



AGENDA
PLANNING BOARD MEETING
JANUARY 26, 2023
LISBON TOWN OFFICE
SITE VISIT 6:00PM – 743 LISBON ST
7:00 PM

William Kuhl, Chair- Regular 2023
Curtis Lunt, Vice Chair- Regular 2025
Christopher Huston- Regular 2025
Patrick Maloy – Regular 2024
Shaun Carr – Regular 2024
Dan Leeman – Associate 2025
Nicholas Craig – Associate 2024

1. CALL TO ORDER

2. ROLL CALL

___ William Kuhl (Chair)

___ Curtis Lunt (Vice-Chair)

___ Shaun Carr

___ Chris Huston

___ Patrick Maloy

___ Nicholas Craig (Associate)

___ Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS – Minutes of January 12, 2023

5. PUBLIC HEARINGS – NONE

6. UNFINISHED BUSINESS – **Site Visit** – Medical/Adult Use Marijuana Cultivation Facility

Jason Smith

743 Lisbon Street, Lisbon Falls Map U1 Lot 002

Findings of Facts –

Case #22-18 Girl Pro Custom- Conditional Use Permit

Case #22-19 River Driver Extraction- Conditional Use Permit

Case #22-20 Public Works Dept.- Conditional Use Permit

7. NEW BUSINESS – Case #23-01 – Conditional Use Application

Lisbon Cannabis Confections

Jason Smith

95 Lisbon Street

Lisbon, Maine 04250

Map U22 Lot 012

8. OTHER BUSINESS -

9. CODE ENFORCEMENT OFFICER ITEMS –

10. ADJOURN TO WORKSHOP – Kate Burch- North Star Planning

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 12, 2023

William Kuhl, Chair- Regular 2023
Curtis Lunt, Vice Chair- Regular 2025
Christopher Huston- Regular 2025
Patrick Maloy - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2025
Nicholas Craig - Associate 2024

1. **CALL TO ORDER:** The Vice Chairman, Mr. Lunt called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Curtis Lunt and Shaun Carr. Associate Members Dan Leeman and Nicholas Craig were present as well. William Kuhl, Patrick Maloy and Chris Huston were excused. Also present was Mark Stambach, Code Enforcement Officer; Randy Cyr, Public Works Director; Councilor Fellows, Council Liaison, Councilor Lunt, and 5 audience members.
The Vice Chairman extended voting privileges to Mr. Leeman and Mr. Craig.

3. REVIEW OF MEETING RULES:

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

4. WRITTEN COMMUNICATIONS: Minutes of December 8, 2022

The meeting minutes of December 8, 2022 were distributed to all the members. The Vice Chairman asked if there were corrections or additions.

VOTE: (2023-01) Mr. Carr, seconded by Mr. Leeman moved to approve the Minutes of December 8, 2022.

Vote: 4-0 Carried.

5. PUBLIC HEARINGS – A. Amendments to Sign Ordinance – *Second Reading*

The Vice Chairman opened the Public Hearing at 7:05pm.

Mr. Lunt explained that the Legal Department made changes to this Ordinance to allow for modern interpretation and a Committee was also developed to make proposals of changes they thought should happen. Mr. Lunt stated the changes that were proposed were as follows:

1. To allow 40 feet of signage on the Western Wall of Main St. facing Route 196
2. To allow businesses on Main St. to use their rear entrance to the facility as a front entrance
3. Special dispensation of buildings with an historic nature and certain size allowing them signage at a maximum length of 75% of the façade width and a maximum height of three feet:
 - Worumbo Mill Complex
 - Farwell Mill Complex
 - 1 Upland Road
 - The Old Lisbon High School
 - The Ancient York Lodge

The Vice Chairman closed the Public Hearing at 7:10pm.

B. Case # 22-18 Conditional Use Application – Girl Pro-Custom

Mr. Stambach stated this is a home based occupancy auto repair business for select clientele by appointment only. The applicant, Ms. Profenno, is not proposing to have any vehicles parking on the property, serving one customer at a time and does not plan on putting up any signs. Ms. Profenno stated the business is primarily auto customization.

The Vice Chairman opened and closed the Public Hearing with no public comments.

