



PLANNING BOARD MINUTES DECEMBER 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 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. Associate Members Patrick Maloy and Dan Leeman were present as well. Also present was Mark Stambach, Code Enforcement Officer. There was one audience member.

3. **REVIEW OF MEETING RULES:**

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

4. **WRITTEN COMMUNICATIONS:** Minutes of November 18, 2021

The meeting minutes of November 18, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2021-75) Mr. Lunt, seconded by Mrs. Ward moved to approve the Minutes of November 18, 2021.
Vote: 5-0 Carried.

5. **PUBLIC HEARING – NONE**

6. **UNFINISHED BUSINESS – NONE**

7. **NEW BUSINESS – Case # 21-16 – Subdivision Review Application**
Grandview Estates
Patrick & Tara Bolduc
11 Grandview St.
Lisbon, Maine 04250
Map U-18 Lot 32

Mr. Stambach stated this is a proposed sub-division, adding four new dwelling units, bringing it to six units total. He said this is zoned General Residential where the minimum area for a multi-unit is 10,000 square feet per unit. This Lot is 1.53 acres. The lot is served by a 1-inch water main and a 6-inch sewer main and the Water and Sewer Departments have submitted letters of sufficient capacity.

Mr. Kuhl asked if these units were apartments. Mr. Bolduc said yes.

Mr. Lunt asked if the checklist for the Subdivision Review Application was complete. Mr. Stambach said yes. Mr. Lunt asked the applicant if there would be a fence and if there would be lighting. Mr. Bolduc said there would not be a fence and the buildings will have exterior lighting.

Mr. Huston asked what the size was for each unit. Mr. Bolduc said they are 24' x 70' and two bedrooms with an existing parking lot.

Mrs. Ward asked what his timeline was for the project. Mr. Bolduc said he hoped to start in the summer and be finished in the fall.

VOTE (2021-76) Mr. Lunt, seconded by Mrs. Ward moved to approve the application as complete and schedule a Public Hearing for January 13, 2022 at 7:00pm.

8. **OTHER BUSINESS –**

Mrs. Ward said the Lisbon Development Committee recently had a presentation from Howard Cone from the Chesapeake Group regarding the results of the Market Study. The information is online at Worumbo.org and on the Town's website at Lisbonme.org.

Mr. Kuhl stated he met with Brett Richardson, Economic & Community Development Director, Lisa Ward and others to discuss long term Planning Board goals and would like to meet with the Town Council to discuss helping them with the direction that the Town is going regarding Rural Open Space, the Village Section of Town and the housing growth. Mr. Kuhl said he thinks the Planning Board and Mr. Stambach should start working on issues with abandoned buildings in Town.

9. CODE ENFORCEMENT OFFICER – Mr. Stambach had nothing to report

10. ADJOURNMENT

VOTE: (2021-77) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:20 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: January 13, 2022