



MINUTES PLANNING BOARD FEBRUARY 11, 2016

Dan Nezol - Regular 2017
Karin Paradis - Regular 2018
James Lemieux - Associate 2018
Vacant - Regular 2018
Scott T. Hall - Associate 2016
Curtis Lunt- Regular 2016
Don Fellows - Regular 2016

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:01 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, and Curtis Lunt. Associate members present were Scott Hall and James Lemieux. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; and 2 members in the audience. (*Councilors Bickford and Metivier arrived late after their workshop meeting adjourned*).

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

The Chairman announced there is an overview of the meeting rules on the reverse side of the agenda for reference and granted voting privileges to Scott Hall.

4. **WRITTEN COMMUNICATIONS:**

The Chairman, Mrs. Paradis reported that they held a site visit for Case #16-1 on February 6, 2016 at 10:00 a.m. Present for the site visit were Don Fellows, Curtis Lunt, Karin Paradis, and Jay Raitt. Mr. Raitt explained the common drive placement, underground utilities, drainage, and rear boundaries.

Minutes of January 28, 2016

VOTE (2016-09) Mr. Fellows, seconded by Mr. Lunt moved to table the minutes of January 28, 2016.
Order passed - Vote 5-0.

5. **PUBLIC HEARINGS:**

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

Subdivision Review Application

Case #16-1 Applicants: Verne & Sally Ricker
Property Location: Mill Street, Lisbon, ME 04250
Tax Map: R5 Lot 38A
Intended Use: Create Fox Knoll Subdivision

Jay Raitt, Little River Land Surveying representing Verne and Sally Ricker said that he addressed the turnaround concern by creating a hammer head and each lot has 200+ feet of road frontage. He said he is planning to use 18 inch culvert and the ditch will be rock lined right next to the town drainage.

Mr. Fellows asked what the width of the road would be.

Mr. Raitt said the plans have a 16 foot road and 2 foot shoulders.

Mr. Douglass said the requirement on shoulders is 3 feet and that will have to be corrected.

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

6. **UNFINISHED BUSINESS:**

Subdivision Review Application

Case #16-1 Applicants: Verne & Sally Ricker
Property Location: Mill Street, Lisbon, ME 04250
Tax Map: R5 Lot 38A
Intended Use: Create Fox Knoll Subdivision

Mr. Douglass, Codes Enforcement Officer reviewed the Procedural checklist and Planning Board Review checklist with the board.

Mr. Fellows asked about Access Management and if the throat is wider than 22 feet.

Mr. Raitt said the minimum turn radius won't work with the current guard rail.

Mr. Fellows pointed out a typo in the plan that the name of the drive needed to be changed from Stonewall to Fox Trot.

Mr. Douglass said they needed to go over the waiver requests and that the lettering of them on the Planning Board forms need to be corrected.

The Planning Board reviewed waiver requests R, S, T, AC, AD, AF, AI, AJ, and AK and agreed to grant them with the following conditions: the width and radius of the throat measurement for the driveway entrance be added to the plan to scale, amend road to 16 feet wide with 3 foot shoulders, and no occupancy permits will be issued until road and utilities are complete.

VOTE (2016-10) Mr. Fellows, seconded by Mr. Lunt moved to approve the Subdivision Review Application with the conditions that the width and radius of the throat measurement for the driveway entrance be added to the plan to scale, amend road to 16 feet wide with 3 foot shoulders, and no occupancy permits will be issued until road and utilities are complete and accepted waivers R, S, T, AC, AD, AF, AI, AJ, and AK. **Order passed - Vote 5-0.**

VOTE (2016-11) Mr. Fellows, seconded by Mr. Lunt moved to schedule the final Subdivision Review at the next regular meeting of the Planning Board on February 25, 2016. **Order passed - Vote 5-0.**

7. NEW BUSINESS: None.

8. OTHER BUSINESS:

Property Maintenance Draft Ordinance

The changes discussed at the last meeting were incorporated by Mr. Fellows who reviewed them with the board. No material changes were suggested to the new amendments. The board agreed it would be a good idea to send a copy to the Town Manager to submit for legal review and ready for the next meeting.

Mr. Nezol mentioned it would be good if there were some type of grant program available to help needy families take corrective action because some of these situations only exist because they don't have the money to fix it.

Medical Marijuana Recommendation to Council

Mrs. Bunker submitted a written recommendation to the board for review to make sure that is what they would like to forward to Council.

The recommendation to Council is that the Planning Board has tabled the Medical Marijuana Ordinance until further clarification in the state law (or court decision) addresses the significant concerns surrounding the Act's confidentiality requirements in the State law.

The board was in agreement and approved of the recommendation to Council on the draft Medical Marijuana Ordinance.

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Mr. Douglass reviewed a letter he drafted to Planning Board and Council based on a request for a zoning change. The request is going before Council so he drafted the letter to explain the process the board would have to go through in order to consider the zoning request.

Mrs. Bunker said it also depends on how you look at the request and wondered if it could be looked at as a home occupation because there is a whole section on auto sales under home occupations.

10. TOWN PLANNER OFFICIAL BUSINESS:

Mrs. Bunker said that they need to push along the zoning amendments. She has confirmed that the board can work on amendments to zoning and the comprehensive plan in tandem which will make a big difference in the timeline on completing these projects.

11. ADJOURN:

VOTE (2016-08) Mr. Fellows, seconded by Mr. Hall moved to adjourn at 9:14 PM. **Order passed - Vote 5-0.**

Jody Durisko, Administrative Assistant

Date Approved: _____