C. Case #22-19 Conditional Use Application – River Driver

Raymond Payne, representing the Applicant Lisa Finlayson-Brown, stated the proposal is to create a Hash Lab downstairs of an existing business, RiverDriver, 8 Main St., Lisbon Falls, using a form of extraction which includes plant material, water and ice. They will not be using any Ethanol, Butane or Hydrocarbons.

Mr Lunt asked what they expected to produce on an annual basis. Mr. Payne said the return is pretty small, maybe a couple pounds a year.

The Vice Chairman opened and closed the Public Hearing with no public comments.

D. Case #22-20 Conditional Use Application – Lisbon Public Works

The Vice Chairman opened the Public Hearing at 7:15pm.

Randy Cyr, Public Works Director stated they are asking permission to install a 6,000 gallon, in ground unleaded gasoline tank which will benefit the Town with a much more modern system, including mileage tracking, billing tracking for usage of each Department using the facility. He said it will be much safer than a 2,000 gallon tank sitting above ground and comes with an elaborate detection system if there is a leak. Mr. Cyr feels the property at Public Works should be grandfathered since they already have a 10,000 gallon Diesel in ground tank. He stated the Town changed the Ordinance back in 2011. Mr. Cyr stated within that zone, Citgo (The Big Apple), changed their tanks in 2016 with permits allowed.

Chuck Harrison, General Manager of the Water Department, went through the Wellhead Protection Ordinance with Mr. Stambach. They found there is three zones in that Ordinance. Zone #1 is a drop of water that gets from point A to point B in 250days, Zone #2 in 500 days and Zone #3 in 2,500 days. Mr. Harrison stated Public Works is in Zone #3 and has read comments on the impact of putting gasoline-based products in this zone. He said Zone 1 and Zone 2 do not allow any Gas Tanks, unless they were grandfathered in. Zone #3 is conditional and allows for an above ground bulk storage of 10,000 gallons or less may be allowed with appropriate management practices as an accessory used for Industrial or manufactured use. Mr. Harrison has found that the Ordinance does not allow an in ground tank installation and is concerned that if something happened and it ruptured, that it would get to the well.

The Vice Chairmen closed the Public Hearing at 7:20pm.

6. UNFINISHED BUSINESS - Case #22-20 Conditional Use Application – *Item taken out of order* Lisbon Public Works 14 Capital Ave Lisbon Falls, Me 04252 Map U10 Lot004

Elwin Scott, owner of Simard & Son's installation of Gasoline Petroleum Tanks for 35 years stated that his company has upgraded or replaced gas tanks in this same zone since the Ordinance was created. He said as far as the State is concerned, when it comes to sand and gravel aquifer and sensitive areas, the Diesel tank that's in the ground now at Public Works allows you to grandfather and register any tanks that are in the ground. Mr. Scott stated he would argue that the above ground existing tank is more of a hazard than a new installation.

Mr. Lunt asked Mr. Scott to explain more about the tank and the protections that it has. Mr. Scott said the tank is a double walled tank that is poly wrapped steel with no external corrosion. It is monitored with an electronic sensor connected to an alarm panel and also has a suction system, so if there's ever a leak, it is sucked up to above ground piping and goes back into the tank. Mr. Scott said the tanks are inspected and tested annually.

Mr. Cyr said the reason they are requesting an additional underground tank is because the School Department is purchasing 6 buses running on Unleaded Gasoline. Public Works currently only has 2,000 gallons available and are filling up every other day and if any hiccups happen with that tank then other Departments such as Police, Fire or the School Department do not get their gas.

Mr. Craig asked if there is an Ordinance issue that would take time to resolve, would it be feasible to replace the current above ground tank with a bigger one? Mr. Cyr said it would be much more expensive. Mr. Scott said it's a lot safer to put one underground.

Mr. Stambach stated after he reviewed the Ordinance, Zone #3 is Conditional Use which allows for bulk storage of anything over 550 gallons of a petroleum based product. Councilor Fellows stated after reviewing Zone #3, the underground tank is allowed.

Mr. Stambach went through the Conditional Use Review Standards Checklist and Local Ordinance Checklist.

VOTE: (2023-02) Mr. Carr, seconded by Mr. Leeman moved to approve Case #22-20 Conditional Use Application, Public Works – Installation of an Underground 6,000 gallon Gasoline Tank based on the specifications of the tank that were proposed.

Vote: 4-0 Carried.

Findings of Fact – Case #22-17 Alchemy Massage

In the Matter of:

Case 22-17: Home Occupation Approval
Conditional Use Permit

Approval of Massage business
Alchemy Massage LLC
April Andreasen
6 Pinewoods Road
Lisbon, ME 04250
Map U20 Lot 003

Findings of Fact

The applicant proposed the creation of a home based massage business.

The Planning Board first considered the application on November 17, 2022. On November 17, 2022 the Board accepted the application as complete. On December 8, 2022 the Board conducted a public hearing. On December 8, 2022 the Board approved the project with no conditions.

Conclusion of Law

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

Performance Standards.

1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Conditional Use Permit Standards Checklist

Therefore, the Planning Board hereby approves the application for Alchemy Massage as submitted.

Case # 22-18 Conditional Use Application

Gabrielle D. Profenno
Girl Pro-Custom
18 Ferry Road
Lisbon Me 04250
Map U15 Lot 002

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

VOTE: (2023-03) Mr. Leeman, seconded by Mr. Craig moved to approve Case #22-18, Conditional Use Application, Girl Pro-Custom.

Vote: 4-0 Carried.

VOTE: (2023-03A) Mr. Craig, seconded by Mr. Leeman moved to amend the motion with the condition that only one vehicle be allowed to be parked outside.

Vote: 4-0 Carried.

Amendments to Division 5. Sign Ordinance -Second Reading

Sections 70-715 – Definitions and sign types
70-716 – Signs not requiring a permit
70-718 – General standards
70-719 – Additional standards &
70-720 – Temporary signs

VOTE: (2023-04) Mr. Carr, seconded by Mr. Craig moved to approve the Amendments to Division 5. Sign Ordinance as presented and recommend it for Council approval.

Vote: 4-0 Carried.

Case #22-19 Conditional Use Application

Lisa Finlayson Brown
Adult Use Marijuana Manufacturing Facility-River Driver
8 Main Street
Lisbon Falls, Me 04252
Map U05 Lot 221

Mr. Stambach went through the Conditional Use and Local Ordinance Checklists. Mr. Stambach stated he spoke with the Sewer Department and they were not concerned with any of the materials that would wind up entering the Sewer with this operation.

VOTE: (2023-05) Mr. Leeman, seconded by Mr. Craig moved to approve Case #22-19 Conditional Use Application,

Adult Use Marijuana Manufacturing Facility-River Driver- Basement Hash Lab with a condition that an Air Scrubber be installed.

Vote: 4-0 Carried.

**7. NEW BUSINESS – Case #22-21 – Site Plan Review Application &
Conditional Use Application**

Jason Smith
Medical/Adult Use Marijuana Cultivation Facility
743 Lisbon Street
Lisbon Falls, Me
Map U1 Lot 002

Mr. Stambach stated this location will have about 14,000 square feet of greenhouses and will be required to have Odor Control. The location is in the Rt. 196 Corridor, so the Rt. 196 Design standards will have to be followed.

VOTE: (2023-06) Mr. Carr, seconded by Mr. Leeman moved to accept the Applications as complete for Case #22-21 Site Plan Review Application & Conditional Use Application, Medical/Adult Use Marijuana Cultivation Facility and schedule a Site Visit for Saturday, January 21st at 11:00am and set a Public Hearing for January 26, 2023 at 7:00pm.

Vote: 4-0 Carried.

8. OTHER BUSINESS – Schedule Workshop to discuss changes to ROSI & ROSII Ordinance

The Planning Board unanimously decided to hold a Workshop at their next scheduled meeting on January 26, 2023.

9. CODE ENFORCEMENT OFFICER – Mr. Stambach handed out an MS4 (Municipal Separate Storm Sewer System) Model Ordinance for the Board to look over. He said they will need to pass an Ordinance for MS4 in the next year or so.

