



AGENDA
PLANNING BOARD MEETING
MAY 11, 2023
LISBON TOWN OFFICE
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 April 27, 2023

5. PUBLIC HEARINGS

A. **Case #23-09** – Site Plan Review - Danto's Drywall

B. **Case #23-10** - Site Plan Review - Worumbo Waterfront Phase I

6. UNFINISHED BUSINESS – **Case #23-09** – Site Plan Review

Danto's Drywall

William J. Hubble

215 Lisbon Street

Lisbon, Maine 04250

Map U19 Lot 101B

Case #23-10– Site Plan Review

Worumbo Waterfront Phase I

Town of Lisbon

1 Canal Street

Lisbon Falls, Me 04252

Map U05 Lot 014

7. NEW BUSINESS –

8. OTHER BUSINESS - ROSI & II Discussion

Upcoming Elections for Renewals, Chair and Vice-Chair

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 APRIL 27, 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 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 Patrick Maloy. Associate Member Nicholas Craig was present as well. Chris Huston and Dan Leeman were excused. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison; Mark Lunt, Town Councilor; Glenn Michalowski, Town Manager; Ross Cunningham, Economic & Community Development Director; and 3 audience members. The Chairman extended voting privileges to Mr. Craig.

3. REVIEW OF MEETING RULES:

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

4. WRITTEN COMMUNICATIONS: Minutes of April 13 , 2023

The meeting minutes of April 13, 2023 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE: (2023-41) Mr. Carr, seconded by Mr. Maloy, moved to approve the Minutes of April 13, 2023.

Vote: 5-0 Carried.

5. PUBLIC HEARINGS –

A. Erosion and Sedimentation Control at Construction Site Ordinance &
Post Construction Stormwater Management Ordinance

No comments.

B. Ordinance Amendment – Chapter 54- Article III-Swimming Pools Sec. 54-71-Definitions

Mr. Stambach stated this is a definition change only. He said there is no minimum area defined in the State's Pool and Spa Code, so this change will match their definitions.

C. Ordinance Amendment – Chapter 70, Article IV-Dist. Regulations, Division 14. Dimensional Requirements,
Sec. 70-536 Table of Dimensional Requirements.

Mr. Stambach stated this is a change in the Footnote section that was incorrectly changed before. He said the Footnote should mirror Footnote #7, which allows for an increase from 30% to 60% with a stormwater management plan provided by an evaluator or civil engineer.

Scott Gaiason asked what the definition of Site Evaluation was. Mr. Stambach stated this is done by a knowledgeable professional that reviews the stormwater being regulated on the Site and keeping the stormwater from leaving the site.

The Chairman opened the Public Hearings at 7:00pm and closed the Public Hearings at 7:10pm.

6. UNFINISHED BUSINESS - A. Capital Improvement Plan presentation

Mr. Michalowski presented the CIP to the Planning Board.

VOTE: (2023-42) Mr. Lunt, seconded by Mr. Craig, moved to find that the Town's Capital Improvement Plan as presented is consistent with the Town's Comprehensive Plan and to send it to Town Council.

Vote: 5-0 Carried.

B. Case #23-08 - Conditional Use Permit – Rear Lot

Eric Schroeder
 428 Ridge Road
 Lisbon, Me 04250
 Map R09 Lot 013

Mr. Stambach stated the applicant is in the process of getting a survey done and hasn't gotten any more information from them. He suggested the Board Table this Case to another meeting.

Robert Chapman, an abutter, shared his concerns about trash and debris that's been placed on his property and does not want it to continue.

VOTE: (2023-43) Mr. Craig, seconded by Mr. Lunt, moved to table Case #23-08 to the next meeting.

Vote: 5-0 Carried.

**C. Erosion and Sedimentation Control at Construction Site Ordinance &
 Post Construction Stormwater Management Ordinance**

VOTE: (2023-44) Mr. Lunt, seconded by Mr. Carr moved to accept the Erosion and Sedimentation Control at Construction Site & Post Construction Stormwater Management Ordinance as follows and send to Town Council with the stipulation that they add a Fee Schedule that would alleviate the tax payers from paying for this expense.

**ARTICLE IV. POST-CONSTRUCTION STORMWATER MANAGEMENT
 DIVISION 3. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN COMPLIANCE**

Sec. 42-121. General requirements.

Any person owning, operating, leasing or having control over stormwater management facilities required by a post-construction stormwater management plan approved under this ordinance shall demonstrate compliance with that plan as follows.

- (1) That person or a qualified post-construction stormwater inspector hired by that person, shall, at least annually, inspect the stormwater management facilities, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
- (2) If the stormwater management facilities require maintenance to function as intended by the approved post-construction stormwater management plan, that person shall take corrective action(s) to address the deficiency or deficiencies no later than 60 days following the date the deficiency was identified. If 60 days is not possible, then the permittee must establish an expeditious schedule to complete the maintenance and establish a record of the deficiency and corrective action(s) taken.
- (3) That person shall employ a qualified post-construction stormwater inspector to provide, on or by March 1 of each year, a completed and signed certification to the enforcement authority in a form identical to that attached as Appendix 2 to this ordinance, certifying that the stormwater management facilities have been inspected, and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the stormwater management facilities, and, if the stormwater management facilities require maintenance or repair of deficiencies in order to function as intended by the approved post-construction stormwater management plan, the person shall provide a record of the required maintenance or deficiency and corrective action(s) taken.

(C.M. of 3-3-2015, V. 2015-57; C.M. of 3-17-2015, V. 2015-71)

...

Vote 5-0 Carried.

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

D. Ordinance Amendment—Chap 54-Article III-Swimming Pools Sec. 54-71-Definitions

VOTE: (2023-45) Mr. Carr, seconded by Mr. Lunt moved to approve the Ordinance Amendment to Chapter 54 Article III-Swimming Pools Sec. 54-71-Definitions as follows:

Sec. 54-71. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Swimming pool means any outdoor artificial receptacle, either in the ground or above the ground, ~~having a surface area of 250 square feet or more and~~ designed to hold water to a depth of at least 24 inches, the primary purpose of which is for swimming or bathing.

(Code 1983, § 4-301)

Cross reference(s)—Definitions generally, § 1-2.

Vote: 5-0 Carried.

E. Ordinance Amendment – Chapter 70, Article IV-Dist. Regulations, Division 14. Dimensional Requirements, Sec. 70-536 Table of Dimensional Requirements

VOTE: (2023-46) Mr. Carr, seconded by Mr. Lunt, moved to approve the Ordinance Amendment to Chapter 70, Article IV-Dist. Regulations, Division 14. Dimensional Requirements, Sec. 70-536 Table of Dimensional Requirements as follows:

...

	WO/Water & Sewer- 20,000 sq. ft. ⁴	50'	100'	10' ⁵	25'	10' ⁶	10'	75 Percent	50'		
	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										

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

	principal use									
Commercial	WO/Water & Sewer- 2 acres W/Water & Sewer 1 acre	200'	100'	50' arterial 35' collector 25' minor	25'	25' ³	25'			30 Percent ⁴⁻⁷
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

Vote: 5-0 Carried

F. Findings of Fact – Case #23-04 SpringWorks Farm Expansion

VOTE: (2023-47) Mr. Lunt, seconded by Mr. Carr moved to dispense with the reading of the Findings of Facts for Case #23-04 and insert it into the record as follows:

April 27, 2023

In the matter of:

**Case #23-04: Site Plan Review – Tier 2
Springworks Farm Expansion Phase II and III
347 Lisbon Street
Lisbon, ME 04250
Map R6 Lot 19 & Map U13 Lot 24**

Findings of Fact

The applicant submitted a Tier 2 Site Plan Review application for the Phase II and III expansion of Springworks commercial greenhouse and processing space. The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing.

