



MINUTES PLANNING BOARD FEBRUARY 12, 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, Don Fellows, Curtis Lunt, James Lemieux, and Dan Nezol. Associate members present were Richard Long, and Scott Hall. Also present were Dennis Douglass, Code Enforcement Officer, Councilor Roger Bickford, and approximately 2 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 (2015-12) Mr. Lunt, seconded by Mr. Fellows moved to approve the minutes of January 22nd, 2015 as presented. **Order passed - Vote 5-0.**

5. PUBLIC HEARINGS:

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

Case #15-1 Applicant: Lisbon DMEP X1, LLC (Dollar General)
Property Location: 167 Lisbon Street, Lisbon
Tax Map: U21 Lot 10
Intended Use: Application for proposed retail store

Lee Allen, Northeast Civil Solutions was present along with Bob Gage from GBT reality. Presented an overview of the plans for the proposed retail store and stated there would be dedicated left and right turning lanes to enter the property.

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

6. UNFINISHED BUSINESS:

SITE PLAN REVIEW APPLICATION

Case #15-1 Applicant: Lisbon DMEP X1, LLC (Dollar General)
Property Location: 167 Lisbon Street, Lisbon
Tax Map: U21 Lot 10
Intended Use: Application for proposed retail store

Mrs. Paradis said they had a site visit on January 29th 2015.

Mr. Allen presented waiver requests and asked if a sidewalk would be built in the future connecting from Kelly Park to the store.

The Board unanimously agreed that they did not see a sidewalk connection from Kelly Park to this site any time in the near future.

Bob Gage, developer on the project presented the exterior plans of the building. The plan was designed to stay within the towns guidelines.

Mr. Fellows said compared to other Dollar General stores this one a lot better than others in the area. He asked if there are canopy's over the front entrance.

Mr. Gage said that the main entrance is at a 45 degree angle with a straight canopy overhead.

Mr. Fellows suggested using the same style awning's over the main entrance as they used on the side of the building instead of a straight canopy. He also requested planters in lieu of a sidewalk.

VOTE (2014-13) Mr. Fellows, seconded by Mr. Lunt made motion to approve the following waivers:

- o Minimum off street parking 31-30 due to zoning restrictions
- o High intensity soil survey
- o Front set back requirements due to shoreline zoning
- o Off street parking to allow for parking in the rear
- o 1 ½-2 story building
- o Grass buffer with conditions on the plan.

Order passed Vote 5-0

Permit by rule was approved.

Mr. Fellows asked if the board would want to approve with conditions tonight or wait till we see new drawings.

VOTE (2014-14) Mr. Fellows, seconded by Mr. Lunt made a motion to approve Case #15-1 for Dollar General with condition of new drawings submitted without the sidewalk, the addition of the awnings, and planters. **Order passed Vote 5-0.**

Ms. Bunker said ATRC reviewed for traffic study and it was a very helpful resource.

7. NEW BUSINESS:

MS4 ORDINANCE DRAFT REVIEW- EPA/MDEP MANDATED

Mr. Douglass gave the board two draft ordinances for MS4, which include Non-Storm Water discharge and Post-Construction Stormwater management.

The goal is to get as many things on the list completed before they show up to inspect which could result in substantial fines if not in compliance. Therefore we need to review them and forward to council as soon as possible. According to the prescribed regulations the ordinances must be adopted by January 4th.

Mr. Fellows pointed out some wording that should be amended as follows:

- Change Board of Appeals to Zoning Board of Appeals
- Change enforcement authority from Town Manager to MS4 coordinator
- Under Letter (R) Organized area-Take out date (year 2000) this is referring to census data. Re-word to state the latest or most recent version.
- Add best management practices to non-storm water discharge.

VOTE (2014-15) Mr. Lunt, seconded by Mr. Fellows motioned to have both ordinances approved as amended. **Order passed Vote 5-0.**

8. OTHER BUSINESS:

UPDATE ON CDBG GRANT

Mrs. Bunker announced letter of intent has been approved. The second phase is moving to grant writing, the deadline is April 17th. The application and design need to be done by the beginning of April, as well submitting the downtown TIF application in by March. We will be looking to have a final public meeting on the streetscape design at the end of March and looking to have everything wrapped up by the beginning of April.

Mr. Douglass said that the Design checklist is done and will be used with the next application.

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Budget Schedule

Mr. Douglass recommended adjourning to workshop to review the budget.

10. ADJOURN:

VOTE (2014-16) Mr. Fellows, seconded by Mr. Lunt moved to adjourn to workshop at 8:05 PM.

Order passed - Vote 5-0.

Jody Durisko

Administrative Assistant

Date Approved: _____