10. ADJOURNMENT

VOTE: (2023-07) Mr. Leeman, seconded by Mr. Craig moved to adjourn at 8:00 pm. **Vote: 4-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: January 26, 2023



Town of Lisbon

Planning Board

**300 Lisbon Street
Lisbon, ME 04250**

January 26, 2023

In the Matter of:

**Case #22-18 Girl Pro-Custom
Gabrielle D Profenno
Conditional Use Permit**

**Home based occupation/Auto Repair
18 Ferry Road
Lisbon, ME 04250
Map U15 Lot 002**

Findings of Fact

The applicant proposed expansion of use of an auto repair business located in her residence as listed above

The Planning Board first considered the application on December 8, 2022 and accepted the application as complete. On January 12, 2023 the Board conducted a public hearing. On January 12, 2023, the Planning Board approved the Conditional Use Permit with conditions.

Conclusion of Law

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

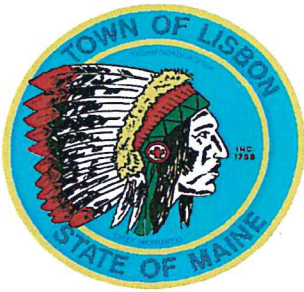
Performance Standards.

1. Application for Site Plan Review
 - Completed the Local Ordinances Checklist
 - Completed the Conditional Use Permit Standards Checklist

Therefore, the Planning Board hereby approves the Conditional Use Permit Application for Girl Pro-Custom with the condition that only one vehicle waiting to be repaired, or used as parts for repair be allowed to be stored outside.

By: _____
Curtis Lunt
Acting Lisbon Planning Board Chair

Date _____



Town of Lisbon

Planning Board

**300 Lisbon Street
Lisbon, ME 04250**

January 26, 2023

In the Matter of:

**Case #22-19 River Driver Extraction
Lisa Finlayson Brown
Conditional Use Permit**

**Adult Use Manufacturing Facility- River Driver
8 Main Street
Lisbon Falls, ME 04252
Map U05 Lot 221**

Findings of Fact

The applicant proposed a new use at the property referenced above. The use is an adult use manufacturing facility.

The Planning Board first considered the application on December 8, 2022 and accepted the application as complete. On January 12, 2023 the Board conducted a public hearing. On January 12, 2023, the Planning Board approved the Conditional Use Permit with conditions.

Conclusion of Law

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

Performance Standards.

1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Conditional Use Permit Standards Checklist

Therefore, the Planning Board hereby approves the Conditional Use Permit Application for the adult use manufacturing facility at River Driver with the condition that odor control measures be taken.

By: _____
Curtis Lunt
Acting Lisbon Planning Board Chair

Date _____



Town of Lisbon

Planning Board

**300 Lisbon Street
Lisbon, ME 04250**

January 26, 2023

In the Matter of:

**Case #22-20
Conditional Use Permit Application
Town of Lisbon Public Works**

**Installation of a 6000 gallon underground gasoline tank
14 Capital Ave
Lisbon Falls, ME 04252
Map U10 Lot 004**

Findings of Fact

The applicant proposed a new use at the property referenced above. The use is an adult use manufacturing facility.

The Planning Board first considered the application on December 8, 2022 and accepted the application as complete. On January 12, 2023 the Board conducted a public hearing. On January 12, 2023, the Planning Board approved the Conditional Use Permit with conditions.

Conclusion of Law

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

Performance Standards.

1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Conditional Use Permit Standards Checklist

Therefore, the Planning Board hereby approves the Conditional Use Permit Application for the installation of a 6000 gallon underground gasoline storage tank based on the specifications of the tank that were proposed.

By: _____
Curtis Lunt
Acting Lisbon Planning Board Chair

Date _____

paid w/ check # 2518
\$250 (AS)

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number: 23-01	Date Received: 1/4/23
Project Name: LISBON CANDLES CONFECTIONS	Fee Paid (amount): 250.00
Applicant: JASON SMITH	



Town of Lisbon, Maine CONDITIONAL USE APPLICATION

Project Name/Title: 95 LISBON STREET

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

Applicant Information

2. Name of Applicant:

Address

Telephone

JASON SMITH
2 MOCKING BIRD LAKE, LISBON
(207) 522-2209

1. Name of Property Owner (if different):

Address

Telephone

()

3. Name of authorized agent (if different):

Address

Telephone

()

4. If applicant is a corporation, check if licensed in Maine:

No ☒ Yes

(if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):

Name

Address

Telephone

()

I have reviewed all submission requirements and completed the remaining pages of this application form:
☒ Attachments Checklist ☐ Waiver Request Form