On April 13, 2023, the Planning Board voted to approve the Springworks Farm Expansion Phase 2 & 3 site plan as submitted pursuant to the Findings of Fact in the memo dated April 6, 2023 with the following Conditions of Approval:

1. The applicant will resolve all outstanding technical issues with the fire chief prior to the start of construction and the issuance of any building permits.
2. The applicant shall provide a performance guarantee based on an itemized cost estimate to complete the landscaping depicted in the submitted Landscape Plan, Sheet L1.
3. This approval is conditioned on the applicant receiving all necessary federal, state, and local approvals prior to construction.
4. This approval is conditioned on the applicant receiving all necessary approvals from public/private utilities prior to construction.
5. Prior to the start of any site work, erosion and sedimentation control must be in place and inspected by the town Code Enforcement Officer or the CEO's designee.
6. Prior to the issuance of building permits for any buildings in Phase 3 (Building #2, Greenhouses #2-#4), the applicant will submit updated traffic counts to the Code Enforcement Officer.

Conclusions of Law

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

The conclusions of law are stated in the memo dated April 6, 2023.

General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.

1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required

Therefore, the Planning Board hereby approves the Site Plan Review-Tier 2 for Case #23-04 Springworks Farm Expansion Phase II & III with conditions listed above.

Vote: 5-0 Carried

Findings of Facts - **Case #23-06 Mynahan/McDougal – Lot Line Revision**

VOTE: (2023-48) Mr. Lunt, seconded by Mr. Carr moved to dispense with the reading of the Findings of Facts for Case #23-06 and insert it into the record as follows:

April 27, 2023

In the Matter of:

Case #23-06 - Conditional Use Permit - Lot Line Revision
Mynahan/McDougal
93/91 Frost Hill Ave
Lisbon Falls, Me 04252
Map U11 Lot 14-A

Findings of Fact

The applicant proposed a Lot Line Revision at 93/91 Frost Hill Avenue, Lisbon Falls Maine, Map U11 Lot 14-A.

The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing. On April 13, 2023, the Planning Board approved the Conditional Use Permit with no conditions.

Conclusion of Law

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

Performance Standards.

1. Application for Conditional Use Permit
 - Completed the Local Ordinances Checklist
 - Completed the Conditional Use Checklist

Therefore, the Planning Board hereby approves the Conditional Use Permit – Lot Line Revision for Case #23-06 Mynahan/McDougal.

Vote: 5-0 Carried.

Findings of Facts - Case #23-07 Former Lisbon Falls Getty- Site Plan Review

VOTE: (2023-49) Mr. Lunt, seconded by Mr. Carr, moved to dispense with the reading of the Findings of Facts for Case #23-07 and insert it into the record as follows:

April 27, 2023

In the Matter of:

**Case #23-07 - Site Plan Review – Tier 2
Former Lisbon Falls Getty
686 Lisbon Street
Lisbon Falls, Me 04252
Map U-05 Lot 216**

Findings of Fact

The applicant submitted a Tier 2 site Plan Review application for a new use at the property referenced above. The use is for an Arts & Craftsmanship Store.

The Planning Board first considered the application on March 23, 2023 and accepted the application as complete. On April 13, 2023 the Board conducted a Public Hearing. On April 13, 2023, the Planning Board approved the Site Plan Review – Tier 2 with the following conditions:

- 1) Rt. 196 Corridor Design Standards are followed.
- 2) Parking is clearly delineated between Lisbon Artworks and the abutting businesses.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.

1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required

Therefore, the Planning Board hereby approves the Site Plan Review-Tier 2 for Case #23-07 Former Lisbon Falls Getty with conditions listed above.

Vote: 5-0 Carried.

7. NEW BUSINESS – Case #23-09 – Site Plan Review

**Danto's Drywall
William J. Hubble
215 Lisbon Street
Lisbon, Maine 04250
Map U19 Lot 101B**

William Hubble, the applicant, stated he wants to move his Drywall business into the building at 215 Lisbon Street after he does some work to it.

Mr. Kuhl asked if there are still Gas Tanks at this location and if they are still there, do they have to be removed. Mr. Stambach said there is still gas tanks there. Mr. Hubble said to stay in compliance with the State, he'd like to purchase fuel from the State for his fleet of trucks. Mr. Hubble plans on putting a barrier around the tanks to deter the public from pulling in to purchase gas.

Mr. Lunt asked how many vehicles would be parked there. Mr. Hubble said there will be just three to four company vehicles at one time, since this building will be mostly used as an office for the business.

Mr. Carr asked about the holes in the pavement that are there. Mr. Hubble said he plans on repairing the holes and

sealing it.

VOTE: (2023-50) Mr. Lunt, seconded by Mr. Carr moved to accept the application as complete for Case #23-09, Danto's Drywall and set a Public Hearing for May 11, 2023.

Vote: 5-0 Carried.

Case #23-10 - Site Plan Review
Worumbo Waterfront Phase I
Town of Lisbon
1 Canal Street
Lisbon Falls, Me 04252
Map U05 Lot 014

Ross Cunningham, Economic & Community Development Director said there are two projects planned for Worumbo Waterfront Site as follows:

1. Adding Safety Lighting which was approved by the Council last year. Enterprise Electric is donating five 30 foot light poles that came from another job. Two lights for the parking lot area which will have an atomic clock to turn on automatically at night and three will light the community space, which will include a switch so they can be turned off when not in use.
2. Four inches of loam and grass added

Mr. Kuhl asked of this will affect runoff and will it involve DEP. Mr. Cunningham said they have done a DEP permit for the Loam.

Mr. Lunt asked if there is a plan for the Site that the Board can look at, what is the timeline for things to get done and where is the money coming from for these projects. Mr. Cunningham said the "Friends of Worumbo", who is now managing the Site, is working on the plan. They are also using grant money to pay for projects and they're having a meeting down at Worumbo in two weeks, inviting the public for public input as well as getting the information out there on Social Media etc.

Mr. Kuhl stated he is the President of PCL (Positive Change Lisbon) who has been working with Friends of Worumbo. They have been fact finding and resource hunting for ideas and funding sources to improve the Worumbo Waterfront. He said it's his understanding that Friends of Worumbo are coming up with a couple design proposals to lay before the town and to submit to various committees and to get public feedback. He said the idea is for any project to be revenue neutral to the town and funded through private funding sources but are not discouraged from asking for money from the town.

VOTE: (2023-51) Mr. Carr, seconded by Mr. Lunt moved to accept the application as complete and schedule a Public Hearing for May 11, 2023.

Vote 5-0 Carried.

8. OTHER BUSINESS – ROS I & II Discussion – The Board unanimously decided to move this topic to the next meeting since the Planner was not in attendance.

9. CODE ENFORCEMENT OFFICER – NONE

10. ADJOURNMENT

VOTE: (2023-52) Mr. Carr, seconded by Mr. Maloy moved to adjourn at 7:45 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: May 11, 2023



TOWN OF LISBON

300 Lisbon Street, Lisbon, ME 04250

*Lisa Ward, Town Clerk
Lisa Smith, Deputy Clerk*

PUBLIC HEARING

Site Plan Review Applications

Notice is hereby given that the Lisbon Planning Board intends to hold a Public Hearing on May 11, 2023 at 7:00 PM at the Lisbon Town Office to hear comments on the following:

Case #23-09 – Site Plan Review
Danto's Drywall
William J. Hubble
215 Lisbon Street
Lisbon, Maine 04250
Map U19 Lot 101B

Case #23-10 - Site Plan Review
Worumbo Waterfront Phase I
Town of Lisbon
1 Canal Street
Lisbon Falls, Me 04252
Map U05 Lot 014

The public is invited to attend.
Lisa Ward, Town Clerk

23-5459

Constable's
Return of Posting
State of Maine

Lisbon,

Androscoggin, ss.

Pursuant to the within notice, I have posted said notice at the Lisbon Post Office, the Lisbon Falls Post Office, and the Town Office Building, all being conspicuous and public places within the Town of Lisbon.

