



MINUTES PLANNING BOARD JUNE 9, 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 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, Curtis Lunt, and Scott Hall. Associate member James Lemieux was an excused absence. Also present was Dennis Douglass, Code Enforcement Officer; Councilor Bickford and approximately three citizens in the audience.
3. **CHAIR'S REVIEW OF MEETING RULES:**
The Chair informed the audience that the review of the meeting rules is on the back of each agenda available in the document holder by the door.
4. **WRITTEN COMMUNICATIONS:**

Minutes of April 21, 2016 & May 12, 2016

VOTE (2016-35) Mr. Hall, seconded by Mr. Fellows moved to approve the minutes of April 21, 2016 and May 12, 2016. **Vote: 5-0 carried.**

5. **UNFINISHED BUSINESS:**

Findings of Fact for Conditional Use Application

Case #16-3 Applicants: Tina Judd
Property Location: 10 Hasey St., Lisbon, ME 04250
Tax Map: U15 Lot 055
Intended Use: Home Daycare Business

The Town of Lisbon Planning Board accepted a Conditional Use application for Pooh and Tigger Too Home Daycare business on April 7th, 2016. A public hearing was held on April 21st, 2016. A Site Visit was scheduled for May 12th, 2016. A Site Visit was held on May 12th, 2016. A final planning board review was held on May 12th, 2016. On May 12th, 2016 the Conditional Use application was approved with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70 Article III.- Conditional Uses

Performance Standards.

1. Completed the Planning Board Procedure Checklist
2. Completed the Conditional Use Permit Standards Checklist
3. Completed the Site Plan Review - Local Ordinances Checklist

Therefore, the Town of Lisbon Planning Board hereby Approves the Conditional Use application for a home daycare business located at 10 Hasey Street, Lisbon Maine 04250, Map U15 Lot 055 with conditions as follows:

Conditions:

1. Ensure occupancy permit is achieved prior to occupancy and the start up of the home daycare business.
2. Issuance of State Certificate for a licensed daycare business
3. Hasey Street to be maintained in an acceptable standard for safe access.

6. NEW BUSINESS:Conditional Use Application

Case #16-4 Applicants: Enterprise Trenchless Technologies
Property Location: 42 Capital Ave., Lisbon Falls, ME 04252
Tax Map: U10 Lot 011
Intended Use: Install 500 gallon petroleum tank

Mr. Douglass reviewed the application and checklist for the next meeting. The aquifer protection overlay requires a condition use application for Planning Board review and to set a public hearing.

VOTE (2016-36) Mr. Fellows, seconded by Mr. Lunt moved to accept the application as complete pending the submission of a map of the lot showing placement of the tank. **Vote: 5-0 carried.**

VOTE (2016-37) Mr. Fellows, seconded by Mr. Lunt moved to schedule a public hearing on June 23, 2016 at 7:00 PM. **Vote: 5-0 carried.**

Conditional Use Application

Case #16-5 Applicants: Layne A. Curtis
Property Location: Edgecomb Rd., Lisbon Falls, ME 04252
Tax Map: U28 Lot 57B
Intended Use: Create a rear lot

Mr. Douglass reviewed the application and checklist for the next meeting. He said conditional use applications must be accepted as complete and then set a public hearing.

Mr. Hall mentioned the deed says the address is Edgecomb Rd. but the access point is on Summer St. and he wondered why.

Mr. Douglass said it needs a 911 address so right now it would be best to use the map and lot number.

Mr. Fellows asked why he didn't give them the warranty deed when he applied for the same conditional use for Case #15-6 on August 27, 2015 because the warranty deed we have here is dated before that case was heard. At that time you were told by Mrs. Paradis that you needed to go through probate for ownership.

Mr. Curtis said he thought it was an application and it wasn't recorded with the registry of deeds.

Mr. Fellows asked if he went through probate.

Mr. Curtis said yes he did.

VOTE (2016-38) Mr. Lunt, seconded by Mr. Hall moved to accept the application as complete. **Vote: 5-0 carried.**

VOTE (2016-39) Mr. Hall, seconded by Mr. Lunt moved to schedule a public hearing on June 23, 2016 at 7:00 PM. **Vote: 5-0 carried.**

7. OTHER BUSINESS:

Yard Sale Draft Ordinance

The board members discussed some minor changes from the attorney's notes and clarification of the number of days if a sale was closed on the weekends. The board unanimously felt forty (40) days from beginning to end would be the best.

VOTE (2016-40) Mr. Lunt, seconded by Mr. Fellows moved to accept the amendments and advance the yard sale ordinance to public hearing on June 23, 2016 at 7:00 PM. **Vote: 5-0 carried.**

Shooting Range Draft Ordinance

Mr. Douglass said they are at the point of finalizing the draft and wants to know if anybody has any more feedback prior to presenting it at the next planning board meeting.

8. TOWN PLANNER OFFICIAL BUSINESS:

Route 9 Community Forum Recap

The Chair, Mrs. Paradis said they have a memo from the Town Attorney with advice since two of the members reside on Route 9. The memo states the members should disclose they reside on Route 9 and abstain because there could be a perceived conflict.

Mr. Lunt said he has lived in that zone for 18 years and doesn't have a financial interest but will abstain if the board feels it is best.

Mr. Nezol said he will abstain.

Mr. Fellows said he thinks it would be best if they would abstain and wanted them to know he isn't trying to penalize them in any way.

Mrs. Bunker, Town Planner said there was one Planning Board Member at each table to hear comments and felt that was very important.

Mr. Fellows said some people felt they didn't get to express their opinions and hear ideas. For that reason, he thinks we should have a public hearing.

Mrs. Paradis said she agrees a public hearing would be an appropriate next step.

Mr. Hall thinks the workshop was very useful and we are moving in the right direction.

Mrs. Bunker reported they are doing well on time and could start discussing the findings and schedule a public hearing in July.

The Chair, Mrs. Paradis asked the Town Planner when the findings would be ready to post on the website. Mrs. Bunker will have the results on the website by the week of the June 20th.

Mr. Douglass mentioned the Town has an informational booth at the Moxie Festival and they could get more public input and encourage written comments.

VOTE (2016-41) Mr. Fellows, seconded by Mr. Hall moved schedule a public hearing for public comments only on July 14, 2016 at 7:00 PM. **Vote: 3-0 carried. (Abstained: Lunt, Nezol).**

9. ADJOURN TO WORKSHOP:

VOTE (2016-42) Mr. Fellows, seconded by Mr. Hall moved to adjourn to a workshop at 8:04 PM to discuss the Route 9 Rezoning with Mrs. Bunker.

Vote: 5-0 carried.

Jody Durisko, Administrative Assistant
Date Approved: