



## MINUTES PLANNING BOARD JUNE 25, 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 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, and James Lemieux. Excused absence was Curtis Lunt. Associate members present were Scott Hall and Richard Long. Also present were Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; and Councilors Bickford and Lunt.
3. **CHAIR'S REVIEW OF MEETING RULES:**

The Chairman reviewed the meeting rules outlined on the back of each agenda and granted voting privileges to Scott Hall.
4. **WRITTEN COMMUNICATIONS:**

**VOTE (2015-37)** Mr. Fellows, seconded by Mr. Lemieux moved to approve the minutes of April 30, 2015 as presented. **Order passed - Vote 5-0.**
5. **PUBLIC HEARINGS: None.**
6. **UNFINISHED BUSINESS: None.**
7. **NEW BUSINESS:**

### Conditional Use Application

**Case #15-2** Applicants: Kenneth Fairbanks  
Property Location: Fairbanks Rd., Lisbon Falls, ME 04252  
Tax Map: R5 Lot 9N  
Intended Use: Create a rear lot

Dennis Douglass, Code Enforcement Officer said that the application and planning board checklist are included in the packet for the boards review. He said that he has reviewed the completed application and recommends it move forward and hold a public hearing.

Mr. Fellows asked if all the setbacks, road frontage, etc. were met.

Mr. Douglass confirmed that all the setback and frontage requirements were met.

Mr. Fellows asked what the road frontage was and what made it a rear lot.

Amanda Bunker, Town Planner said the road frontage for the main property is approximately 400 feet but the proposed lot would not have any road frontage making it a rear lot request.

Mrs. Bunker also mentioned that the waiver request was not needed and asked who owned the right of way.

Mr. Douglass said they have a copy of a seven page deed that outlines the rights of access to that lot. He also said that they may want to bring up the subject of a turn around and what language if any would be needed.

**VOTE (2015-38)** Mr. Fellows, seconded by Mr. Lemieux moved to schedule a site visit on Thursday, July 9, 2015 at 6:00 PM. **Order passed - Vote 5-0.**

**VOTE (2015-39)** Mr. Lemieux, seconded by Mr. Fellows moved to schedule a public hearing on Thursday, July 9, 2015 at 7:00 PM. **Order passed - Vote 5-0.**

**8. OTHER BUSINESS: None.****9. CODE ENFORCEMENT OFFICIAL BUSINESS:**Violation notice - Expert Volvo

Mr. Douglass said that he drafted a violation notice for the conditions of the Site Plan approval dated 5/9/2013. The site plan required a landscape buffer with shrubbery rated for zone 4 or lower conditions as approved on the plan dated May 7, 2013 and that no more than six vehicles shall be allowed on the premises not counting vehicles stored inside the building. Parking is limited to two locations in the front and four locations in the rear as approved on the plan dated May 7, 2013. Corrective action must be made by July 25, 2015 before citations will be issued.

**10. TOWN PLANNER OFFICIAL BUSINESS: None.****11. ADJOURN:**

**VOTE (2014-40)** Mr. Fellows, seconded by Mr. Lemieux moved to adjourn to workshop at 7:26 PM. **Order passed - Vote 5-0.**

---

Jody Durisko, Administrative Assistant

Date Approved: \_\_\_\_\_