4-28-23

Date



Constable, Town of Lisbon

TAXID # 451

4-13-23

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: <u>23-09</u>	Date Received: <u>4/13/23</u>
Project Name: <u>DANTO'S DRYWALL</u>	Fee Paid (amount): <u>4/13/23 \$250.00</u>
Applicant: <u>WILLIAM HUBBLE</u>	Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine

SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: DANTO'S DRYWALL

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:

William J. Hubble

Address

31 Castle Rd, Wales ME 04280

Telephone

(207) 440-4915

1. Name of Property Owner (if different):

Cross American Partners (Tyler Trends)

Address

600 Hamilton St. PA

Telephone

(610) (908) 216-0908

3. Name of authorized agent (if different):

11

11

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

William Hubble (Danto Drywall LLC)

Address

31 Castle Rd Wales, ME

Telephone

(207) 440-4915

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.

William J. Hubble
Signature of Applicant

Date

4/5/23

Application Number: _____

Project Name: _____

Property Information

6. Location of Property (Street or Road) 215 Lisbon Rd, Lisbon ME

Register of Deeds

Book _____

Page _____

Lisbon Tax Maps

Map 119

Lot 101 B

>?

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.

Relocating my current office currently located in winthrop (Danto Draywall)

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

N/A

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

☒ Yes _____ No. If yes, please specify:

Drive way to house out back

10. Current zoning of property: _____

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

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:

Project Information

13. Proposed use of property: _____

2-3 offices, storage for equipment
Location for potential customers to meet

14. 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.

Please see written description attached

15. Total acreage of parcel: _____

Acreage to be developed: _____

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20242823DC Pages 2
Fee Paid \$ 175
DCN 2230662370086 DLLC

FILED
01/12/2023

Jake L. Flynn

Deputy Secretary of State

A True Copy When Attested By Signature

Jake L. Flynn

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Danto Drywall LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "LC," or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)



Date of this filing; or



Later effective date (specified here):

THIRD: Designation as a low profit LLC (Check only if applicable):



This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:

- A. The company intends to qualify as a low-profit limited liability company;
- B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
- C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
- D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):



This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH:

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)



Commercial Registered Agent

CRA Public Number: P10263

Registered Agents Inc.

(Name of commercial registered agent)



Noncommercial Registered Agent

(Name of noncommercial registered agent)

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH:

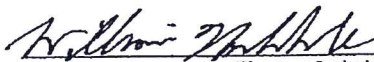
Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH:

Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated 12/29/22



(Signature of authorized person)

Will James Hubble 4th

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

Pursuant to 31 MRSA §1676.1.A, Certificate of Formation **MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

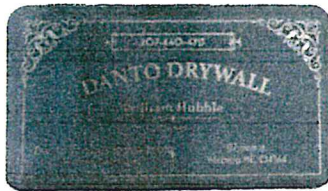
Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov



Quote: 1141 / Date: 4/5/2023
Project Number: 491

Customer

Danto Drywall
127 main st
Winthrop, ME
04364, US
207-440-4915

Town of Lisbon

Prepared By:
Will
2074404915
dantodrywall1@gmail.com

Planning Board

Project: Lisbon Building

Scope of Work

Plans for 215 Lisbon rd, Lisbon Me:

Exterior:

- Fresh paint on building (White with blue trim matching company collors)
- Reseal parking lot
- LED sign to replace existing getty sign (4'x4')
- One 14" x 10' sign on front of building reading " Danto Drywall "
- Minor landscaping (shrubs, flowers, mulch, lawns)
- Clean up entire property of anything left by previous tenants

Interior:

- Build a couple of temporary partitions creating 2-3 small offices (No electrical or plumbing in these walls).
- New flooring in main part of building (entrance and offices)
- Fresh paint througout interior
- There will be no plumbing, heating, or electrical changes in this building as of now.

Projected use of property:

This building will be used as our main office. Very little traffic in and out. We will be open to the public for potential customers to pop in and out. Main use of building is equiptment storage, 1 office for me , one for an estimator, and main lobby for receptionist .

