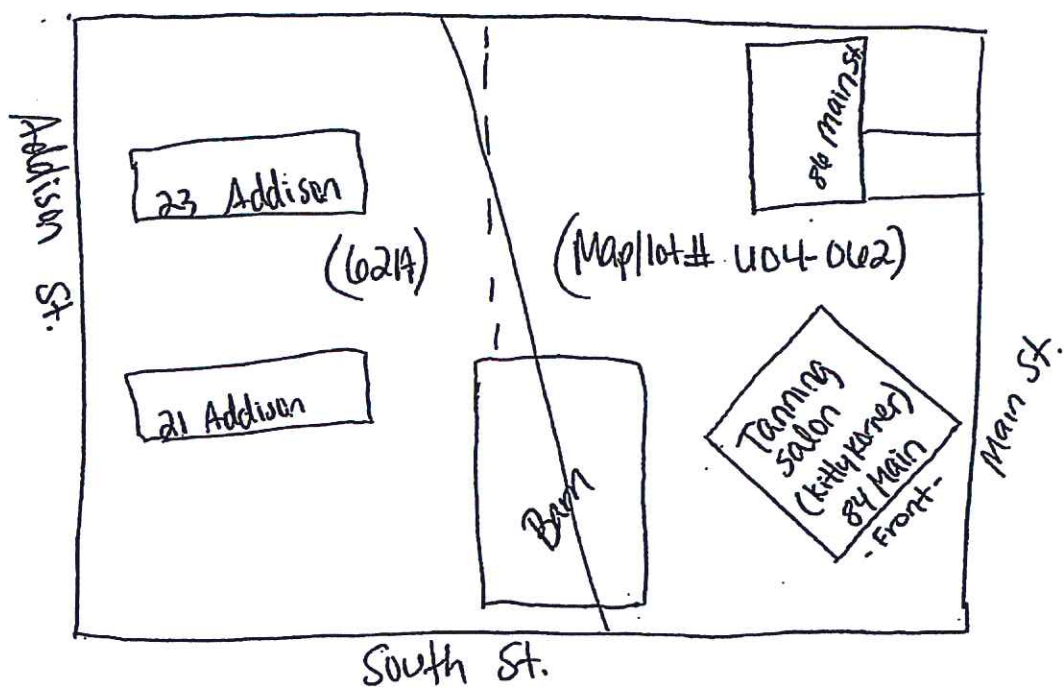
U04-038





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

Parking may be available in front (will be determined After State adds sidewalks/ does street repair)



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