



PLANNING BOARD MINUTES SEPTEMBER 08, 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 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, Chris Huston and Patrick Maloy. 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 3 audience members.

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 25, 2022

The meeting minutes of August 25, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE: (2022-72) Mr. Lunt, seconded by Mr. Carr moved to approve the Minutes of August 25, 2022.

Vote: 4-0 Carried.

- 5. PUBLIC HEARINGS** – A. Chapter 70 Sign Ordinance – Repeal, Replacement and Amendment
B. Site Plan Review – Grimmel's Mobile Home Park

The Chairman opened and closed the Public Hearings with no comments

- 6. UNFINISHED BUSINESS** - Case #22-14 Site Plan Review (*Item taken out of order with no objection*)
Grimmel's Mobile Home Park
1 New Lot – Lot 9
Larry Street
Lisbon, Maine
Map R8 Lot 30

Mr. Stambach went through the Site Plan Review Checklists.

VOTE: (2022-73) Mr. Carr, seconded by Mr. Lunt moved to approve the Application for Case #22-14, Grimmel's Mobile Home Park.

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

Chapter 70 Sign Ordinance – Repeal, Replacement and Amendment

The Planning Board decided to table this item until a Committee is formed by members of the Planning Board, Town Council and Staff and then they can decide the best way to proceed. Mr. Kuhl and Mr. Lunt volunteered to be on that Committee.

- 7. NEW BUSINESS** – Modification to Chapter 70 Zoning Ordinance, Section 70-614 Building & Property Maintenance Standards

Mr. Stambach stated the Property Maintenance Code had some changes that needed to be made to bring it into line with State Statute. He said the changes were made by the Town Attorney. Mr. Stambach is waiting for verification from the Attorney on whether the reference to the trash issues on properties should be added.

Mr. Lunt said he would like to wait until the Attorney gets back to him about that issue before the Board makes a decision on the changes.

8. OTHER BUSINESS – NONE

- 9. CODE ENFORCEMENT OFFICER** – Mr. Stambach stated there is a piece of property that abuts Beaver Park and the Winter Park Subdivision on Beech Street. Kathy Malloy, the Town Assessor indicated in a letter to Mr. Stambach that when the Zoning Maps were re-drawn for re-districting, a portion of that property was mistakenly considered Town property and considered part of Resource Protection. As it turns out, that portion of the property is owned by Ralph Sawyer. Mr. Stambach is working on changing this error so it can be properly zoned so building permits can be issued. He said even though a mistake was made, the Planning Board needs to go through the proper procedures to make a change to the Zoning Map, which means it needs to be reviewed and approved by the Planning Board and then go to Town Council for final approval. The Planning Board agreed to move forward with making this change to make things right with Mr. Sawyer.

10. ADJOURNMENT

VOTE: (2022-74) Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:40 pm. **Vote: 5-0 Carried**

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: September 22, 2022