-

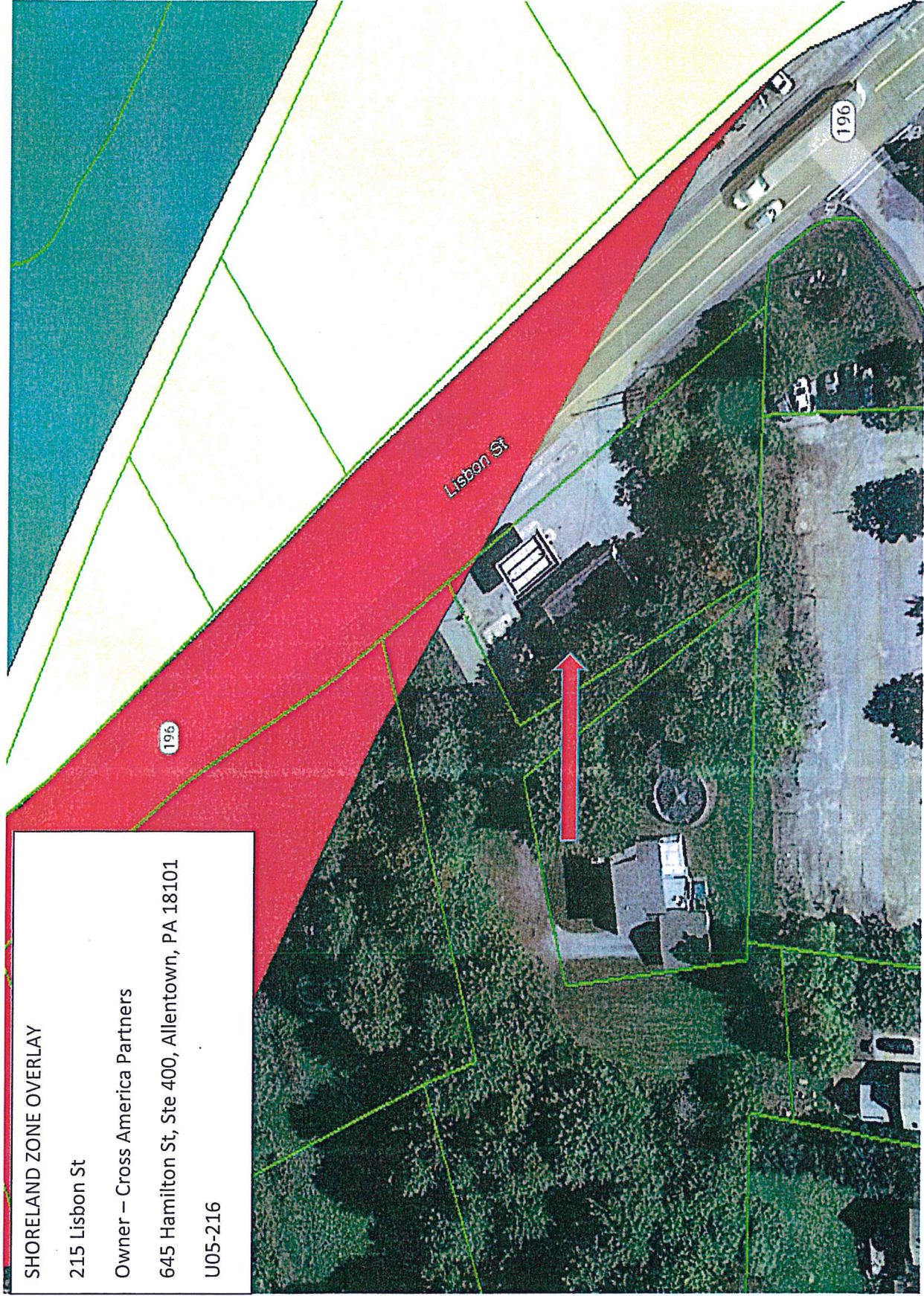
SHORELAND ZONE OVERLAY

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



FLOOD ZONE OVERLAY

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



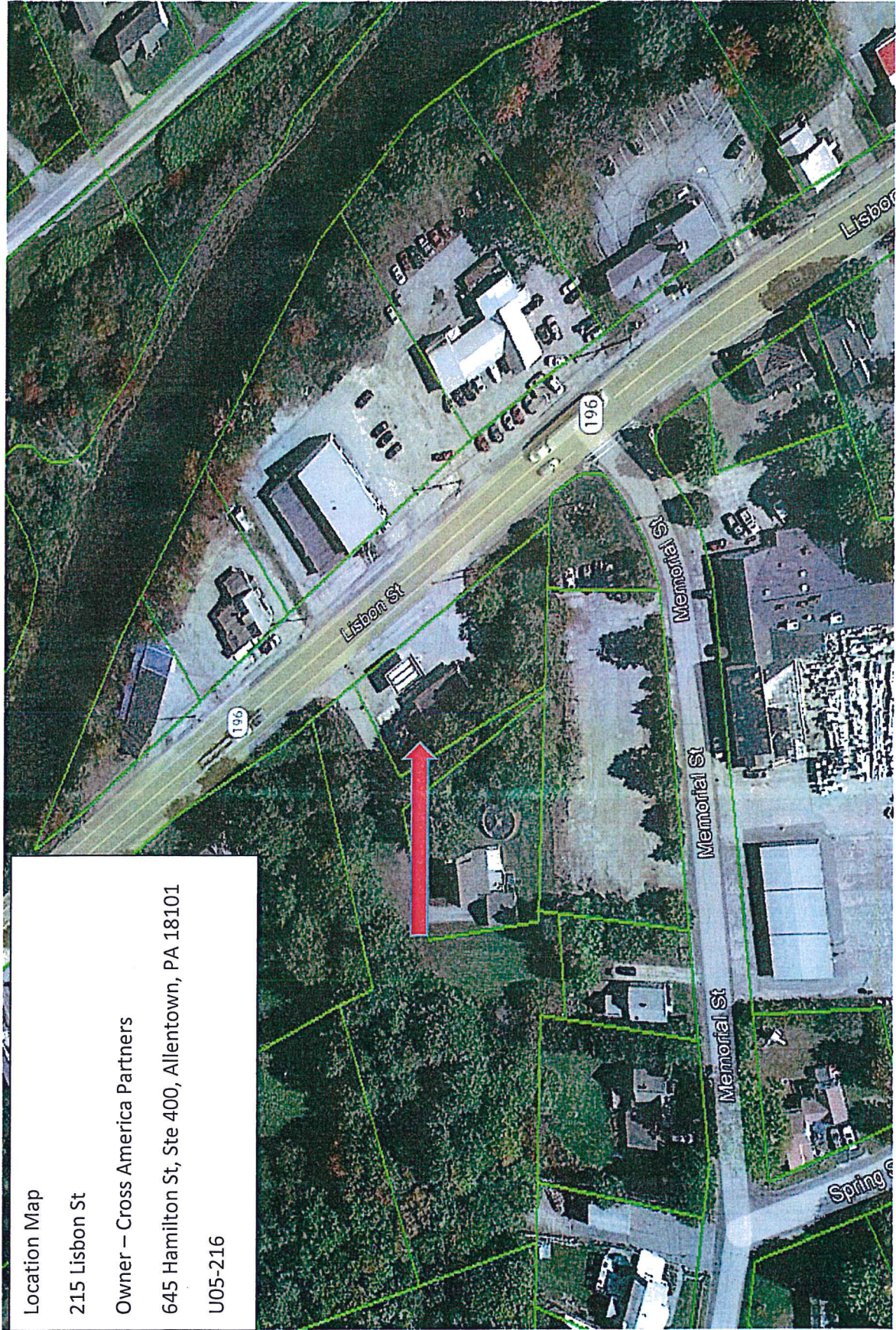
Location Map

215 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216



Lisbon Former Getty – 215 Lisbon St

List of abutters

Town of Lisbon

217 Lisbon St

Lisbon

Raymond Martel

5 Memorial St

Lisbon Falls

Gloria Foss

211 Lisbon St

Lisbon

Erik Job

207 Lisbon St

Lisbon

Ross Cunningham

From: Tyler Trendy <ttrendy@caplp.com>
Sent: Thursday, April 6, 2023 8:15 AM
To: Ross Cunningham
Subject: 211 Lisbon St, Lisbon ME - Lease Agreement Intent - Danto Drywall

Good Morning

CrossAmerica Partners LP, "CAP", a wholesale motor fuel distributor and commercial landlord, currently leases the property located at 686 Lisbon St, Lisbon ME from Getty Realty Corp.

CAP intends to enter into a lease agreement with "Danto Drywall LLC", or "Lessee", pending the approval of all local municipality requirements.

Tyler Trendy
Phone: 908-216-0908
Territory Manager - New England
CrossAmerica Partners LP

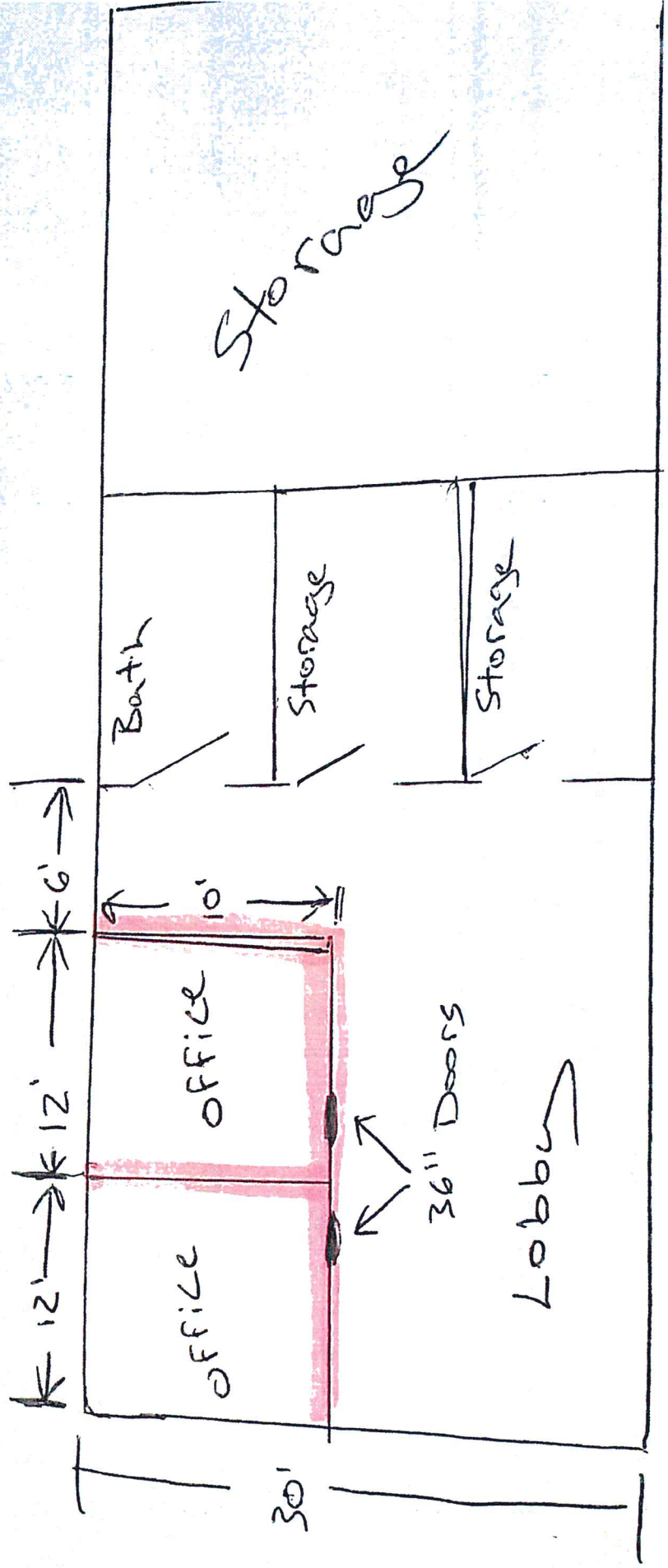
New walls:

