



MINUTES PLANNING BOARD MARCH 26, 2015

Dan Nezol - Regular 2017
Karin Paradis - Regular 2015
James Lemieux - Regular 2015
Richard Long - Associate 2015
Scott T. Hall - Associate 2015
Curtis Lunt - Regular 2016
Don Fellows - Regular 2016

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:06 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Curtis Lunt, Donald Fellows, and James Lemieux. Associate members present were Scott Hall and Richard Long. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; Councilor Bickford, Jay Raitt, and 3 other 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 (2015-20) Mr. Lunt, seconded by Mr. Fellows moved to approve the minutes of March 12, 2015 as presented. **Order passed - Vote 5-0.**
5. **PUBLIC HEARINGS: NONE**
6. **UNFINISHED BUSINESS: NONE**
7. **NEW BUSINESS:**

OPEN SPACE SUBDIVISION APPLICATION

Case #15-2 Applicants: Therrian/Lavers Open Space subdivision
Property Location: 3 Stonewall Drive, Lisbon Falls, ME 04252
Tax Map: R4 Lot 8G
Intended Use: Add house lot

Mr. Raitt representing the applicant submitted a modified map of the 15-acre parcel outlining 3 lots to meet the requirement of a traditional subdivision. He said he believes the drafted easement submitted answers many of the questions that came up at the first meeting including road care and open space.

The Chair, Mrs. Paradis said that the task before the Planning Board tonight is to decide if the application is complete.

Mr. Fellows said that the checklist was mostly completed at the first meeting with the exception of the two items mentioned by Mr. Raitt.

Mr. Hall mentioned the depiction of the road to the river and suggested adding a note to reference the declaration.

Mrs. Bunker said that it should have a note #7 that states the Subdivision shall not be further subdivided.

VOTE (2015-21) Mr. Fellows, seconded by Mr. Lunt moved to accept the application as complete with the condition that the declaration of open space, easements, covenants, and restrictions are reviewed by the applicant's legal counsel. **Order passed - Vote 5-0.**

VOTE (2015-22) Mr. Lunt, seconded by Mr. Fellows moved to schedule a public hearing on April 9, 2015 at 7:00 PM. **Order passed - Vote 5-0.**

8. **OTHER BUSINESS:**

ZONING REVIEW

Proposed Amendment to the Lisbon, Maine Code of Ordinances Chapter 70: Zoning Map of Lisbon, Maine dated May 1st, 2012. **Note:** *The proposed zoning changes will not conflict with the currently adopted Comprehensive Plan.*

1. **Current Zone:** Industrial
Proposed Zone: Commercial

Properties affected:

- 725 Lisbon Street Map U1 Lot 04
- 743 Lisbon Street Map U1 Lot 02
- A portion of the Maine State Railroad Map U1 Lot 001A

Description: Recommend a change in the current Industrial zone to allow for more commercial use business' and to match the commercial zoning in this area.

2. **Current Zone:** Limited Residential
Proposed Zone: Commercial

Properties affected:

- 568 Lisbon Street Map U9 Lot 14A
- 570 Lisbon Street Map U9 Lot 14B

Description: Recommend a change in the current Limited Residential zone to reflect the current commercial use of these properties. Correct a mistake in the previous zoning lines provided by AVCOG. Abutting property (Aubuchon Hardware) is zoned for commercial use.

3. **Current Zone:** Limited Residential
Proposed Zone: Village

Properties Affected:

- 10 Memorial Street Map U19 Lot 123
- 29 Spring Street Map U19 Lot 124

Description: Recommend a change in the current General Residential zone to reflect the current village/commercial use of this area.

Mr. Fellows said they should change footnote 11 to make multi-family a conditional use. He also said that he identified an inconsistency with the Charter and the Zoning Board of Appeals duties described in section 70-115 that should be amended. The Charter states that no member can serve 2 consecutive terms as chair and section 70-115 Officers states that officers may succeed themselves in office if so elected.

VOTE (2015-23) Mr. Fellows, seconded by Mr. Lunt moved to amend Chapter 70 Zoning Map as presented and Change Sec 70-531 Table of Land Uses, under Residential Uses, Multi Family Dwelling, Commercial Zone to "C" conditional, from "P", permitted and eliminate footnote #11 from the Industrial Zone but keep it for the Commercial Zone modifying it as indicated here:

"¹¹Multifamily dwellings are permitted **conditionally** as an element of the revitalization of commercial ~~and/or industrial structures~~ **zones that directly abut the Androscoggin River**". **Order passed - Vote 5-0.**

VOTE (2015-24) Mr. Fellows, seconded by Mr. Lunt moved to amend Sec. 70-115 Officers and duties as follows:

(a)*Officers.* The officers of the zoning board of appeals shall be a chairman, vice chairman, secretary and such other officers as the board may choose from its membership. Officers shall be elected at the

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

first regularly scheduled zoning board of appeals meeting following the ~~annual town meeting~~ **beginning of the Fiscal year**. The term of office for officers is one year; officers may succeed themselves in office if so elected **except that no member may be elected to more than two consecutive terms as chair**".

Order passed - Vote 5-0.

VOTE (2015-25) Mr. Fellows, seconded by Mr. Lunt moved to schedule a public hearing on April 9, 2015 at 7:00 PM. **Order passed - Vote 5-0.**

9. CODE ENFORCEMENT OFFICIAL BUSINESS:

Dennis Douglass, Code Enforcement Officer said that he issued the building permit for Dollar General. He also wanted to give the Board a reminder of the upcoming joint workshop on March 31, 2015 on the MS4 Stormwater which will meet the requirement to train and educate officials and department heads.

10. TOWN PLANNER OFFICIAL BUSINESS:

Amanda Bunker, Town Planner said that things are moving along with the CDBG Grant and wanted to make sure they were all set because she will not be here at the April 9th meeting. She said that we should schedule Access Management for discussion on April 30th. Ms. Bunker said that the board all had a chance to review the handout for the budget presentation on April 14th and if there was no additional information the handout would be provided to Council for that meeting.

11. ADJOURN:

VOTE (2014-26) Mr. Lemieux, seconded by Mr. Fellows moved to adjourn to workshop at 7:59 PM. **Order passed - Vote 5-0.**

Jody Durisko, Administrative Assistant

Date Approved: _____