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

Signature of Applicant

Date

12/12/22

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 95 LISBON STREET
 Register of Deeds Book 6593 Page 267
 Lisbon Tax Maps Map U22 Lot 012
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.
RENTAL AGREEMENT - OWNER PERMISSION ATTACHED YEARLY LEASE
8. What interest does the applicant/owner have in any property abutting the parcel to be developed?
- NONE -
9. Are there any easements or restrictive covenants on the property to be developed?
 Yes ☒ No ☐ If yes, please specify: DEED ATTACHED
10. Current zoning of property: COMMERCIAL
 Current use(s) of property: VACANT
11. Is any part of the project or property(s) in question part of an overlay zone?
☐ Aquifer Protection Overlay ☒ Wellhead Protection Overlay II (MEETS CRITERIA)
11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:
NONE KNOWN

Project Information

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

12. Nature of the Project. Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

COMMERCIAL KITCHEN FOR PRODUCING MARIJUANA BASED PRODUCT FOR WHOLESALE TO LICENSED MARIJUANA RETAIL STORES.
(NO RETAIL SALES)

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

Conditional Use Application ATTACHMENTS CHECKLIST

REFERENCE Chapter 70-193(b), Lisbon Code of Ordinances

✓ or N/A		OFFICE USE ONLY
	Basic Required Attachments:	
✓	1. A complete set of plans in accordance with the submission requirements under section 66-52 (3) of the Town of Lisbon Subdivision Ordinance: <u>Preliminary Plan</u> . The preliminary plan and all application material shall be submitted in ten (10) copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The plan shall be drawn to a scale of not more than 100 feet to the inch.	
✓	2. If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner, 10 copies .	
	3. A statement addressing all of the applicable factors listed in section 70-194 of this Zoning Ordinance (10 copies):	
	Factors applicable to conditional uses	
✓	A. Primary factors. In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon: <ul style="list-style-type: none"> i. Health. The maintenance of safe and healthful conditions. ii. Pollution. The prevention and control of water pollution and sedimentation. iii. Building sites. The control of building sites, placement of structures and land uses. iv. Wildlife habitat. The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat. v. Shore cover. The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty. 	
✓	B. Additional factors. The planning board shall also consider the following factors: <ul style="list-style-type: none"> i. Compatibility with area. The compatibility of the proposed use with adjacent land uses. ii. Need. The need of a particular location for the proposed use. iii. Access. Access to the site from existing or proposed roads. iv. Flooding. The location of the site with respect to floodplains and floodways of rivers or streams. v. Waste disposal. The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems. 	

OFFICE USE ONLY – Conditional Use Application	
Application Number:	Project Name:

✓	<p>vi. <i>Impact on land and water.</i> The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation.</p> <p>vii. <i>Topography.</i> Existing topographic and drainage features and vegetative cover on the site.</p> <p>viii. <i>Erosion.</i> The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.</p> <p>ix. <i>Transportation.</i> The impact of the proposed use on transportation facilities.</p> <p>x. <i>Community facilities.</i> The impact of the proposed use on local population and community facilities.</p> <p>xi. <i>Water supply.</i> The impact of the proposed use on local water supplies.</p>	
	Possible Additional Attachments:	
	<i>In order to secure information upon which to base its determination, the planning board may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:</i>	
N/A	1. <i>Contours; groundwater; bedrock; slope; vegetation.</i> A plan of the area showing contours at intervals to be determined by the planning board and referred to mean sea level, normal high water elevation, groundwater conditions, bedrock, slope and vegetative cover.	
N/A	2. <i>Soils.</i> A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accord with the USDA Soil Conservation Service National Cooperative Soil Classification.	
EXISTING	3. <i>Buildings; access; open space.</i> Location of existing and proposed buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.	
N/A	4. <i>Sewage; water.</i> Plans of buildings, sewage disposal facilities, and water supply systems.	EXISTING
N/A	5. <i>Technical assistance.</i> Other pertinent information necessary to determine if the proposed use meets the provisions of this chapter. In evaluating each application, the planning board may request the assistance of the regional planning commission, county soil and water conservation district, and any other state or federal agency which can provide technical assistance.	
EXISTING ACCESS	6. <i>Access management.</i> If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	

