



**MINUTES
PLANNING BOARD
FEBRUARY 8, 2017 RESCHEDULED TO
FEBRUARY 16, 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; Tracey Steuber, Economic Development Director; Councilor Ward; Fern Larochelle, Lisbon Development Committee; Beth Bell, representing John Crafts; Curt Neufeld, representing Kelly Park; totaling four citizens in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:**

The Chair explained the meeting rules are located on the back of each agenda available in the document holder by the door. He said the public will be allowed to speak during all public hearing segments, but to limit comments to two minutes.
- 4. WRITTEN COMMUNICATIONS:**

Minutes of January 26, 2017

Minutes of January 26, 2017, were distributed to all members. The Chair asked if there were corrections or additions. Seeing no objections, the chair declared the minutes of January 26, 2017 approved.
- 5. PUBLIC HEARING: None**
- 6. UNFINISHED BUSINESS:**

**Case #17-2 Subdivision Review Application - John D. Crafts
(Final)**

Mr. Douglass explained that there was a question on the survey previously. However, the abutter indicated to him that there would be no challenge now. Mr. Douglass said these plans are available to sign off on now and that the Findings of Fact will be ready for signatures at the next meeting.

VOTE (2017-08) Mr. Lunt, seconded by Mrs. Paradis moved to approve the final Subdivision Application for John D. Crafts at 117 Main Street in Lisbon Falls. **Vote: 5-0 carried.**

**Case 17-1-Subdivision Review Application-Kelly Park Residential Development
(Final)**

Mr. Fellows reviewed the previous motion that included the caveat that the final plan will show the secondary access paved in accordance with the acceptance standards, as are all of the other roads. He pointed out that Section 46-62(b)(1)(e) requires streets to be 30-feet wide before accepting it as a town street or way and asked why the streets were changed from 36 feet to 24-feet wide.

Curtis Neufeld, from Premier Development said they changed the street widths the 24-foot wide standard when they changed the plans from commercial to residential development. Mr. Douglass pointed out that a collector street in Section 66-186 should be a minimum of 24 feet wide.

Mr. Fellows said I thought we understood you knew that these streets would need to be 30 feet wide which is why the motion said acceptance standards as are all other roads.

Mr. Neufeld said 24-foot wide streets were more common in Maine. He said he was looking to be approved under the subdivision standards. He would ask the Town Council why the conflicting 30-foot width is needed for acceptance when all subdivision streets would be less than that.

Mr. Lunt said sidewalks are a safety issue and pointed out the risks for those who might walk these streets. He said these streets should either have a sidewalk or be wider to accommodate walkers.

Amanda Bunker cautioned Mr. Neufeld that the 24-foot wide streets, if the subdivision were approved, means these streets would have no guarantee of acceptance. Mr. Douglass pointed out this applies to the two interior streets within the subdivision.

Mr. Neufeld said this would be an easy change and that he would have the plans adjusted to accommodate all 30-foot wide streets. Mr. Lunt agreed that it would be better to just build them 30-foot wide and skip sidewalks if you had to make a choice. These tenants and homeowners will be expecting these streets to be public streets.

VOTE (2017-09) Mr. Lunt, seconded by Mrs. Paradis moved to approve the Kelly Park Subdivision Application for Kelly Park Residential Development subject to all streets being a minimum of 30-foot wide. **Vote: 5-0 carried.**

Mr. Douglass said he would prepare the rest of the documents for the Planning Board to sign off on at the next meeting.

7. NEW BUSINESS-None

8. OTHER BUSINESS - None

9. TOWN PLANNER – OFFICIAL BUSINESS

Mrs. Bunker said she was prepared to cover the Comprehensive plan inventory in the workshop ahead.

10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:

Mr. Douglass reported the Knight Celotex location had been sold. The previous company purchased it at auction and will clean it up and put it back on the market.

Mr. Douglass asked the Planning Board members how much money he should budget for the Comp Plan Update and Access Management plan. Mr. Fellows suggested \$5,000. He requested tablets be purchased for these projects like other towns, which could be shared with other boards and committees, to reduce the amount of paper needed to complete this update.

Ms. Bunker pointed out these tablets would just need internet access because materials are online off our website.

Mr. Douglass submitted his annual report to the Planning Board highlighting the 15 new residential home permits, 98 building permits totaling 4.5 million in new construction, 97 plumbing permits, 94

Electrical permits, and 60 miscellaneous permits. The Planning Board reviewed seven cases this year, created a yard sale ordinance, firing range ordinance, and draft medical marijuana ordinance, along with amending two zoning sections in the ordinance, and issuing two conditional use permits.

Mr. Fellows suggested the next regular meeting for February 23rd be rescheduled to March 2nd.

VOTE (2017-10) Mrs. Paradis, seconded by Curtis Lunt moved to not meet on February 23, 2017.
Vote: 5-0 carried.

11. ADJOURN TO WORKSHOP:

VOTE (2017-11) Mrs. Paradis, seconded by Curtis Lunt moved to adjourn to a workshop to discuss the Comprehensive Plan Inventory at 7:45 p.m. **Vote: 5-0 carried.**

Twila Lycette, Lisbon Town Clerk
Date Approved March 9, 2017