



## PLANNING BOARD MINUTES MAY 26, 2022

Christopher Huston- Regular 2022  
Curtis Lunt- Regular 2022  
Patrick Maloy - Member 2024  
William Kuhl - Regular 2023  
Nicholas Craig - Associate 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 and Chris Huston. Associate Members Dan Leeman and Nicholas Craig were present as well. Patrick Maloy was absent. Also present was Mark Stambach, Code Enforcement Officer; Randy Cyr, Public Works Director and Don Fellows, Town Council Liaison. There were three audience members. The Chairman extended voting privileges to Nicholas 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 May 12, 2022

The meeting minutes of May 12, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2022-31)** Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of May 12, 2022.

**Vote: 4-0 Carried.**

5. **PUBLIC HEARINGS - NONE**

6. **UNFINISHED BUSINESS - NONE**

7. **NEW BUSINESS – Case #22-06** Conditional Use Application

Home Day Care  
Kelli Daigle  
7 Ridlon Road  
Lisbon, Me 04250  
Map R8 Lot 9C

The applicant stated she has been working with Mr. Stambach to get ready to open and would like to do that as soon as possible. She will be putting together an expanded Septic Design that is required.

**VOTE (2022-32)** Mr. Lunt, seconded by Mr. Carr moved to accept the Application as complete and set a Public Hearing for June 9, 2022 at 7:00pm. **Vote: 5-0 Carried**

**Case #22-07** Conditional Use Application

Sullivan Rear Lot  
20 Therese Lane  
Lisbon Falls, Me 04252  
Map R05 Lot 001C

Mr. Sullivan stated he'd like to build a house in the middle of a 20-acre lot, 150 to 200 feet from any boundaries and about 1,000 feet back from the main road (Rt. 9).

Mr. Huston asked if there is a turnaround for emergency vehicles. Mr. Sullivan stated there is a circle there now where the existing house is and can put a turnaround further down if that's required.

**VOTE (2022-33)** Mr. Lunt, seconded by Mr. Carr moved to accept the application as complete with the condition that a turnaround for Emergency Vehicles be required and set a Public Hearing for June 9, 2022 at 7pm.

**Vote: 5-0 Carried**

**Case #22-08** Subdivision Review Application  
Crafts Subdivision

Ridge Road  
Map R-5 001-C-2

Mr. Crafts stated he is asking to add an additional two lots off Route 9 on his 33 acres. He said there is enough road frontage and right of way for the remaining 9 acres.

**VOTE (2022-34)** Mr. Lunt, seconded by Mr. Huston moved to accept the application as complete and schedule a Public Hearing for June 9, 2022 at 7pm. **Vote: 5-0 Carried**

**Case #22-09** Site Plan Review  
Town of Lisbon – Public Works Salt Shed  
14 Capital Avenue  
Lisbon Falls, Me 04252  
Map U10 Lot 004

Mr. Cyr stated the Town Council approved Public Works to build a 60 ft. x 90 ft. salt shed which will be going in the existing footprint of the foundation that is already there.

**VOTE (2022-35)** Mr. Huston, seconded by Mr. Lunt moved to approve the application as complete and schedule a Public Hearing for June 9, 2022 at 7pm. **Vote: 5-0 Carried**

**Case #22-10** Site Plan Review Application  
Fill & Tree Planting for Privacy  
Celine Goddard  
167 Ridge Road  
Lisbon Falls, Me 04252  
Map R05 Lot 009 L

Mr. Stambach stated the applicant is requesting a fill permit for more than 500 cubic yards. Mrs. Goddard said she would like to create a 12 ft. roadway to back and fill to create an elevation to be able to plant trees and create a border on her property to limit visibility and noise from her neighbor's property which has a backyard parking lot with a lot of equipment. Mr. Stambach stated Public Works will be reviewing the project to see how it will affect the abutting property.

**VOTE (2022-36)** Mr. Lunt, seconded by Mr. Carr moved to accept the application as complete with a provision that either silk fencing or an erosion control sock be added and Schedule a Public Hearing for June 9, 2022 at 7pm.

**Vote: 5-0 Carried**

## **8. OTHER BUSINESS – NONE**

- 9. CODE ENFORCEMENT OFFICER** – Mr. Stambach stated there have been complaints about outside storage at the Lisbon Redemption Center with a large amount behind the building and behind the house. He said he cannot issue a notice of violation because he could not find in the Ordinance where it references trash. Mr. Stambach said there is a section in State Law that talks specifically about trash and that it is a crime enforced by the Police Department. Mr. Stambach requested the Board come up with some wording to include this issue in the Ordinances and to look at putting a question about storage of merchandise on future Site Plan Reviews. Councilor Fellows suggested contacting AVCOG for some insight.

## **10. ADJOURNMENT**

**VOTE: (2022-37)** Mr. Carr, seconded by Mr. Lunt moved to adjourn at 7:40 pm. **Vote: 5-0 Carried**

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

Lisa B. Smith, Deputy Town Clerk  
Date Approved: June 9, 2022