



PLANNING BOARD MINUTES SEPTEMBER 09, 2021

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Lisa Ward - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2022

1. **CALL TO ORDER:** The Vice Chairman, Mr. Lunt called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Curtis Lunt, Shaun Carr, Lisa Ward and Chris Huston. William Kuhl, Dan Leeman and Patrick Maloy were excused. Also present were Diane Barnes, Town Manager; Don Fellows, Town Council Representative and Mark Stambach, Code Enforcement Officer. There were 5 audience members.

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 August 26, 2021

The meeting minutes of August 26, 2021 were distributed to all the members. The Vice Chairman asked if there were corrections or additions.

VOTE (2021-63) Mr Carr, seconded by Mrs. Ward moved to approve the Minutes of August 26, 2021.

Vote: 4-0 Carried.

5. PUBLIC HEARING – None

6. UNFINISHED BUSINESS- None

7. NEW BUSINESS- Amended Site Plan Review Application 101 Frost Hill Solar 1, LLC Lisbon, Maine 04250

Weston Standish, Civil Engineer with Borrego Solar Systems, Inc., spoke about the request for a smaller system size for the Solar project on 101 Frost Hill Avenue, Lisbon Falls. They are dropping the system size from 4.99 Megawatts (AC) down to 1.99 Megawatts (AC). He said this is driven by a new State Law change, incentivizing smaller systems for Solar Farms. He stated the Western System on Frost Hill Avenue will drop about five acres with less tree clearing.

Mr. Lunt asked if all they were changing is the location. Mr. Standish said yes, just shrinking the system size within the fenced area and the amount of modules and only one equipment area. The equipment area to the North has dropped off. Mr. Huston asked if the road and turnaround area would stay the same. Mr. Standish said yes. Mr. Lunt asked if the fence would still have enough room underneath for wildlife to get through. Mr. Standish said yes. Mr. Carr asked when this change would happen. Ryan Bagley from Borrego Solar Systems Inc., said they are planning on doing this in the spring of 2022.

VOTE: (2021-64) Mr. Carr, seconded by Mr. Huston moved to accept the Application as complete and schedule a Public Hearing for September 23, 2021 at 7:00pm. **Vote: 4-0 Carried**

8. OTHER BUSINESS

Rural Open Space II Zoning District Language Modification

Shelley Norton from AVCOG (Androscoggin Valley Council of Governments) stated that she looked at the prior Comprehensive Plan and the current Plan that was adopted in 2019 and compared the language from both. Ms. Norton said the Comprehensive Plan would need to be updated if the Planning Board makes changes to the Ordinance to either eliminate the maximum lot size or to allow for divisions or subdivisions. She suggested having a Workshop to clarify exactly what the Board wants to change in this ordinance and the vision they want for the neighborhood. Ms. Norton said the Town's Comprehensive Plan is currently consistent with the State Growth Management Act, which means the Town would want to have the State review the changes that are made to stay consistent. She described a subdivision as three or more lots or dwelling units, as long as they're not family, and if the intent is to allow people to do lesser size divisions and not a full blown subdivision then they can decide what would be allowed in that neighborhood. Mr. Lunt

said the objective of the Board should be to try and retain the general character of the neighborhood, which is farming. He stated that there is about 60 lots in this zone that are affected by the language that's been changed. A house or two added would be ok, but the Board does not want to see mini subdivisions of four or five lots carving up the farmland.

Mr. Carr stated that farming in Lisbon has ended with no more agriculture in the area. Farmers now want to get a return on their land and maybe the farmers want subdivisions. He said that the Board wants Lisbon to be an affordable Town and if they restrict the building of housing, the Town is going to get too expensive in the long run. They need to think about keeping the Town affordable which means allowing development to take place.

Ms. Norton stated the other consideration with price flow is the services that residential requires are greater than open space or farming. Ms. Norton said she would put together some suggestions for the Planning Board and present them at one of their meetings in October. Mr. Carr asked how quickly this process would take to figure everything out. Ms. Norton said it would take about 2-5 months.

Street Acceptance - One Consecutive Freeze Thaw Cycle

Scott Kelly, representing Premier Development, asked for guidance and understating from the Planning Board regarding a street acceptance language. He said he prepared Wine Time Circle in Kelly Park and surface paved it at the end of August. He has Site-Lines working on the package which is complete and ready to turn over. He reached out to Public Works, who said they could not approve or accept the street because it had not been through a frost cycle. Mr. Kelly spoke with the Public Works Director who said that that is how it is written and he had to follow the Ordinance. Mr. Kelly read the language of the ordinance which reads, *proof that the private way has endured without damage at least one consecutive freeze thaw cycle after construction*. Mr. Kelly said the road has been constructed and binder paved since 2018, so construction was done. He elected to turn over to the Town a newly paved street, which was recently done. He said it is a full street with lights installed and at capacity with one home left that is not under contract at least not until maybe Monday.

Mr. Lunt stated that the Planning Board did not write the Ordinance and that it was passed in 2018 by the Council without the Planning Board's input nor does the Planning Board currently have input for that Ordinance and recommended Mr. Kelly meet with the Council regarding this matter.

Remote Participation Ordinance

Councilor Fellows made the Planning Board aware that the Town Council recently adopted a Remote Participation Ordinance for Emergency or Urgent Issue Conditions Only, (First Reading) in which Members of the body are expected to be physically present for meetings except when not practicable, such as in the case of an emergency or urgent issue that requires the body to meet via remote methods. He stated each individual Board within the Town, according to the Town Attorney, needs to create their own Ordinance in accordance with the law if they so choose to.

LDC (Lisbon Development Committee) Meeting regarding the Worumbo Site

Mrs. Ward wanted to make everyone aware that there will be an LDC meeting on Wednesday September 15, 2021 at 6:00pm here at the Town Office Public Meeting Room. This meeting will be open to the public and will be livestreamed as well. She said one of the biggest issues is the development of the Worumbo Site. She stated there has been a lot of work done on that site over the last year and a half and people have gotten together to promote more input on it.

- 9. CODE ENFORCEMENT OFFICER** – Mark Stambach, the new Code Enforcement Officer for Lisbon introduced himself stating that he would be starting on Monday and is looking forward to serving the community. He said he has lived in Lisbon for 35 years, raised three boys here and it has been a good place to live.

- 10. ADJOURNMENT– VOTE: (2021-65)** Mr. Carr, seconded by Mrs. Ward moved to adjourn at 7:55 p.m.
Vote 4-0 Carried.

Respectfully Submitted: _____

Lisa B. Smith, Deputy Town Clerk

Date Approved: October 14, 2021