2x4 Construction

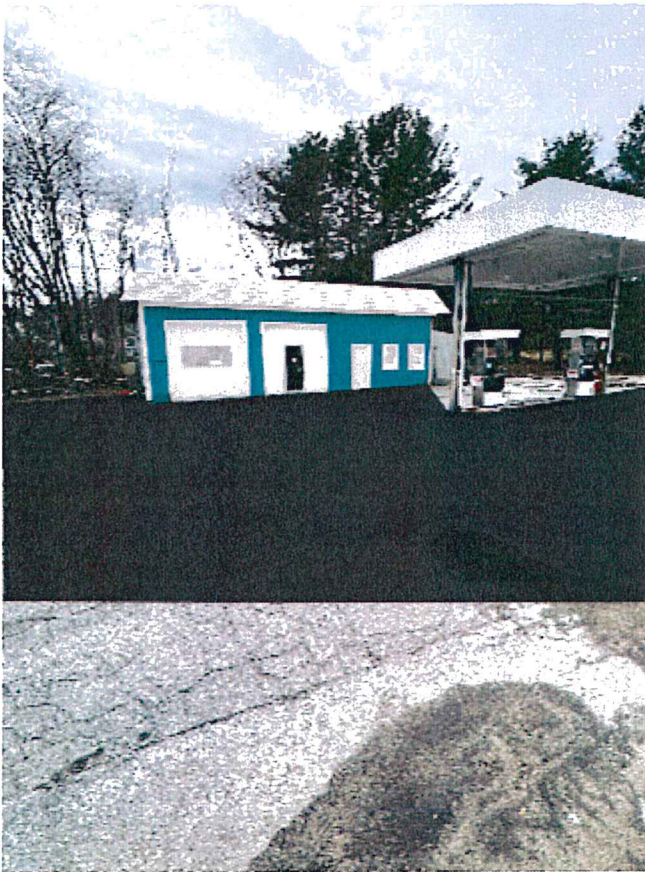
1/2" Drywall

36" 6 Panel Doors

Rest of Building will
Remain the same besides
Paint and Flooring



Created with



SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

SW 7008
Alabaster
Locator Number: 255-C2

✓ FEATURED IN SCENE

SW 6503
Bosporus
Locator Number: 174-C7

SW 7757
High Reflective White
Locator Number: 256-C1

SW 6258
Tricorn Black
Locator Number: 251-C1



SHERWIN-WILLIAMS

Colors shown may vary from an actual home exterior. To confirm your color choices, please visit a Sherwin-Williams store or call 1-800-4-A-SHERWIN. Colors shown are for informational purposes only and should not be used as a guide for actual application.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: # 23-10	Date Received: 4/21/23
Project Name: WORMBO WATERFRONT	Fee Paid (amount): WAIVED
Applicant: TOWN OF LISBON	Tier 1 _____ Tier 2 _____



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: WORMBO WATERFRONT PHASE 1

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: Town of Lisbon
 Address: 300 LISBON ST, LISBON
 Telephone: (207) 353-3000

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

3. Name of authorized agent (if different): ROSS CUNNINGHAM, ECD
 Address: _____
 Telephone: ()

4. If applicant is a corporation, check if _____ No _____ Yes
 licensed in Maine: (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: ROSS CUNNINGHAM ECD
 Address: 300 LISBON ST,
 Telephone: (207) 353-3000

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

4/21/22

Application Number:

Project Name:

Property Information6. Location of Property (Street or Road) 1 CANAL ST, LISBON FALLS ME

Register of Deeds Book _____ Page _____

Lisbon Tax Maps Map 005 Lot 014

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.

TOWN OWNED PROPERTY8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

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:

PUBLIC SPACE / EVENT CENTER

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:

Project Information

13. Proposed use of property:

PARKING LOT / EVENT CENTER14. 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.THIS PROPERTY IS BEING DEVELOPED TO PROVIDE PUBLIC
PARKING AND CREATE A WATERFRONT EVENT CENTER

Application Number:

Project Name:

15. Total acreage of parcel: 5.75 Acreage to be developed: 3.0716. 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.

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
 _____ connection to public water system
 _____ other: _____

21. Proposed sewage disposal: _____ individual subsurface disposal system(s)
 _____ central on-site disposal with collection lines
 _____ connection to public sewer system
 _____ other: _____

22. Does the applicant intend to request waivers of any requirements? _____ Yes ☒ No*(See attached Waiver Request Form if applicable)*

<i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i>	
<i>Application Number:</i>	<i>Date Received:</i>
<i>Project Name:</i>	<i>Fee Paid (amount):</i>
<i>Applicant:</i>	<i>Tier 1 _____ Tier 2 _____</i>

Waiver Request Form

Site Plan Review Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of the Chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

1. Standard/requirement to be waived: _____
Need/reason for waiver: _____

2. Standard/requirement to be waived: _____
Need/reason for waiver: _____

3. Standard/requirement to be waived: _____
Need/reason for waiver: _____

4. Standard/requirement to be waived: _____
Need/reason for waiver: _____

Attach additional page(s) if necessary.

<i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i>	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Site Plan Application REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	For all Tier 1 & Tier 2 Applications:	
	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
	Copies of existing covenants or deed restrictions	
	Site plan (drawn to scale) and set of drawings as appropriate(see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
	List of names and addresses of all abutting property owners including those across any streets	
	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
	Property owner's name and address	
	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
	Tax map and lot number of the parcel(s)	
	Location map, showing the general location within the town	
	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
	Location and dimensions of any existing easements	
	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (<i>see Dimensional Standards table</i>)	
	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

Application Number:

Project Name:

	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: <ul style="list-style-type: none"> – open drainage courses – wetlands – significant wildlife habitat – known or potential archaeological resources – designated trails – historic buildings and site – significant scenic areas – mapped sand and gravel aquifers – rare and endangered species – other important natural features 	
	Location of the 100-year floodplain and its elevation, if applicable	
	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
	The direction of existing surface water drainage across the site	
	The direction of proposed surface water drainage across the site	
	Methods of controlling erosion and sedimentation during and after construction	
	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
	Design and exterior materials of all proposed buildings and structures	
	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	
	Location, front view and dimensions of existing and proposed signs	
	Location, type and direction of exterior lighting	
	Type, size and location of incineration devices	
	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	
	Additional, specific requirements for Tier 2 Applications ONLY	
	Existing and proposed topography of the site at 2-foot contour intervals	
	Bearings and distances of all property lines of the property to be developed and the source of this information	

Application Number:

Project Name:

	<p>For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing:</p> <ul style="list-style-type: none"> – existing and proposed method of handling stormwater runoff – direction of flow of the runoff through the use of arrows – location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers – engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area) 	
	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	
	A high intensity soil survey by a certified soil scientist	
	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature or electrical, telephone and any other utility services to be installed on the site	
	A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site	
	<p>Traffic data shall include:</p> <ul style="list-style-type: none"> – estimated peak-hour traffic to be generated by the proposal – existing traffic counts and volumes – traffic accident data – the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation – the need for traffic signals and signs or other directional markers to regulate anticipated traffic 	
	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	
	Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.	
	<p>When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to:</p> <ul style="list-style-type: none"> – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. <p>A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.</p>	

Application Number:

Project Name:

	<p>Other Site Plan application attachments that may be required:</p> <p><i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i></p>	
	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	
	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	
	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.	
	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	
	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	



Plan View
Scale - 1" = 60'

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Calc Zone #1	+	2.1 fc	6.1 fc	0.0 fc	N/A	N/A			

