



PLANNING BOARD MINUTES FEBRUARY 9, 2023

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, Chris Huston and Patrick Maloy. Associate Member Nicholas Craig was present as well. Mr. Kuhl and Mr. Leeman were excused. The Vice Chairman extended voting privileges to Mr. Craig. Also present were Mark Stambach, Code Enforcement Officer; Councilor Fellows, Council Liaison and 3 audience members.

3. REVIEW OF MEETING RULES:

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

4. WRITTEN COMMUNICATIONS – Minutes of January 26th & February 7th, 2023

The meeting minutes were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE: (2023-12) Mr. Huston, seconded by Mr. Carr, moved to approve the Minutes of January 26th and February 7, 2023.

Vote: 5-0 Carried.

5. PUBLIC HEARINGS –

- A. **Case #22-21** Site Plan Review Application & Conditional Use Application for Jason Smith
Medical/Adult Use Marijuana Cultivation Facility
- B. **Case #23-01** Conditional Use Application for Jason Smith – Lisbon Cannabis Confections

The Vice Chairman opened and closed the Public Hearings with no comments

6. UNFINISHED BUSINESS – Case #22-21 – Site Plan Review Application & Conditional Use Application

Jason Smith
Medical/Adult Use Marijuana Cultivation Facility
743 Lisbon Street
Lisbon Falls, Me
Map U1 Lot 002

Mr. Stambach questioned the Right of Way. Mr. Smith stated he has an easement over the Railroad Tracks, which will be removed. Mr. Stambach stated Mr. Smith has submitted the waivers for species of plants, landscaping, fencing, signage, parking, consideration for a walking trail, etc. Mr. Stambach reminded the Planning Board that this was for Conditional Use and Site Plan Review. He said it was Conditional Use because of the type of business and Site Plan Review because of the 14,000 square feet of buildings. He explained anything over 5,000 square feet moves it to Tier II Development, which requires a Site Plan Review.

Mr. Lunt suggested that since Mr. Smith is only planning on building two buildings at the moment, that this be divided into two phases. Mr. Smith agreed. Mr. Stambach suggested to proceed with the approval of the Conditional Use Application, which would allow Mr. Smith to get a building permit for the two buildings he wants to put up now and tabling the Site Plan Review until Mr. Smith is ready to proceed further with the Master Plan.

Mr. Stambach reviewed the Conditional Use Checklist.

VOTE: (2023-13) Mr. Maloy, seconded by Mr. Craig moved to approve the application for Conditional Use for Phase I of Case 22-21, Medical/Adult Use Marijuana Cultivation Facility with the condition that Phase I of the project

meet the Rt. 196 Design Standards and with requirements for the applicant to come back for Phase II approval for Site Plan Review.

Vote: 4-0-1 Carried (Abstain -Mr. Huston)

Case #23-01 – Conditional Use Application
Lisbon Cannabis Confections
Jason Smith
95 Lisbon Street
Lisbon, Maine 04250
Map U22 Lot 012

Mr. Smith stated they will be cleaning up the building and using it just for making pre-packaged edibles.

Mr. Stambach went through the Conditional Use Permit Standards and Local Ordinance Checklists.

VOTE: (2023-14) Mr. Maloy, seconded by Mr. Carr moved to approve the Conditional Use application for Case #23-01, Lisbon Cannabis Confections with a condition that it meet the Rt. 196 Design Standards.

Vote: 4-0-1 (Abstain -Mr. Huston)

7. NEW BUSINESS – Case #23-02 – Conditional Use Application

Mobile Home Additions – Expansion of a Nonconforming Use
David Larochelle
55 Pinewoods Road
Lisbon, Me 04250
R08 Lot 042

Mr. Stambach stated the zone that this is located in does not allow for Mobile Homes as a committed use, but there was a Mobile Home on the property and was allowed to have a Mobile Home of the same or smaller size replace it. The applicant is asking to build additions which makes it an expansion of a Nonconforming Use.

VOTE: (2023-15) Mr. Craig, seconded by Mr. Maloy moved to accept the Application as complete for Case #23-02 Mobile Home Additions-Expansion of a Nonconforming Use and schedule a Public Hearing for February 23, 2023.

Vote: 4-0 Carried. (Abstain – Mr. Huston)

Case #23-03 – Conditional Use Application
Cooper's Cub Care – Family Childcare
4 Hewey Street
Lisbon, Me 04250
Map U03 Lot 041

The Applicant, Cassidy Williams stated she would like to have a daycare in the basement of her home for up to 12 children.

VOTE: (2023-16) Mr. Huston, seconded by Mr. Carr moved to accept the application for Case #23-03, Cooper's Cub Care as complete and set a Public Hearing for February 23, 2023.

Vote: 5-0 Carried

8. OTHER BUSINESS – Abandoned/Vacant Properties

Mr. Huston stated the LDC held their meeting last night. He said the Company that would monitor these properties would need at least 50 foreclosures (they do not work with Abandoned properties) to be able work with Lisbon. Lisbon only has 11. Mr. Huston said the LDC would continue to work on gathering more information around this subject.

9. CODE ENFORCEMENT OFFICER –

Mr. Stambach stated he has talked with Kate Burch from North Star Planning. She is putting together a couple options for the Planning Board to look over regarding ROSI and ROSII.

10. ADJOURNMENT

VOTE: (2023-17) Mr. Carr, seconded by Mr. Craig moved to adjourn at 7:50 pm.

Vote: 5-0 Carried

Respectfully Submitted: _____
Lisa B. Smith, Deputy Town Clerk
Date Approved: March 9, 2023