



MINUTES PLANNING BOARD JANUARY 26, 2017

Dan Nezol - Regular 2017
Karin Paradis - Regular 2018
James Lemieux - Associate 2018
Scott T. Hall - Regular 2018
Dan Leeman - Associate 2019
Curtis Lunt - Regular 2019
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were: Karin Paradis, Dan Nezol, Curt Lunt, Donald Fellows, and Scott Hall. Associate members present were James Lemieux & Dan Leeman. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town-Planner, and approximately 5 citizens in the audience.

The Chair Mr. Fellows asked the board's permission to add an item in the Town Planner's section to discuss Budget Items. All agreed.

3. **CHAIR'S REVIEW OF MEETING RULES:**

The Chair informed the audience that the review of the meeting rules is on the back of each agenda available in the document holder by the door. He said the public hearing portion will be to hear comments only and to please keep comments limited to two minutes.

4. **WRITTEN COMMUNICATIONS:**

Minutes of January 12, 2017

The Minutes of January 12, 2017 were distributed to all the members. The Chair asked if there were corrections or additions. Mr. Fellows stated there was a correction to be made under OTHER BUSINESS regarding the MMA Special Event Section which should read two (2) to three (3) Planning Board members. Seeing no other corrections, the Chair declared the minutes of January 12, 2017 approved as corrected.

5. **PUBLIC HEARING:**

Case #17-2 Subdivision Review Application - John D.Crafts

The Chair opened the Public Hearing at 7:06 PM. Mrs. Janice Blick of 109 Main Street in Lisbon Falls said she disputed the survey provided by John Craft. She stated she has been living there for 38 years and that the property lines on that land survey were incorrect. Mrs. Blick said she would be getting her own survey done to ensure what she believes is actually hers is hers. The Public Hearing closed at 7:09 PM.

Case 17-1-Subdivision Review Application-Kelly Park Residential Development

The Chair opened the Public Hearing at 7:10 PM. The Chair asked if anyone wished to speak. Seeing none, the Chair closed the Public Hearing at 7:11 PM.

6. **UNFINISHED BUSINESS:**

Case #17-2-Subdivision Review Application-John D. Crafts

Mr. Douglass read the checklist. These two lots plus a house lot have been surveyed and the surveyor stands behind his work. The rear lots meet our criteria. Mr. Fellows stated we are looking

for the deed. Mrs. Bunker our Town Planner stated the Planning Board has no authority to resolve the survey matter. This must be resolved by the owner. Mr. Lunt asked if Mrs. Blick where to prevail would the lot meet dimension requirements. Mr. Douglas said no, it would lack the required frontage. Mr. Leeman asked Beth Bell if there was a time issue, she responded that time was of the essence. Mr. Fellows asked since we are waiting for Mrs. Blick's survey to be completed would the next Planning Board Meeting scheduled for February 9th suffice. Mrs. Blick assured us her survey would be completed by then. Mr. Fellows suggested that we accept the preliminary plan.

VOTE (2017-05) Mr. Lunt, seconded by Mrs. Paradis moved to accept the Preliminary Subdivision Application for Case #17-2 Subdivision Review Application - John D. Crafts as presented. **Vote: 5-0 carried.**

Case #17-1-Subdivision Review Application-Kelly Park Residential Dev.

Curtis Neufield, from Premier Development was asked by Mr. Leeman about the traffic count and the updated abutters list. Mr. Neufield stated the traffic count has been confirmed and the abutters list has been updated. Mr. Neufield pointed out the original plan showed the lighting details and where each streetlight would go. Mr. Douglass amended the multi-family checklist by adding the 33 single-family homes. Mrs. Bunker stated that ATRC had confirmed the traffic numbers. She asked about the storm water coverage. Mr. Douglass said he met with the appropriate department heads. Lisbon is a MS 4 regulated community with water management laws, which we are compelled to follow. There are also regulations on the Maine Department of Environmental Protection (MDEP) side that must be followed.

Mr. Neufield asked the Planning Board to waive access off Moody Rd. Mr. Lunt asked if there were privacy issues. Mr. Neufield responded that they were looking at keeping a single-family atmosphere for this section. Don Fellows read the ordinance covering this topic found in Chapter 66, Section 183, which covers 15 or more lots. Scott Hall questioned the Fire Department's approval. Mr. Douglass explained their opinion.

Scott Kelley stated that the Water Department needs to have an emergency exit. Mr. Fellows asked if this would be considered an extraordinary circumstance. Mr. Lunt said no, the applicant needs to show Premiere Drive fully built to Moody Road for second access. Mr. Neufield agreed to add it to the plans. Mr. Fellows recommended the Planning Board approve the Preliminary Plan.

Mr. Neufield said he hoped to have the MDEP approval before the next Planning Board meeting. Scott Kelley reported he already has a builder ready to start in two weeks.

VOTE (2017-06) Mr. Lunt, seconded by Mrs. Paradis moved that the Preliminary Application for Case #17-1 Subdivision Review Application for Kelly Park Residential Development be approved with the caveat that the final plan will need to have the secondary access paved in accordance with the acceptance standards as are all of the other roads. **Vote: 5-0 carried.**

7. NEW BUSINESS-None

8. OTHER BUSINESS-NONE

9. TOWN PLANNER – OFFICIAL BUSINESS

Mrs. Bunker entertained a preliminary discussion on the Comprehensive Plan. The discussion included having the policies, strategies, and inventory updated by the end of March. It was proposed

the Planning Board hold a large Public Hearing to review the Comprehensive Plan. They also discussed asking the Council for funds to cover the expenses.

Mr. Douglass suggested the Planning Board continue this discussion in their workshop.

10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: - None

11. ADJOURN TO WORKSHOP:

VOTE (2017-07) Mrs. Paradis, seconded by Mr. Lunt moved to adjourn to a Workshop at 8:30 PM. **Vote: 5-0 carried.**

Sandra Pomerleau, Assistant Town Clerk
Date Approved: _____