



# PLANNING BOARD MINUTES AUGUST 25, 2022

William Kuhl, Chair- Regular 2023  
Curtis Lunt, Vice Chair- Regular 2025  
Christopher Huston- Regular 2025  
Patrick Maloy - Regular 2024  
Shaun Carr - Regular 2024  
Dan Leeman - Associate 2025  
Nicholas Craig - Associate 2024

- 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, Patrick Maloy and Chris Huston. Associate Members Dan Leeman and Nicholas Craig were present as well. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison and 4 audience members. The Vice-Chairman extended voting privileges to Mr. 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 August 11, 2022

The meeting minutes of August 11, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2022-66)** Mr. Carr, seconded by Mr. Maloy moved to approve the Minutes of August 11, 2022.

**Vote: 4-0 Carried.**

### 5. PUBLIC HEARINGS – Amendment to Ground Mounted Solar Energy System Ordinance

Martha Poliquin of Burrough Road asked if this change pertains to smaller Solar Farms. Mr. Lunt said no, it only pertains to a project of 20,000 Square Feet or more.

### 6. UNFINISHED BUSINESS - Amendment to Ground Mounted Solar Energy System Ordinance

**VOTE: (2022-67)** Mr. Maloy, seconded by Mr. Carr moved to approve the Amendment to Chapter 70 Zoning, Article VIII Ground Mounted Solar Energy System Ordinance, Section 70-877. – Performance Guarantee as follows:

Proposed Solar Ordinance Revision

Since the State of Maine has adopted decommissioning standards for Ground Mounted Solar Energy Systems, the following change to Sec 70-877 of our Town Solar Ordinance might make sense.

Sec 70-877 – Performance Guarantee

After the plan is approved but before a permit is issued, the applicant for a Ground Mounted Solar Energy System shall submit to the Town of Lisbon ~~a copy of the decommissioning plan for the system submitted and approved in accordance with MRS Title 35-A Sub Section 3495. Requirements of the subsection shall be met in all respects and copies of the required updates shall be submitted to the Town of Lisbon Codes Enforcement Officer in the same manner and timeframes as required by that Maine State statute. Having met the state requirements shall be sufficient to meet the Town of Lisbon requirements for this matter. a performance guarantee in the amount of 150% of the applicant's estimated decommissioning cost of the system subject to a review of such cost by the Codes Enforcement Officer for release of the guarantee at such time that it or its assignees remove the system and associated abandoned structures, and such completed removal is found to be satisfactory by the Codes Enforcement Officer.~~

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Sign Ordinance Amendment

**VOTE: (2022-68)** Mr. Carr, seconded by Mr. Maloy moved to approve the Repeal and Replacement of Chapter

70 Article VI, Division 5. – Sign Ordinance and Amendment to Chapter 91 Article I, Section 91-35 & 91-36(a). and set a Public Hearing for September 8, 2022.

**Roll Call Vote: Yeas – Lunt, Carr, Huston, Maloy, Craig. Nays - None.  
Vote 5-0 Carried.**

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#### MS4/LID (Low Impact Development) Discussion

Mr. Stambach reminded the Board that Maine DEP (Department of Environmental Protection) and the EPA (Environmental Protection Agency) are requiring an additional Ordinance be created for Low Impact Development due to the population base center to the west of town that is an overspill from the Lewiston/Auburn area. They are requiring that the Draft Ordinance be submitted to Maine DEP by September 1, 2022. DEP will then review it and return it to the Town by November 1, 2022 for it to be finalized and adopted by the Town of Lisbon by July 1, 2024. Mr. Stambach stated that Stillwater Environmental Engineering Firm created a model Ordinance and have refined it to match the Town's Ordinance and is ready to be submitted to Maine DEP with Planning Board approval. Mr. Stambach said this Ordinance would deal with applications based on distributed areas of one or more acres of land discharging the MS4, which is just a certain portion of the Town, or distributed areas of less than an acre that's part of a larger common plan.

**VOTE: (2022-69)** Mr. Carr, seconded by Mr. Craig moved to approve the Low Impact Development Model Ordinance and submit it to Maine DEP.  
**Vote 5-0 Carried.**

#### 7. NEW BUSINESS – Case #22-14 Site Plan Review

Grimmel's Mobile Home Park  
1 New Lot – Lot 9  
Larry Street  
Lisbon, Maine  
Map R8 Lot 30

Stuart Davis from Davis Land Surveying, representing Grimmel's Mobile Home Park stated that back in 1989 there were 8 lots created on Elm Street. The Applicant wants to add Lot 9 on the last available piece of land left in the Park at the end of Larry Street. He said this area has no Wetlands associated with it and has an existing turn around area, which will become the driveway for the Lot.

**VOTE: (2022-70)** Mr. Carr, seconded by Mr. Maloy moved to accept the application as complete for Case #22-14 Site Plan Review and schedule a Public Hearing for September 8, 2022.

**Vote: 5-0 Carried. (Mr. Huston abstaining)** (The Chairman extended voting privileges to Mr. Leeman.)

#### 8. OTHER BUSINESS – NONE

#### 9. CODE ENFORCEMENT OFFICER – NONE

#### 10. ADJOURNMENT

**VOTE: (2022-71)** Mr. Carr, seconded by Mr. Huston moved to adjourn at 7:20 pm. **Vote: 5-0 Carried**

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

Lisa B. Smith, Deputy Town Clerk

Date Approved: September 8, 2022