Property	Value	Unit	Notes
Calc Zone #1	2.1 fc	fc	LED Area Luminaires
Calc Zone #2	6.1 fc	fc	LED Area Luminaires
Calc Zone #3	0.0 fc	fc	LED Area Luminaires
Calc Zone #4	N/A		LED Area Luminaires
Calc Zone #5	N/A		LED Area Luminaires
Calc Zone #6	N/A		LED Area Luminaires
Calc Zone #7	N/A		LED Area Luminaires
Calc Zone #8	N/A		LED Area Luminaires
Calc Zone #9	N/A		LED Area Luminaires
Calc Zone #10	N/A		LED Area Luminaires

Property	Value	Unit	Notes
Calc Zone #1	2.1 fc	fc	LED Area Luminaires
Calc Zone #2	6.1 fc	fc	LED Area Luminaires
Calc Zone #3	0.0 fc	fc	LED Area Luminaires
Calc Zone #4	N/A		LED Area Luminaires
Calc Zone #5	N/A		LED Area Luminaires
Calc Zone #6	N/A		LED Area Luminaires
Calc Zone #7	N/A		LED Area Luminaires
Calc Zone #8	N/A		LED Area Luminaires
Calc Zone #9	N/A		LED Area Luminaires
Calc Zone #10	N/A		LED Area Luminaires

Worumbo Waterfront

List of abutters

Town of Lisbon

217 Lisbon St

Lisbon

State of Maine (DOT)

