



MINUTES PLANNING BOARD JULY 8, 2021

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2024
William Kuhl - Regular 2023
Lisa Ward - Regular 2024
Shaun Carr - Regular 2024
Dan Leeman - Associate 2022

1. **CALL TO ORDER:** The Chairman, Mr. Lunt called the meeting to order at 7:08 PM.
2. **ROLL CALL:** Regular members present were Curtis Lunt, William Kuhl, Shaun Carr, Lisa Ward and Chris Huston (arriving at 7:15pm). Alternate members Pat Maloy and Dan Leeman were present. Town Council representative Don Fellows and approximately 13 people were in attendance including the applicants/representatives on the agenda..

ELECTION OF OFFICERS: Election of Chair: Motion by Curt Lunt to nominate William Kuhl. Seconded by Lisa Ward. All in Favor. Election of Vice Chair: Motion by William Kuhl to nominate Curt Lunt. Seconded by Shaun Carr. All in Favor.

VOTE (2021-50) Vote carried 4-0.

REVIEW OF MEETING RULES:

The Chairman explained the meeting rules are located on the back of each agenda. Pat Maloy was added to voting privileges.

3. **WRITTEN COMMUNICATIONS:** Minutes of June 24, 2021

The meeting minutes of June 24, 2021 were distributed to all the members. The Chairman asked if there were corrections or additions.

Mr. Maloy seconded by Mr. Carr, moved to approve the Minutes of June 24, 2021.

VOTE (2021-51) Vote 5-0 Carried.

4. **PUBLIC HEARING –**

Case #21-09 – Conditional Use application – Home Daycare business

Moody Road Childcare

Holly Miller/Nicole Gamache

140 Moody Road

Lisbon, ME 04250

Tax Map R8 Lot 61A

- No public attended this hearing – No comments
- Code Enforcement Officer, Dennis Douglass stated that this was a simple Home Daycare application and all requirements have been met.

Case #21-10 – Conditional Use application – Rear Lot (2 lots)

Lisa Bosse

Stable Lane

Lisbon Falls, ME 04252

Tax Map U28 Lots 33-38

- Lisa Bosse gave a description of the proposed creation of two rear lots off Stable Lane with the remaining land being deeded to an abutter.
- Abutter Dwight Pensiero spoke about water drainage concerns, road improvements and lack of road maintenance. Concerned the new lots will create a drainage problem.
- Abutter Gordon Curtis spoke about drainage concerns and problems they have had with the lots that were created along the roadway.
- Lisa Bosse spoke about the towns culverts draining onto her property.
- Abutter Gordon Curtis spoke about blocked drainage problems and culverts backing up. Road construction standards were discussed.
- Code Enforcement Officer Dennis Douglass explained that he would look into the road construction standards to determine what will be required once permits are issued for buildings on these lots. He will also notify the Public Works Director of the issues with drainage in this area.

Case #21-11 – Subdivision Review application – 9 Lot Subdivision

Johnson Woods Estates Phase II

David A. Johnson

Hatch Road & Ferry Road

- Stuart Davis of Davis Land Surveying, LLC presented the proposed subdivision.
- Abutter Charles Anthony at 1 Hatch Road spoke about the unsatisfactory road conditions, and was worried about the wetlands on the property proposed for development and wanted to know who is responsible for taking care of the roadway issues and was worried this development will create more traffic contributing to worse road conditions.
- Stuart Davis spoke about the traffic trip calculations and the wetland delineations shown on the proposed development plan. Owners of lots that have stream crossings will be required to get a Permit by Rule through DEP before development.
- Stuart Davis presented information shown on the proposed subdivision plan:
 - Hatch Road is a public road. Ferry Road is a public road.
 - Each lot meets or exceeds the minimum 60,000sf lot size and 200' road frontage requirements for the Rural Residential Zone

- Wetlands have been delineated on site and are shown on the plans
- Stream Crossing PBR through DEP will be required by future owners
- All lots have been tested for suitable soils
- Building envelope meeting the required setbacks for each lot is shown on the plan
- Abutter Charles Anthony asked if a road could be constructed for lots 6,7 & 8 so they don't cross the stream
- Stuart Davis explained the PBR process through DEP and that it would be up to the owners of each lot to determine their access
- Planning Board member, Chris Huston asked where the access or Right of Way to lot #9 was. Stuart Davis explained it was owned and not a R.O.W
- Abutter, Dave Story was worried there isn't sufficient ground water to support the individual wells and that the road is in terrible condition now and worried the added traffic will make the road even worse.
- Stuart Davis explained that the application submission includes data on the available water supply from a local well company.
- Code Enforcement Officer, Dennis Douglass mentioned he would let the Public Works Director know of the concerns with the condition of the road.

5. UNFINISHED BUSINESS-

Case #21-09 – Conditional Use application – Home Daycare business – Moody Road Childcare

Mr. Lunt, seconded by Mrs. Ward, motioned to approve as submitted.

VOTE (2021-52) Vote 5-0 Carried.

Case #21-10 – Conditional Use application – Rear Lot (2 lots) – Lisa Bosse, Stable Lane

Mr. Maloy, seconded by Mr. Carr, motioned to approve as submitted.

VOTE (2021-53) Vote 5-0 Carried.

Case #21-11 – Subdivision Review application – 9 Lot Subdivision – Johnson Wood Estates Phase II

Mr. Carr, seconded by Mrs. Ward, motioned to approve as submitted.

VOTE (2021-54) Vote 5-0 Carried.

6. NEW BUSINESS- None

7. OTHER BUSINESS –Planning Board Goals update:

- Goals for calendar year 2021 were reviewed to ensure the Planning Board is on track with the projects listed. The Marijuana ordinance work has been completed and is currently with the Town Council. The Solar Farm ordinance has been completed and is currently with the Town Council.

** These minutes are not verbatim. A recording of the meeting is on file.*

- Comments from the Town Attorney for the Marijuana Ordinances have been sent out and are waiting for review.
- Don Fellows, Planning Board liaison for the council, spoke about comments from the Attorney on the Solar Farm Ordinance. The planning board has not received those comments yet.
- Dennis Douglass, Code Enforcement Officer, said he will print copies of the Comprehensive Plan Goals for review at the next meeting.

8. CODE ENFORCEMENT OFFICER - None

9. ADJOURN–

Mr. Kuhl, seconded by Mrs. Ward moved to adjourn at 7:55 p.m.

VOTE: (2021-55) Vote 5-0 Carried.

Respectfully Submitted:
Dennis J. Douglass, CEO
Date Approved: July 22, 2021