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| PLANNING BOARD MINUTESnovember 18, 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 Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were William Kuhl, Curtis Lunt, Shaun Carr, Lisa Ward and Chris Huston (arriving at 7:05pm) Associate Member Patrick Maloy was present as well. Dan Leeman was excused. Also present was Mark Stambach, Code Enforcement Officer. There were four audience members. The Chairman extended voting privileges to Mr. Maloy.
3. **review of meeting rules:**

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

1. **WRITTEN COMMUNICATIONS:** Minutes of October 28, 2021

The meeting minutes of October 28, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2021-73)** Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of October 28, 2021.

**Vote: 5-0 Carried**.

1. **PUBLIC HEARING** – NONE
2. **UNFINISHED BUSINESS –** Findings of Fact –

 **Case #21-01 -** Frost Hill Solar 1, LLC, Amend Site Plan Review

Findings; The Planning Board approved the project with the following findings:

The previous approvals and conditions of Case #21-01 as accepted by the Planning Board on April 29, 2021 will

remain except for the following:

 1) That the fenced area size will be reduced from 18.0 acres to 11.86 acres

 2) That the System size (MW-AC) will be reduced from 4.99 to 1.99 MW-AC

 3) That the tree clearing will be reduced from 18.3 to 13.73 acres

 4) That the wetland impacts will be reduced from 43,000 sf +/- to <11,500 sf

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 **Case #21-13** – Proposed Build Out of Marshall Field Subdivision

 Maine Affordable Properties LLC

 Bartholomew and Emery Streets

 Map U-15A, Lots 68 & 69 and 80 through 104

Findings; The Planning Board approved the project with the following findings:

A. **Subdivision Chapter 66-147 - Monuments**:

 Permanent granite or cement monuments not less than four inches square in width or iron reinforcement

 rods at least 5/8 inches across the top and at least four feet in the ground shall be installed as follows:

1. Monuments shall be set at all street intersections and points of curvature, but no further than 750

feet apart along street lines without curves or intersections.

1. Monuments shall be set at all corners and angle points of the subdivision boundaries and all lot boundary and angle points.

This approval is granted based on the following Conditions being met:

 a) All permits are in place in advance of the start of the associated work

 b) A bond be calculated and posted for the sewer (Chapter 34, Article VI section 34-76) and road

 construction (Chapter 46 section 46-63) prior to the issuance of any building permits.

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 **Case #21-14** – Morse Property/Sabattus Creek Mobile Home Park lot creation

 Morse Property/Sabattus Creek Mobile Home Park

 Greg and Katheryn Morse

 101 Lisbon Street

 Lisbon, ME 04250

 Map U22 Lot 011

Findings; The Planning Board approved the project with the following findings:

 A. Site plan review, Chapter 62 Article III:

 1. Safe vehicular access to and from public and private streets.

 2. Safe emergency vehicle access to all building and structures at all times.

1. **NEW BUSINESS** – **NONE**
2. **OTHER BUSINESS – Case # 21-15** King Road Acres – Subdivision Review Application

 Ralph Sawyer

 King Road

 Lisbon Maine

 Map R09 Lot 16D

Ralph Sawyer stated he created a subdivision which was approved in 2005. Mr. Sawyer now wants to create two lots off of King Road and two lots off of Webster Corner Road. Mr. Stambach stated the original idea was to have two front lots and two back lots. Section 70-641 addresses the creation of rear lots. One of the requirements is that the front lot have minimum frontage of 300 foot, plus additional frontage of the width of the right of way, which is an additional 20 feet. Mr. Stambach said both of these lots do not have that. Mr. Stambach said there is a requirement in the Ordinance, Section 66-154, when doing a subdivision in a Rural Open Space, Districts I & II, any subdivision of 10 acres or more is required to be done as an open space subdivision. Mr. Stambach said this project does not meet those standards.

Mr. Sawyer said he will meet with the Surveyor to Update the plan and bring it back to the Planning Board.

1. **CODE ENFORCEMENT OFFICER –** Mr. Stambach has nothing to report
2. **ADJOURNMENT**

**VOTE: (2021-74)** Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:25 pm. **Vote: 5-0 Carried**

Respectfully Submitted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lisa B. Smith, Deputy Town Clerk

Date Approved: December 9, 2021