



MINUTES PLANNING BOARD AUGUST 24, 2017

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

1. **CALL TO ORDER:** The Vice-Chair, Mrs. Paradis called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Associate member, James Lemieux was present as well. The Chair, Don Fellows was excused. Also present was Code Enforcement Officer, Dennis Douglass, and three citizens in the audience.
3. **CHAIR'S REVIEW OF MEETING RULES:**
The Vice-Chair explained the meeting rules are located on the back of each agenda, available in the document holder by the door. Mrs. Paradis granted voting privileges to Mr. Lemieux due to Mr. Fellows not being present.

4. **WRITTEN COMMUNICATIONS:**

Minutes of August 10, 2017

The meeting minutes of August 10th were distributed to all members. The Vice-Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

5. **PUBLIC HEARING:**

-Case #17-11 Conditional Use Application – Catherine Cote D/B/A Essential Learning Solutions

The Vice-Chair called this public hearing to order at **7:01 PM.**

Catherine Cote approached the stand and stated that she recently bought this building in order to open a child care facility that caters to children with special needs. She continued with saying this facility will have a maximum of twelve children at once; ages five and under. The Vice-Chair then opened the floor to the public for any questions or comments; there were none.

The Vice-Chair closed this Public Hearing at **7:03 PM.**

6. **NEW BUSINESS:**

-Case #17-11 Applicant: Catherine Cote

Property Location: 52 Lisbon Street, Lisbon, ME 04250

Tax Map/Lot: Map U23 Lot 14A

Intended Use: Conditional Use Application for Child Care Facility

Mr. Douglass reported that this building is in a commercial zone; a site visit was completed for this property. Mr. Douglass told the Board that the checklist was complete, pending a State Approval. He acknowledged that this property has plenty of parking for parents during pick up/drop off. Signage for this property has not been discussed yet but when the time comes, Ms. Cote will go to Mr. Douglass for approval.

Mr. Douglass stated there was an abutter with concerns, but could not attend tonight's meeting. The abutter's concerns were in regards to drainage. The abutter has requested to check if there is a drainage blockage due to the surrounding properties becoming flooded. Mr. Douglass also stated that there is a possible concern for mold in the basement but that is something that will be dealt with during inspections (local and state).

Mr. Lunt asked how many children will be attending at once. Ms. Cote answered there will be a maximum of twelve children. She stated that this facility's hours will be typical daycare hours. Mr. Lunt then asked if there was going to be any over-night childcare; Ms. Cote answered no.

VOTE (2017-41): Mr. Lunt made a motion, seconded by Mr. Hall, to accept this Conditional Use application with conditions that within 12 months, this property must have a natural buffer along abutting residential properties and to have functioning drainage.

VOTE: 5-0 Carried.

7. OTHER BUSINESS: Findings of Facts

Case #17-8 Domino's Pizza

Follow up by Mr. Douglass: needed signatures to finalize this application with conditions of having low-level landscaping and approved signage. Signatures to finalize this case were completed by the Planning Board.

Case #17-9 Friendly Beginnings Daycare

Follow up by Mr. Douglass: needed signatures to finalize this application. Signatures to finalize this case were completed by the Planning Board.

Mr. Douglass informed the board that an issue from an abutter had come forward with this case. He explained that he received a letter on Monday, August 10th, from an abutter that claimed they did not receive their notice of this new business due to an issue with the local Post Office. Mr. Douglass was unsure of how to handle this new concern because this case has already been approved.

Mr. Lunt explained that an issue with the Post Office has no correlation with the Planning Board. He also stated that the town also put this notice in the news paper and other outlets as well. Mrs. Paradis voiced that the board informed all abutters legally and also this business has met all requirements to open their daycare. She also had spoken with the Chair, Mr. Fellows, prior to tonight's meeting and he agreed that the board's previous decision shall not be changed.

Case #17-10 Farnum Rear Lot

Follow up by Mr. Douglass: needed signatures to finalize this application. Signatures to finalize this case were completed by the Planning Board.

8. TOWN PLANNER – OFFICIAL BUSINESS: NONE

9. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: NONE

10. ADJOURN TO WORKSHOP:

Mr. Douglass brought attention to a woman in the audience that was the abutter with concerns to Case #17-9. The Vice-Chair asked this abutter if she would like to approach the stand. Abutter, Diana Marine, stated that she did not receive the Planning Board's letter in regards to Case #17-9 until after the Public Hearing had taken place. This was due to the local Post Office not delivering mail to her residence because it was addressed to her ex-husband (currently in Thailand). Ms. Marine expressed that she was confused as to why she was not still receiving his mail as neither of them requested to have his mail delivery stop at her address.

Ms. Marine stated her concerns for this business were weather related and also in regards to her health. Ms. Marine showed the board pictures from last winter, showing how poorly the road was plowed. She then expressed that she has chronic migraines; she did have a letter from her primary care doctor. The Board agreed that unfortunately this medical condition would not factor in on their decision.

Mr. Lunt suggested to Ms. Marine that she fix the mail issue with the Post Office. He also suggested that she change the address that the town has into solely her name.

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

Mr. Leeman asked Ms. Marine how her [winter weather] concerns applied to this business. Ms. Marine replied that the snow banks get very high and people tend to pull into her driveway. She also explained that she is afraid that someone will damage her vehicles. As an example, Ms. Marine stated that a truck leaving this property almost hit her vehicle today.

The Vice-Chair acknowledged Ms. Marine's personal feelings but they do not outweigh this property owner's legal right to run a home business. Mrs. Paradis suggested that Ms. Marine discuss her plowing concerns with Public Works since they handle snow removal/plowing. In regards to damages, Mrs. Paradis told Ms. Marine to call Lisbon Police Department if there was ever an issue.

VOTE (2017-42): At 8:00 PM, Mr. Lunt made a motion to adjourn to workshop; motion was seconded by Mr. Leeman. **VOTE: 5-0 carried**

Amber Gallo, Assistant Town Clerk
Date Approved September 14, 2017