Augusta Maine

Larochelle Properties

2 Canal St

Lisbon Falls

Eagle Creek Real Estate

Canal St

Lisbon Falls

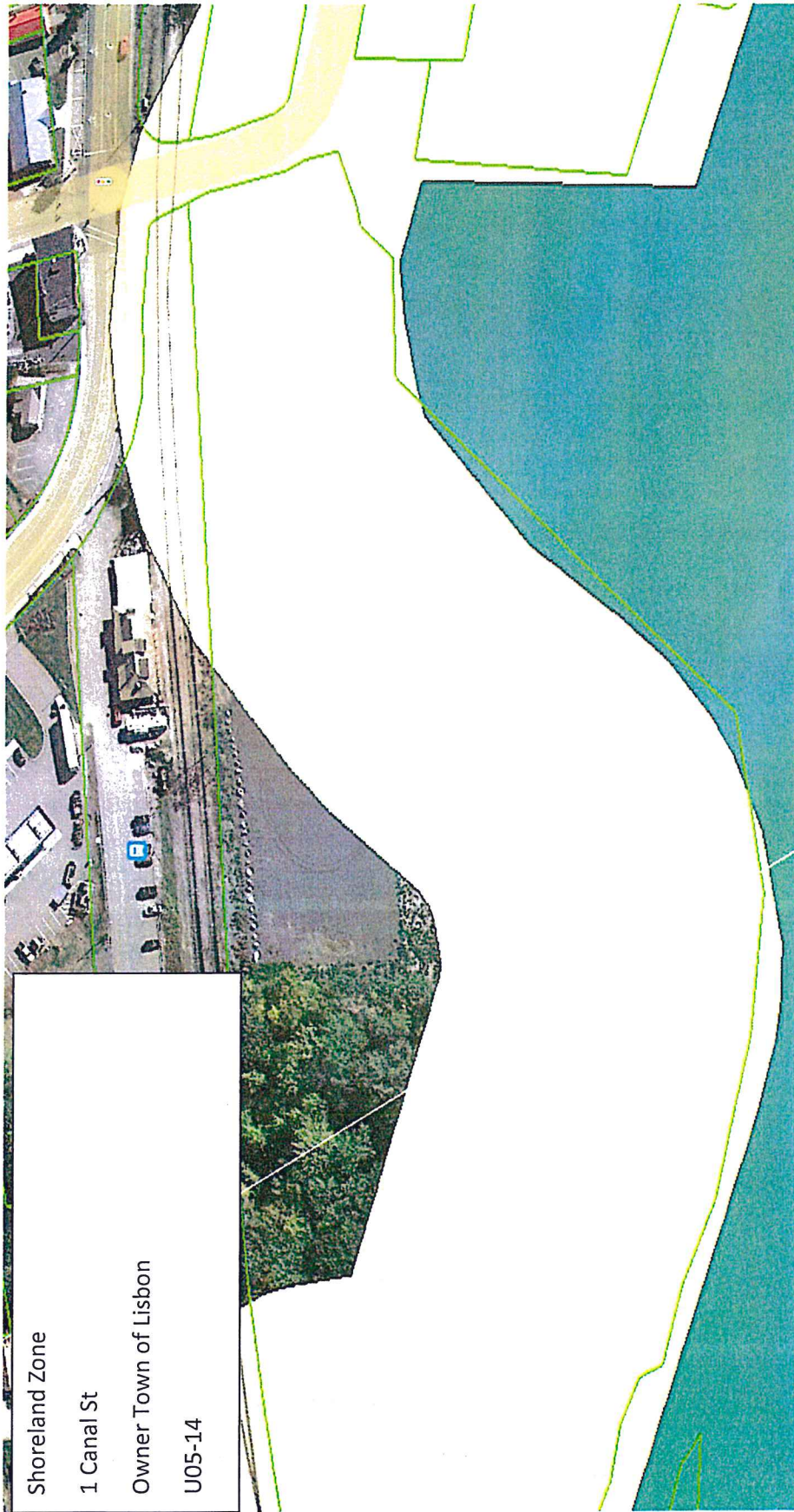
Flood Plain Zone

1 Canal St

Owner Town of Lisbon

U05-14





Shoreland Zone

1 Canal St

Owner Town of Lisbon

U05-14



Location Map

1 Canal St

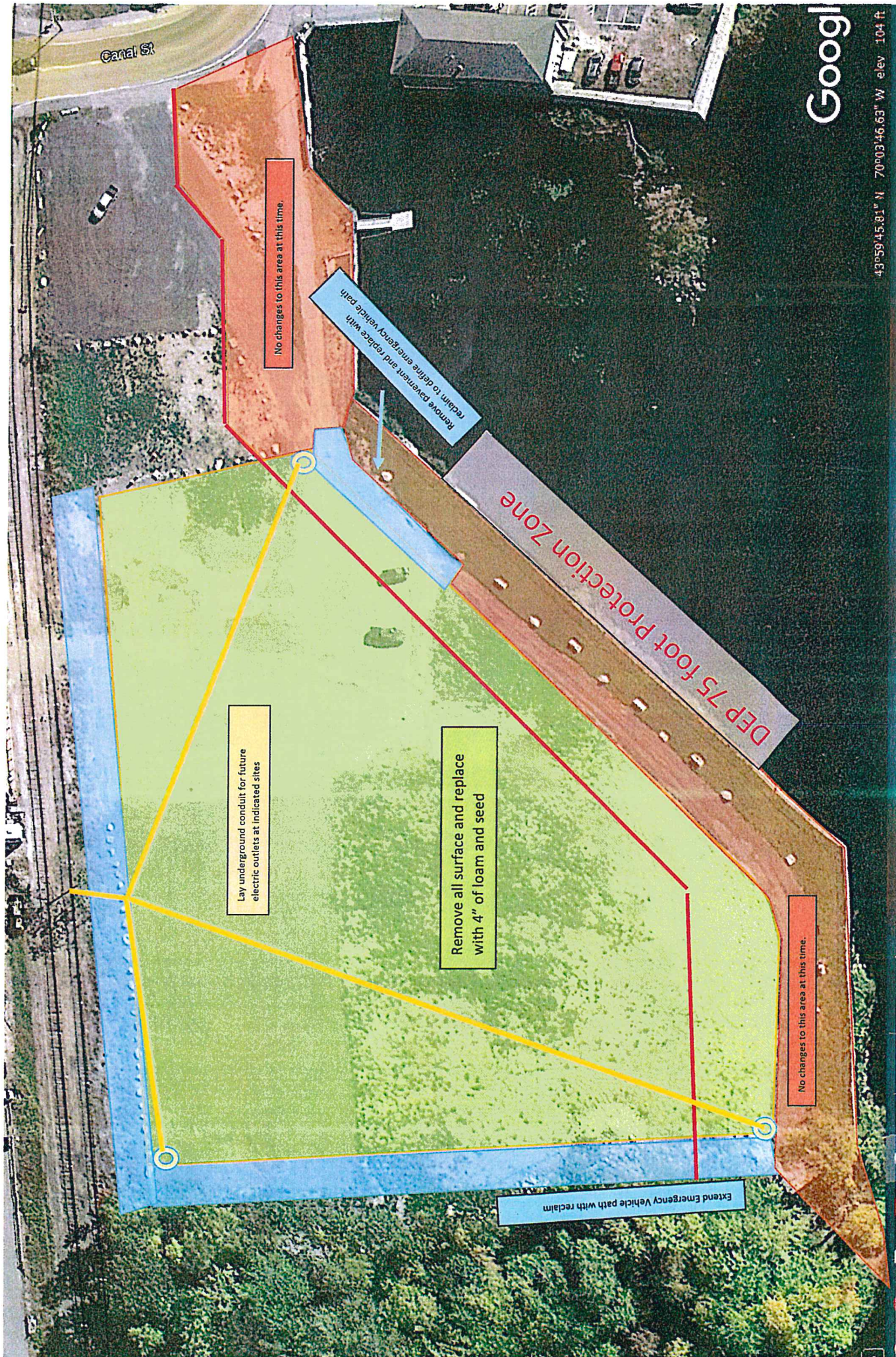
Owner Town of Lisbon

U05-14

Permits needed

Crossing Permit from DOT for electrical wires. – Approved 11/14/22

DEP PBR submitted FEB 23 – Approved by default



No changes to this area at this time.

Remove pavement and replace with reclaim to define emergency vehicle path

DEP 75 foot Protection Zone

Lay underground conduit for future electric outlets at indicated sites

Remove all surface and replace with 4" of loam and seed

No changes to this area at this time.

Extend Emergency Vehicle path with reclaim

MEMORANDUM

TO: Lisbon Planning Board

CC: Mark Stambach, Code Enforcement Officer

From: Kate Burch, Planner, North Star Planning

RE: ROS-I/ROS-II Updates

Date: May 8, 2023

Overview

The purpose of this workshop is to review potential updates zoning in the ROS-I and ROS-II districts to improve flexibility and fairness for residential development in these zones while preserving farmland, forest, and open space.

According to data from the 2019 Comprehensive Plan, Lisbon sees about 10-20 new residential building permits per year. The Comprehensive Plan directs this growth towards the growth areas in the villages and transition areas (primarily where there are existing water and sewer utilities).

Meanwhile, the Comprehensive Plan states rural areas are “appropriate to direct growth away from. In 10-15 years, these parts of Lisbon should look and feel very similar to the way they do today,” (p. 49.) While limited residential development should be allowed in the rural zones, the comprehensive plan directs us to preserve the “open lands and country roads” (p.49) in the rural residential zones. Therefore, Lisbon should only be seeing a handful of new residential buildings per year in the rural residential zones – which includes both ROS-I and ROS-II as well as RR (Rural Residential) and LRR (Limited Rural Residential.)

Current Zoning

The ROS-I zone allows limited residential development, requiring an Open Space Subdivision if the parcel is greater than 10 acres.

The ROS-II zone is intended to “to maintain the agriculture land base of Lisbon” while allowing limited residential development. New residential subdivisions are not allowed, back lots are not allowed, and all new residential lots must have driveways on existing public streets.

The Open Space Subdivision ordinance (Sec. 66-155) requires at least 50% open space to be conserved through common ownership with deed restrictions or an easement, town ownership, or ownership by a land trust. Lots on the remaining land in the parcel must match the net residential density of the zone (2.5 acres/home in the ROS-I). If the open space is publicly accessible, the developer may increase the density by 1 additional lot. The same frontage and setback requirements apply, though setbacks may be reduced to 25’ at the Planning Board’s discretion.

Existing Conditions

ROS-I

Parcels: 456

Acres: 6,458

Average parcel size: 14.22 acres

Median parcel size: 3.6 acres

Parcels above 10 acres: 138 (would require Open Space Subdivision)

There are 74 parcels (3,682 acres, or 57% of district area) enrolled in current use tax programs as farm, forest, or open space. The majority of these are large parcels - the median parcel size of enrolled parcels is 37.9 acres and the average parcel size is 50.44 acres. Only 1 enrolled parcel is under 10 acres (5.9 acres.)

ROS-II

Parcels: 56

Acres: 1,396

Average parcel size: 24.83 acres

Median parcel size: 9.96 acres

Parcels above 10 acres: 28

There are 12 parcels (908 acres, or 65% of district area) enrolled in current use tax programs as farm, forest, or open space. The median parcel size of enrolled parcels is 57 acres and the average parcel size is 75 acres. No enrolled parcels are under 10 acres.

Potential Ordinance Changes

North Star Planning (NSP) recommends several ordinance changes to improve the functionality of ROS-I and ROS-II zoning while protecting agriculture and open space.

Back Lots

Sec. 70-362 prohibits back lots in ROS-II. NSP recommends prohibiting *residential* back lots in ROS-I and ROS-II, but *allowing* agriculture, woodlots, and open space back lots.

Residential back lots tend to fracture contiguous agriculture/forest land by allowing large residential lots to be split without subdivision review and can lead to long private driveways serving multiple residences that do not meet typical road standards. However, back lots are a good strategy to maintain agriculture/forest/open space, allowing for the front of the parcel to be developed while maintaining a back lot without any frontage requirements at the rear of the property.

No Subdivision in ROS-II

Sec. 70-362 prohibits new residential subdivision in ROS-II. NSP recommends removing this prohibition but continuing to limit residential development by requiring Open Space Subdivisions or Maximum Lot Size (see below), and requiring all new residential development outside of a subdivision to have road frontage on a public road.

Residential Subdivision Strategies

In order to protect working lands and open space in the ROS-I and ROS-II districts, the Town should continue to limit residential development. There are two primary strategies to regulate this: by making changes to the existing Open Space Subdivision ordinance, or by creating a new Maximum Lot Size ordinance that must be used in ROS-I and ROS-II.

Open Space Subdivision

The current open space subdivision ordinance is could be made clearer and more concise. NSP recommends a re-write of this section to make it easier to follow, adding dimensional tables, and creating a checklist to simplify the process for both the Board and property owners who wish to subdivide their land.

The Board can also consider making changes to the ordinance to impact how much land must be conserved, how the land is conserved, what density is allowed, and dimensional requirements.

- The current ordinance requires 50% of the buildable land on the parcel to be conserved, which is typical. However, some communities with strong agricultural protections in Maine require up to 80% of a parcel to be conserved. Another option is to have a minimum 50% conserved land, with density bonuses provided if additional land is conserved. When preserving working land like farm or forest, the conserved land must be undivided.
- In an open space subdivision, the conserved land can be owned by the owners of the lots or dwelling units (i.e., HOA), a conservation organization, or the town. Because Lisbon is focused on preserving working agriculture and forest land, a clause can be added to specify that the conserved land can be leased by the owner(s) for those uses.
- The current ordinance requires that the lots on the remaining land in the parcel must match the net residential density of the zone, but lot sizes may be reduced at the Planning Board's discretion. The Board could consider allowing greater density in a conservation subdivision, which would allow for more housing development. Maintaining the existing net density requirements would keep the low rate of housing growth in these areas.
- Dimensional requirements including frontage and setbacks are the same as the underlying zone, but may be modified at the Planning Board's discretion. In ROS-II, all lots must have a frontage to depth ratio of 1:1.5. Dimensional flexibility is important in an open space subdivision as it allows for creativity in the lot layout.
- Buffer requirements are another part of this ordinance. Keeping a minimum buffer between agricultural and residential uses is a strategy to prevent conflicts. Additionally, the Board could require a vegetated buffer along the frontage of a subdivision so the houses can't be seen, to maintain the rural look of the road.
- The Board should consider in what situations this type of subdivision is required – for example, the Board could require an Open Space Subdivision in all ROS-I and ROS-II subdivisions, or just for parcels over 10 acres in those zones, or for all parcels enrolled in a current use tax program or in use as agriculture land.

