



PLANNING BOARD MINUTES APRIL 14, 2022

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Vacant
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, and Chris Huston. Associate Member Dan Leeman was present as well. Patrick Maloy was absent. Also present was Mark Stambach, Code Enforcement Officer, Ryan McGee, Police Chief/Interim Town Manager; Kayla Tierney, Finance Director and Don Fellows, Council Liaison. There were four audience members.

3. REVIEW OF MEETING RULES:

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

Item added with no objections from the Planning Board

Capital Improvement Plan Review

Chief McGee and Mrs. Tierney presented the CIP to the Planning Board Members.

VOTE (2022-21) Mr. Lunt, seconded by Mr. Huston moved to approve the CIP Plan as submitted.
Vote: 4-0 Carried

Mr. Kuhl stated there was an error made in recent Appointments to the Planning Board Associate Members. The Town Council will do the re-appointments at their April 19th Meeting, appointing Pat Maloy as a Regular Member and Nicholas Craig as an Associate Member.

4. WRITTEN COMMUNICATIONS: Minutes of March 24, 2022

The meeting minutes of March 24, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2022-22) Mr. Carr, seconded by Mr. Lunt moved to approve the Minutes of March 24, 2022.
Vote: 4-0 Carried.

5. PUBLIC HEARING – Case #22-05 Site Plan Review – Sippy Cup Consignment

The Chairman opened the Public Hearing. Hearing no comments, The Chairman closed the Public Hearing.

6. UNFINISHED BUSINESS – Case #22-02 Conditional Use Application

Cannabis Angels
Lorelei Hilliker
5 Canal Street
Lisbon Falls, Me 04252
Map U-05 Lot 14

Mt. Stambach went through the Land Ordinance and Conditional Use Review Standards Checklist.

VOTE (2022-23) Mr. Lunt, seconded by Mr. Carr moved to approve the Application as complete.
Vote: 4-0 Carried

Case #22-05 – Conditional Use Application

Sippy Cup Consignment

Laura Ingerson

84 Main Street

Lisbon Falls, Me 04252

Map U04 Lot 062

Mr. Stambach went through the Table of Land Uses Checklist and Commercial Use Checklist.

VOTE (2022-24) Mr. Lunt, seconded by Mr. Carr moved to approve the application as complete contingent on merging of the two lots (U04-062 and U04-62A) and consultation with Public Works in terms of access.

Vote: 4-0 Carried

7. NEW BUSINESS – NONE**8. OTHER BUSINESS – Planning Board/Town Council Workshop Discussion – ROSII District**

Mr. Kuhl stated the Town Council requested the Planning Board finish up the Zoning Issue that has come up on Upland Road and to go through the Comprehensive Plan for any further ROSII issues that need to be addressed. The Council said the Planning Board has the resources available to hire a Planner to help for specific uses and targeted projects. Mr. Kuhl said he would put together some paperwork and plan for the next meeting.

9. CODE ENFORCEMENT OFFICER – Mr. Stambach stated he thinks the Home Occupancy Ordinance and the Land Use Chart should be changed since they currently do not match. He suggested changing from a Permitted Use or Conditional Use for the Limited Residential and Resource Protection zones. Mr. Stambach said he would look through the Ordinances for any other changes that should be brought to the Planning Board and Town Council.

Mr. Stambach also stated there was a Constitutional Amendment passed last year regarding the Right to Food. He said it directly impacts the Ordinance for Non-domesticated animals. He has received many calls regarding residents wanting Chickens. He stated having Chickens is allowed in all zones, but the lot has to be 40,000 square feet. Mr. Lunt asked if the State Law preempts that requirement. Mr. Stambach stated he wasn't sure yet and the Town can only enforce our Ordinance. If a resident wants to push it further, the resident would contact the State for further information.

10. ADJOURNMENT

VOTE: (2022-25) Mr. Carr, seconded by Mr. Lunt moved to adjourn at 8:00 pm. **Vote: 4-0 Carried**

Respectfully Submitted: _____

Lisa B. Smith, Deputy Town Clerk

Date Approved: May 12, 2022