



MINUTES PLANNING BOARD JANUARY 8, 2015

Dan Nezol - Regular 2014
Karin Paradis - Regular 2015
James Lemieux - Regular 2015
Richard Long - Associate 2015
Curtis Lunt - Regular 2016
Don Fellows - Regular 2016
Vacant - Associate - 2016

- 1. CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:30 PM.
- 2. ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Curtis Lunt, and Don Fellows. Excused absence was James Lemieux. Associate members present were Richard Long. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Community Planning Studio Land Use Planner; Tracey Steuber, Economic and Community Development Director; Councilor Bickford, Councilor Pesce, and approximately 6 members in the audience.

3. CHAIR'S REVIEW OF MEETING RULES:

The Chairman reviewed the meeting rules outlined on the back of each agenda.

4. WRITTEN COMMUNICATIONS:

VOTE (2015-1) Mr. Lunt, seconded by Mr. Fellows moved to approve the minutes of December 18, 2014 as presented. **Order passed - Vote 5-0.**

5. PUBLIC HEARINGS:

The Chairman, Mrs. Paradis opened the public hearing for:

TIER 2 SITE PLAN REVIEW APPLICATION

Case #14-15 Applicant: E.J. Enterprises, LLC
Property Location: 23 Lisbon Street, Lisbon, ME 04250
Tax Map: U24 Lot 7
Intended Use: Auto garage business

Mike Gotto of Stoneybrook Consultants, Inc. is representing Eric Smith the owner of E.J. Enterprises, LLC. He said that Mr. Smith purchased a .93 acre non-conforming lot with an existing foundation on site and the intent is to build an auto garage, which would employ approximately 5 employees. A business of this type and size would see around 4-5 deliveries per day.

There were no questions or comments from the public, the Chairman closed the public hearing.

6. UNFINISHED BUSINESS

TIER 2 SITE PLAN REVIEW APPLICATION

Case #14-15 Applicant: E.J. Enterprises, LLC
Property Location: 23 Lisbon Street, Lisbon, ME 04250
Tax Map: U24 Lot 7
Intended Use: Auto garage business

VOTE (2015-2) Mr. Lunt, seconded by Mr. Long moved to approve the Tier 2 Site Plan Review for case #14-15, 2014 as presented.

Mr. Fellows said they had a site visit and it went well. He said it looked just as described in the plan and overall like a pretty good project. The driveway opening makes the Access Management better but they do have a waiver request which is acceptable.

Dennis Douglass, Code Enforcement Officer said that he received the letters from the Water and Sewer Department.

Mr. Lunt said that some places get a bond or require an occupancy permit in order to make sure all the work is completed as proposed in the plan.

Mr. Douglass said that he would recommend doing it with the occupancy permit.

Mrs. Paradis asked how long a temporary occupancy permit is good for.

Mr. Douglass said depending on the time of year they are good for approximately 90-120 days.

Mr. Fellows asked making parking lot striping a requirement in the plan.

Mr. Lunt asked if it will be a garage repair shop or if there would be an additional use.

Mr. Gotto said that it will be used as an auto repair and used auto sales. He said he wouldn't expect to see more than approximately 4-5 cars for sale in the lot.

Mr. Long asked about lighting in the lot.

Mr. Gotto said that there would only be lights on the building.

VOTE (2015-3) Mr. Fellows, seconded by Mr. Lunt moved to amend the motion to require all paved parking areas be striped according to plan submitted. **Order passed - Vote 5-0.**

Order passed - Vote 5-0.

7. NEW BUSINESS: None.

8. OTHER BUSINESS:

REVIEW LEGAL CHANGES TO CH. 70 LOT COVERAGE ORDINANCE

Mr. Fellows said it doesn't look like anything major needed to be changed except maybe the definition of impervious surface.

VOTE (2015-4) Mr. Fellows, seconded by Mr. Lunt moved to make the following amendments in the proposed language:

70-1 Definition: Impervious surface means structures, parking and other changes to the surfaces of the land with by inherent design characteristics, substantially adversely affect the infiltration of water potentially increasing runoff.

2) Lot coverage. Increase of lot coverage by five percent. Limit impervious surface ratio to 90 percent in village, commercial and industrial districts. Limit impervious surface ratio to 25 percent in limited residential, general residential and rural residential districts. Limit reduction of minimum lot size by one-third.

Order passed - Vote 5-0.

9. CODE ENFORCEMENT OFFICIAL BUSINESS: None.

10. ADJOURN:

VOTE (2014-5) Mr. Fellows, seconded by Mr. Lunt moved to adjourn to workshop at 8:04 PM. **Order passed - Vote 5-0.**

Jody Durisko
Administrative Assistant

Date Approved: _____