NOT Warrant Deed NOT

Paul M. Goulet and Marguerite G. Goulet of Lisbon, Androscoggin County, Maine, for consideration paid, grant to David T. Rideout and Heather Rideout with a mailing address of 240 Fairway Drive, Auburn, Maine 04210, as joint tenants, with Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, situated in Lisbon, Androscoggin County, Maine, bounded and described as follows:

Beginning at the southwesterly line of the road leading from Lewiston to Lisbon Village one hundred (100) feet southeasterly from the easterly corner of a parcel of land conveyed by Cora M. Gowell to Adam and Agnes Smolak, by warranty deed recorded in the Androscoggin County Registry of Deeds, Book 640, Page 55, dated April 29, 1950; thence in a northwesterly direction by the southwesterly line of said road one hundred (100) feet; thence in a southwesterly direction along the southeasterly line of land conveyed to said Smolak thirteen hundred sixty-five (1365) feet, more or less, to land now or formerly owned by one Gray; thence in a southeasterly direction by land of said Gray one hundred (100) feet, more or less, to an iron pipe driven into the ground; thence in a northeasterly direction parallel with the southeasterly line of land conveyed to said Smolak, one thousand three hundred fifty (1350) feet, more or less, to the point of beginning.

Being the same premises described in a deed from Robert L. Brown to Paul M. Goulet and Marguerite G. Goulet dated August 26, 1964 recorded in the Androscoggin County Registry of Deeds in Book 935, Page 290.

In Witness Whereof, the Grantors have set their hands and seals on this 29th day of November, 2005.

Brenda Latawiec
Witness

Paul M. Goulet
Paul M. Goulet

& both
Witness

Marguerite G. Goulet
Marguerite G. Goulet

State of Maine
Androscoggin, SS.

November 29, 2005

Then personally appeared the above-named Paul M. Goulet and Marguerite G. Goulet and acknowledged the foregoing instrument to be their free act and deed.

Before me,
K. Alexander Visbaras
K. Alexander Visbaras, Attorney-At-Law

odh: H:\CLIENTS\Northeast\Rideout\Deed

ANDROSCOGGIN COUNTY
Una M. Charnock
REGISTER OF DEEDS

MAINE REAL ESTATE
TRANSFER TAX PAID

95 Lisbon Street

Commercial Kitchen

Conditional Use – Town of Lisbon Ordinances – Chapter 70-193(b)

A. Primary factors:

- i. Health* – This business requires State licensing as well as local licensing. The business will maintain safe and healthful conditions.
- ii. Pollution* – This business does not create hazardous pollution. Water and sedimentation pollution will not be an issue.
- iii. Building Sites* – The existing building is located outside of the Flood Zone and Resource Protection area. Wellhead II zone allows this use.
- iv. Wildlife Habitat* – No significant wildlife habitat is located on this property.
- v. Shore Cover* – No Shoreland exists on this property.

B. Additional Factors:

- i. Compatibility with area* – This project is utilizing a vacant building that has been dormant for a long time. It has been several small business' in the past including a kitchen cabinet company.
- ii. Need* – This project develops a vacant building in town and will support my existing business located in the town.
- iii. Access* – This project has adequate access from Lisbon Street Route 196.
- iv. Flooding* – This project is located outside of the Floodzone.
- v. Waste Disposal* – The primary waste generated by this project will be handled through normal disposal means. This property is connected to municipal sewer.
- vi. Impact on Land and Water* – There will be no adverse impact on land or water quality.
- vii. Topography* – This project is developing an existing vacant building. No changes to the topography proposed.
- viii. Erosion* – There will be no work that requires erosion control measures.
- ix. Transportation* – This project will have no impact on transportation facilities.

x. *Community Facilities* – This project will have a no impact on community facilities.

xi. *Water Supply* – This project will be served by municipal water and will have no impact on the local water supplies.

Additional Attachments:

1. *Contours...* This is an existing site with contours already in place. This project does not change the contours of the property.
2. *Soils* – No soils will be disturbed by this project.
3. *Buildings, access, open space* – A plan has been provided showing the existing property. No changes to the parking and travel ways are proposed. This project will not create retail traffic.
4. *Sewage, Water* – This project intends to use municipal water/sewer.
5. *Technical assistance* – The owner is representing himself on this project.
6. *Access Management* – This project will be utilizing the existing entrance from Lisbon Street Route 196.

