



## MINUTES PLANNING BOARD MARCH 23, 2017

Dan Nezol - Regular 2017  
Karin Paradis - Regular 2018  
James Lemieux - Associate 2018  
Scott T. Hall - Regular 2018  
Dan Leeman - Associate 2019  
Curtis Lunt - Regular 2019  
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Vice-Chairman, Ms. Paradis called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Curtis Lunt, and Scott Hall. Associate members present were James Lemieux, Dan Leeman, and Amanda Bunker, Contracted Town Planner. Don Fellows was excused. Also present was Dennis Douglass, Code Enforcement Officer; and approximately three citizens in the audience.

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

The Vice-Chairman explained the meeting rules are located on the back of each agenda available in the document holder by the door. She explained the public hearing portion will be to hear comments only and to please keep comments limited to two minutes.

The Vice-Chairman extended voting privileges to James Lemieux.

4. **WRITTEN COMMUNICATIONS:**

Minutes of March 9, 2017

The meeting minutes of March 9, 2017 were distributed to all members. The Vice-Chairman asked if there were corrections or additions.

**VOTE (2017-18)** Mr. Lunt, seconded by Mr. Lemieux moved to approve the minutes of March 9, 2017. **Vote: 5-0 carried.**

5. **NEW BUSINESS:**

**Case #17-3**      Applicant: Meghan Stuart  
Property Location: 34 Summer Street, Lisbon Falls, ME 04252  
Tax Map/Lot: Map U2 Lot 023  
Intended Use: Conditional Use Application for a home daycare business

Mr. Douglass went over the application and check list, see attached. He indicated everything was in order and that the application was complete. He mentioned a conditional use permit is needed to operate in the zone the property is location within.

6. **PUBLIC HEARING:**

**Case #17-3**      Applicant: Meghan Stuart  
Property Location: 34 Summer Street, Lisbon Falls, ME 04252  
Tax Map/Lot: Map U2 Lot 023  
Intended Use: Conditional Use Application for a home daycare business

The Vice-Chairman opened the Public Hearing at 7:03 p.m. Meghan Stuart approached the lectern to discuss her intentions for her home daycare business. Ms. Stuart expressed that after working outside of the home for several years, she wanted to make a career change to help her community. She explained that when she was looking for childcare, there were not many

daycare facilities in the Lisbon/Lisbon Falls and/or there was a long waitlist. Mrs. Stuart indicated that opening a home daycare business here in Lisbon, would be a positive opportunity for those in our community seeking quality childcare. Seeing no other comments, the Vice-Chairman closed the public hearing at 7:04 p.m.

## 7. UNFINISHED BUSINESS:

**Case #17-3**      Applicant: Meghan Stuart  
Property Location: 34 Summer Street, Lisbon Falls, ME 04252  
Tax Map/Lot: Map U2 Lot 023  
Intended Use: Conditional Use Application for a home daycare business

Mr. Douglass pointed out that abutters were notified. He indicated all areas meet the permit standards on our checklist. This property is on the town's sewer system. It will require fencing of the yard and an inspection will need be done once installed. This fence will be installed around the playground area, in accordance with state regulations, and located on the side of the property. There is plenty of distance from the street for parking and a small sign can be placed on this property.

**VOTE (2017-19)** Mr. Lunt, seconded by Mr. Lemieux moved to approve the conditional use permit for Mrs. Stuart's Day Care at 34 Summer Street pending state approval. **Vote: 5-0 carried.**

## 8. OTHER BUSINESS:

### Case #17-1 Findings of Fact

Applicant: Premier Development, LLC - Subdivision Amendment  
(Item taken out of order)

Mr. Douglass reviewed and distributed the following findings of fact for 177 Lisbon Street, Lisbon, ME 04250, Tax Map/Lot: Map U21 Lot 5 & 6:

*The applicant submitted an application for Subdivision Amendment on December 23, 2016. The application was accepted as complete on January 12, 2017. The Planning Board held a Public Hearing for the Subdivision Amendment on January 26, 2017, approved the Preliminary Subdivision Amendment Plan with conditions on January 26, 2017, approved the Final Plan with conditions on February 16, 2017, reconsidered the Final Plan's approval and on March 9, 2017 approved the Final Plan with Conditions.*

Mr. Douglass said the Findings of Fact were ready for the Planning Board's signatures. He indicated there were several changes and that the conditions are listed on the findings of fact. He reported the state issued their site approval and Mr. Kelly pulled building permits for his first 2 Units.

### Case #17-2 Findings of Fact

Applicant: John D. Crafts - Subdivision Review

Mr. Douglass reviewed and distributed the following findings of fact for 117 Main Street, Lisbon Falls, ME 04252, Tax Map U3, Lot 025:

*The applicant submitted an application for Subdivision Review on January 5, 2017. The application was accepted as complete on January 12, 2017. The Planning Board held a Public Hearing for Preliminary Subdivision approval on January 26, 2017, approved the Preliminary Subdivision Review Application with Conditions on January 26, 2017, reviewed the Final Subdivision Application*

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

*on February 16, 2017, and approved the Final Subdivision Application as submitted on February 16, 2017.*

Mr. Douglass said the Findings of Fact were ready for the Planning Board's signatures.

**9. TOWN PLANNER – OFFICIAL BUSINESS - None**

**10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: - None**

**11. ADJOURN TO WORKSHOP:**

**VOTE (2017-20)** Mr. Lemieux, seconded by Mr. Hall moved to adjourn to a workshop. **Vote: 5-0 carried.**

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Amber Gallo, Assistant Town Clerk  
Date Approved April 13, 2017