Maximum Lot Size: An Open Space Subdivision Alternative

Another approach to preserving farm, forest, and open lands is through a maximum lot size ordinance.

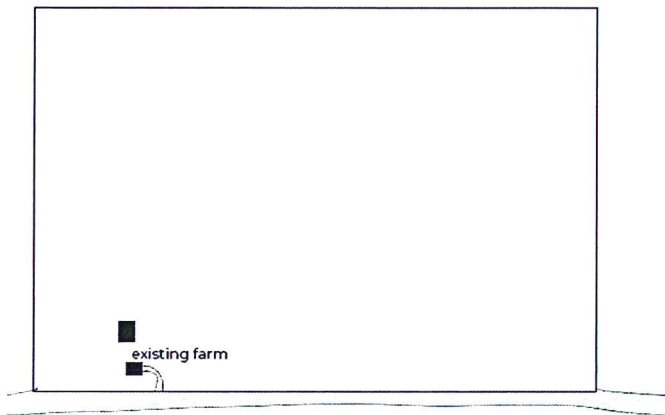
A maximum lot size ordinance sets a maximum lot size and a maximum density: for example, 1 acre lots and 1 unit per 10 acres. Dimensional requirements are kept

flexible. Setback requirements can be adjusted to keep development close to roads, or to maintain rural views by keeping development set back from roads.

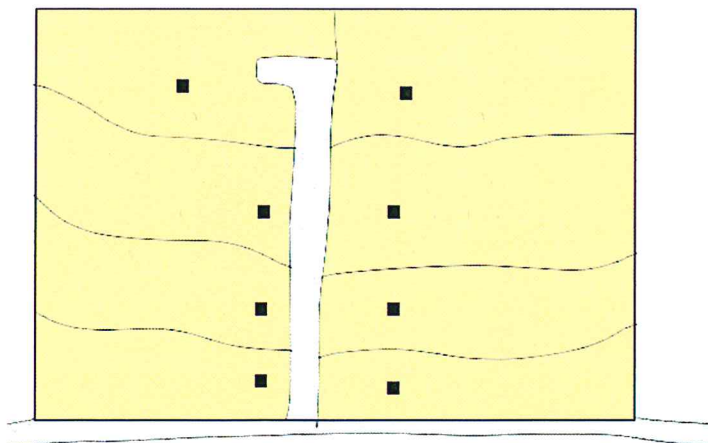
The difference between this type of regulation and Open Space Subdivision is that the remaining large parcel area does not have to be conserved under an easement.

A Maximum Lot Size ordinance could be applied only to the ROS-I and ROS-II zones to ensure the preservation of land while allowing minimal residential development. Different maximum densities could be set for each zone to allow more development in ROS-I and less in ROS-II.

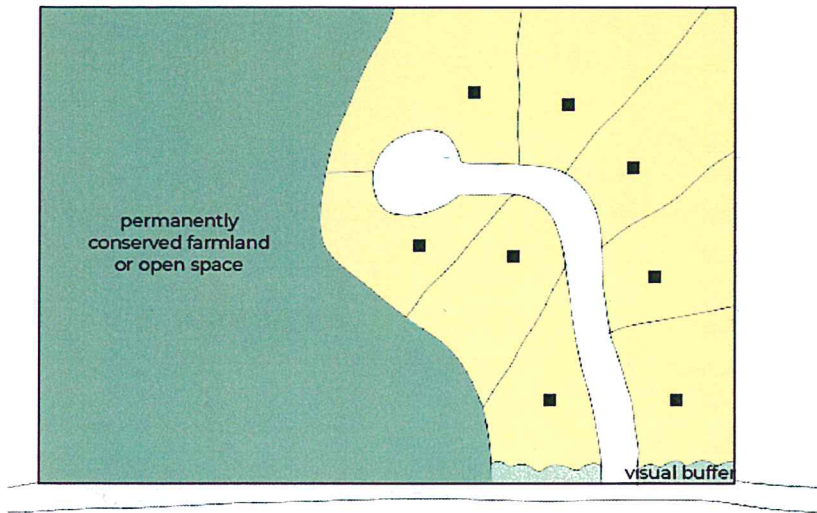
Consider an existing 20-acre parcel:



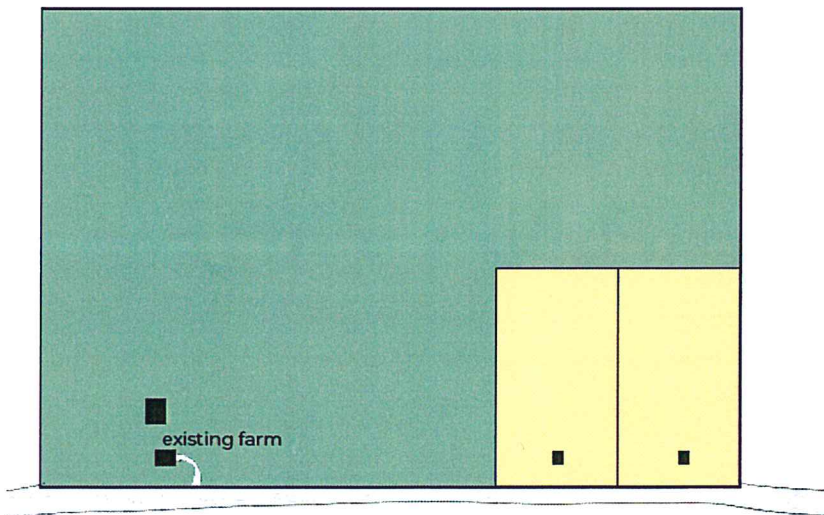
Conventional Subdivision: 8 2.5-acre lots



Open Space Subdivision: 10 acres conserved; 8-1.25 acre lots with a visual buffer



Maximum Lot Size: 16 acres conserved; 2 2-acre lots



Other Strategies

Zoning Changes

The Board can consider wider zoning changes that impact the balance of rural land use and residential development in Lisbon.

Lisbon has 4 rural residential zones:

- Limited Rural Residential
- Rural Residential
- ROS-I
- ROS-II

The Board could make ordinance or zoning changes that apply to all rural residential zones to encourage farm/forest land preservation, such as:

- Require open space subdivisions (or maximum lot size) in all 4 rural residential zones on all parcels over 10 acres, and/or on parcels enrolled in current use tax programs or in use as woodlot, farmland, open space, or pasture.
- Look at the difference between some of these zones and see if any could be combined or if boundaries should be changed.
- Land Use changes – consider allowing additional uses in rural zones to help farms remain active through things like agritourism, operating lodgings for employees, rural entrepreneurial businesses, on-farm processing, and others.

Directing Growth to the Growth Areas

Allowing more residential density in Lisbon's growth and transition areas, particularly in walkable areas of town that are served by public water and sewer, is another way to direct growth away from the farm, forest, and open space that we want to protect. As part of a future project, NSP will be looking at other zone densities in the Village District and surrounding zones to see if densities should be increased.

Public Outreach

In addition to ordinance and zoning changes, the Town of Lisbon can help protect farm, forest, and open space by support its farm and forest businesses. These strategies include:

- Send a letter to all property owners in all 4 rural residential districts to explain available tax and easement programs, with information on how to apply and who on town staff can assist.
- Survey farmers/woodlot owners to get feedback on what kind of protections they have on their property, future plans for their parcel, and what the town could do to support their business.