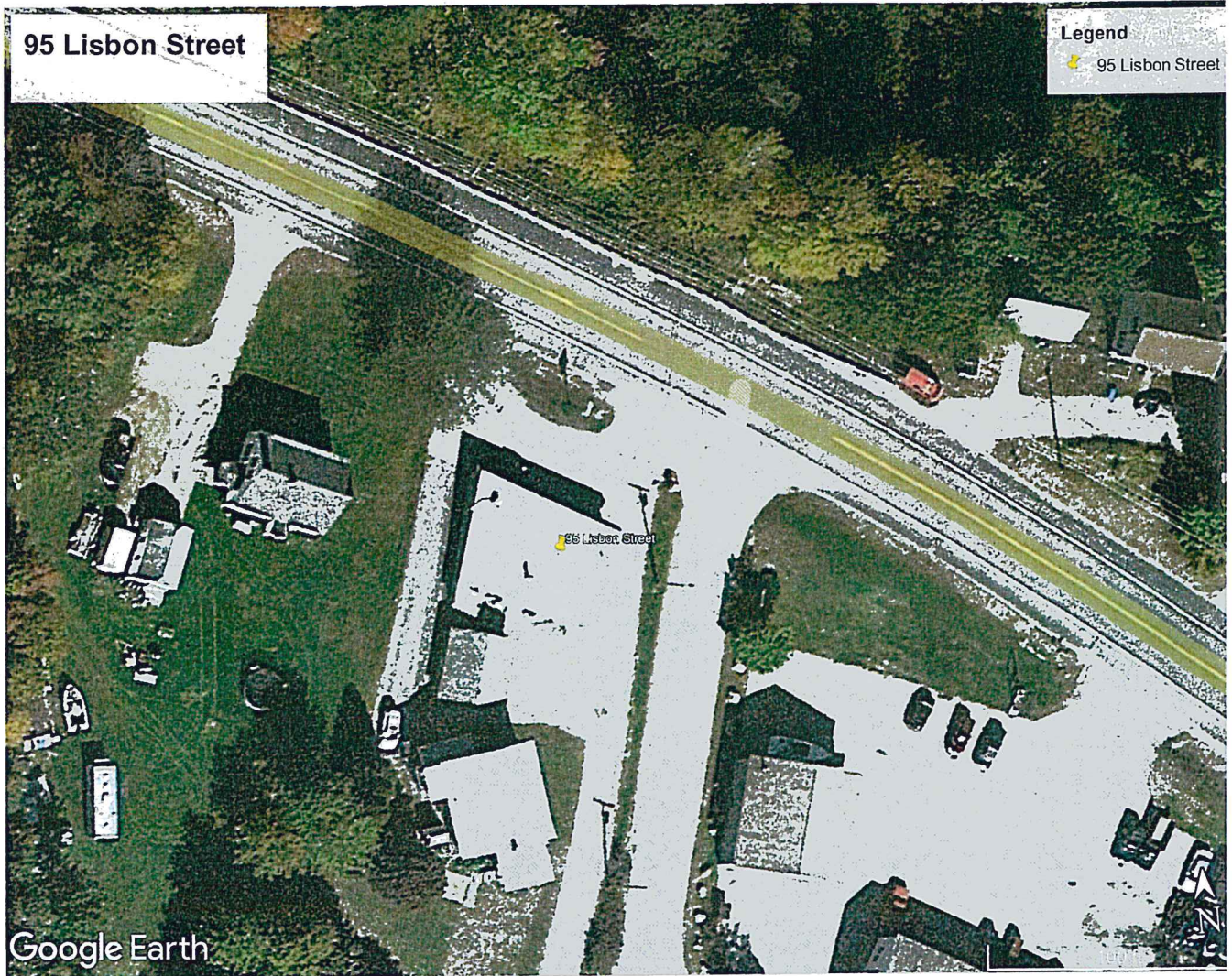
12/22/2022

To whomever it may concern,

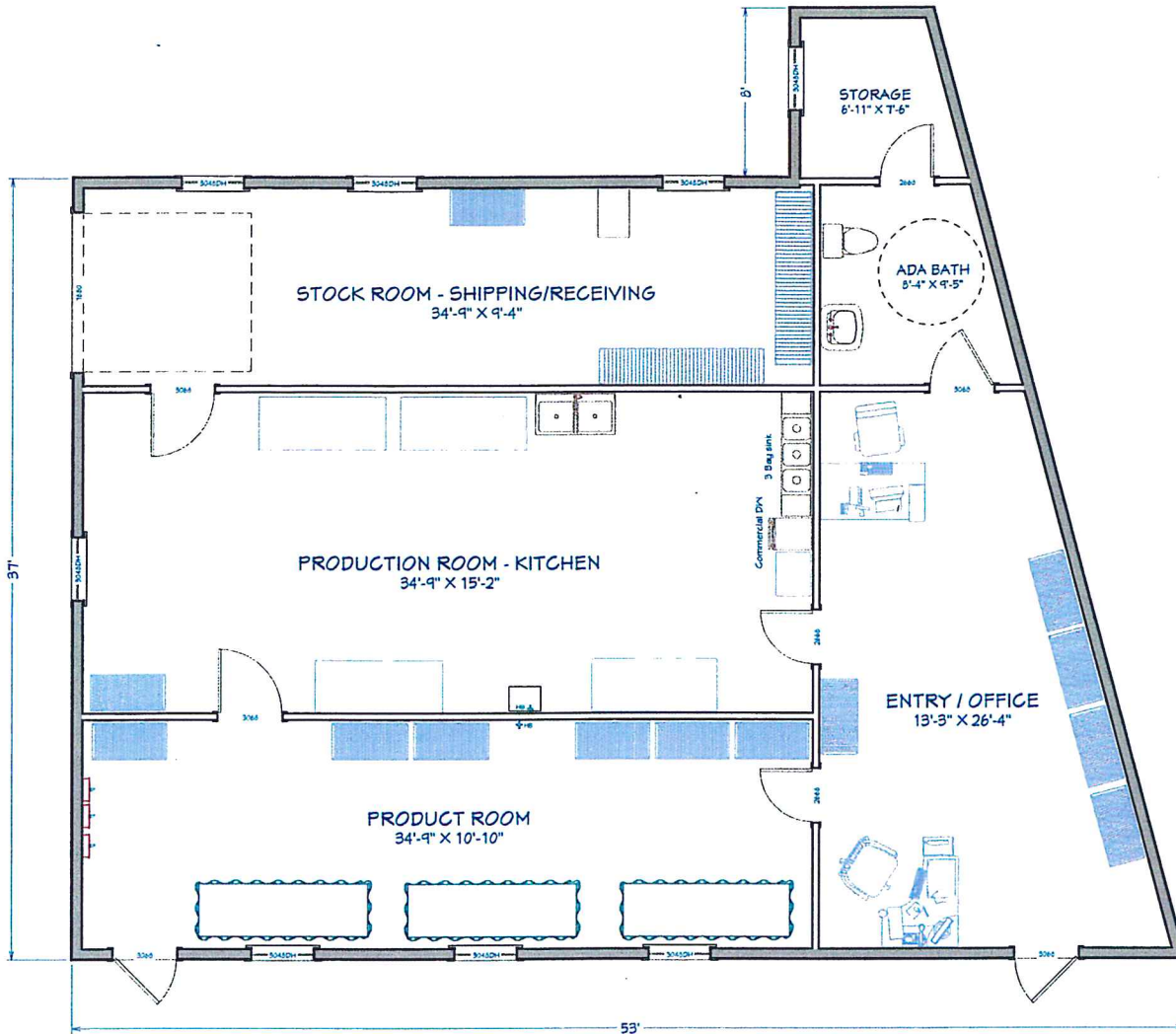
I, Craig Daigle, owner of 95 Lisbon Street, give my permission to Jason Smith, to perform a medical marijuana processing kitchen at 95 Lisbon Street Lisbon Maine.

Craig Daigle

 Pres



Commer
95 Lisbo
Lisbon, 1



95 Lisbon Street



REVISION TABLE	
NUMBER	DESCRIPTION

Floorplan Layout

95 Lisbon Street
Map U22 Lot 12

DRAWINGS PROVIDED BY:
Double D Designs
457 Front Street
Richmond, ME 04357

DATE:
12/28/2022

SCALE:

SHEET:
P-1