



PLANNING BOARD MINUTES SEPTEMBER 22, 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 and Shaun Carr. Associate Member Nicholas Craig was present as well. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison; and 3 audience members. Chris Huston, Patrick Maloy and Dan Leeman were absent. The 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 September 8, 2022

VOTE: (2022-75) Mr. Carr, seconded by Mr. Kuhl moved to table the Minutes of September 8, 2022 to review them for the next meeting.

Vote: 4-0 Carried.

5. PUBLIC HEARINGS – NONE

6. UNFINISHED BUSINESS - Findings of Fact – Case #22-14 Site Plan Review – Grimmel’s Mobile Home Park

In the Matter of:

**Case 22-14: Grimmel’s Mobile Home Park
Tier 2 Site Plan review**

**Create a single lot
End of Larry Drive
A portion of 70 Pinewoods Rd. Lisbon, ME 04250
Map R08- Lot 030**

Findings of Fact

The applicant proposed the creation of a lot as part of the mobile home park at the end of Larry Drive. The Planning Board first considered the application on August 25, 2022. On August 25, 2022 the Board accepted the application as complete. On September 8, 2022 the Board conducted a public hearing. On September 8, 2022 the Board approved the project.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 62 Site Plan Division 3. Tier 2 Developments.

Performance Standards.

1. Application for Site Plan Review

- Completed the Local Ordinances Checklist
- Completed the Tier 1 and Tier 2 Review Standards Checklist

Therefore, the Planning Board hereby approves the application for the creation of a single lot as submitted.

7. NEW BUSINESS – Pre-Application – SpringWorks – 347 Lisbon Street, Lisbon, Maine

Joe Marden, the Design Engineer for the Project stated they have submitted the Site Law permit and a Natural Resource Protection Permit to DEP (Department of Environmental Protection). Mr. Marden stated they are proposing the construction of new greenhouses/processing structures on the property, along with the associated access drives, utility extensions and parking areas which would total about 757,950 square feet (17.40 acres) of impervious area and have designed a number of treatment systems for the storm water runoff, and a few wet ponds. Mr. Marden said for the utilities for domestic use of the property, they plan on extending a 2-inch line from the roadway to serve the buildings and will drill multiple wells for water usage for the Greenhouses. He said the Domestic usage of the sewerage would go to a forced main system that would be pumped out to the road and if feasible, will put a septic system on site for the gray water coming out of the greenhouses. He said natural gas and electric will be extended down to serve the buildings.

Mr. Carr asked how close the buildout would be to the Railroad line since there are residents right behind the tree line and what kind of noise this would create. Mr. Marden stated it would be about 300 feet from the building to the property line and the only noise would be the circulating fans inside the Greenhouses. Mr. Carr stated his concerns with the lighting that this produces and if it could be seen by residents close by.

Mr. Fellows reminded the Planning Board that the paving that was required in the first phase was not completed. The entrances and exits should go with the Rt. 196 design standards.

The Planning Board set a Site Visit for Thursday October 13th at 6pm at Springworks Farm, 347 Lisbon Street, Lisbon, Maine.

8. OTHER BUSINESS – Change of Zone: Map Lot R08-020 – Re-zone to Limited Residential from Resource Protected

Mr. Stambach stated that when the zoning maps were changed the portion of the property, parcel Map Lot R08-020, accidentally got mingled in with Beaver Park which changed the zone from limited residential to resource protection. He said the Planning Board now needs to follow the process of initiating an amendment to change it back to limited residential with a majority vote and send it to Council for a final acceptance.

VOTE: (2022-76) Mr. Lunt, seconded by Mr. Carr moved to approve the Amendment to change the zoning district for parcel Map R08 Lot 020 from Resource Protection to Limited Residential and set a Public Hearing for October 13, 2022.

Vote: 4-0 Carried.

9. CODE ENFORCEMENT OFFICER – NONE**10. ADJOURNMENT**

VOTE: (2022-77) Mr. Carr, seconded by Mr. Craig moved to adjourn at 7:43 pm. **Vote: 4-0 Carried**

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