



## MINUTES PLANNING BOARD AUGUST 11, 2016

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

1. **CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were: Karin Paradis, Dan Nezol, Donald Fellows, and Scott Hall. Curt Lunt was excused. Associate member present was James Lemieux. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town-Planner, Councilors Bickford, and approximately five 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. He said the public hearing portion will be to hear comments only and to please keep comments limited to two minutes.

The Chair, Mr. Fellows granted Mr. Lemieux voting privileges for this meeting.

### 4. WRITTEN COMMUNICATIONS:

**VOTE (2016-54)** Mrs. Paradis, seconded by Mr. Lemieux moved to approve the minutes of July 28, 2016. Mrs. Paradis asked that the Chair listed be corrected to show Mr. Fellows had opened the meeting. **Vote: 5-0 carried.**

### 5. PUBLIC HEARING:

#### Draft Outdoor Shooting Range Ordinance

The Chair opened the public hearing to hear comments regarding the Draft Outdoor Shooting Range ordinance.

Robert Jordan, the current Lisbon Fish & Game Club president said this was a very cooperative group to work with and that his only recommendation would be to include in Section 5 under Noise a sentence that references state law and incorporates those provisions found in state law. There were no further comments from the public; the Chair closed the public hearing.

#### Draft Medical Marijuana Ordinance

The Chair opened the public hearing to hear comments regarding the Medical Marijuana Ordinance. The Chair asked if the public understood what was being adopted. He explained this ordinance addresses caregivers and dispensaries. The Planning Board suggested minimal action adding definitions and amending the land use tables to identify where they will be permitted. Robert Jordan said the President of the United States today affirmed that marijuana would continue to be a Schedule I Drug, which appears to conflict with state law. There were no further comments from the public; the Chair closed the public hearing.

### 6. NEW BUSINESS: Case #16-6 Kelly Park Subdivision

Subdivision Amendment / Tier 2 Site Plan Review – Application submission

Proposal – Four 12 Unit Multi-family apartments as Phase 1 of the Kelly Park Subdivision

Subdivision Application

Mr. Douglass indicated this application would be like a change order amending the existing site plan. The Planning Board checklist was reviewed and this application is complete and meets the criteria in #1 and #2.

Mr. Fellows questioned the missing information about the capacity to serve that was requested from the Water Department. There was some discussion about the roads that require completion to town standards and accepted or an acceptable maintenance agreement needs to be approved.

**VOTE (2016-55)** Mrs. Paradis, seconded by Mr. Lemieux moved to accept the subdivision application as complete based on the review by the CEO. **Vote: 5-0 carried**

Mr. Fellows asked about the site plan visit. August 25 at 5:30, which would be prior to the next meeting at 7:00 PM, was suggested. Seeing no objections, the Chair set the date for August 25 at 5:30 PM.

Site Plan Application

Mr. Douglass indicated the site plan application was included and ready for acceptance.

**VOTE (2016-56)** Mr. Lemieux, seconded by Mrs. Paradis moved to accept the site Plan application as complete based on the review by the CEO. **Vote: 5-0 carried**

Curt Nufeld briefly talked about the changes planned for Lot #1 and Lot #2, which is part of an existing plan already approved. He indicated this year they plan to start with permitting, then install water, sewer, and natural gas. He offered to get data from similar buildings, like the one this development is modeled after. He explained that the final coat of pavement would be deferred until the project is almost completed, because the utilities will require opening the road up for installation. He indicated he hoped to get markings on the ground for before the site visit to help visually see where the buildings will be.

The Planning Board discussed with Mr. Nufeld creating walking paths to Dollar General and/or Memorial Street.

The Chair suggested scheduling a public hearing after the site visit on August 25 at 7:00 PM. Seeing no objections, the Chair announced that the public hearing will be held on August 25 at 7:00 PM.

**7. UNFINISHED BUSINESS:**

Draft Outdoor Shooting Range Ordinance

**VOTE (2016-57)** Mrs. Paradis, seconded by Mr. Lemieux moved to adopt the Outdoor Shooting Range Ordinance as presented.

**AMENDMENT #1:** Scott Hall, seconded by Mr. Lemieux moved an amendment to include the following language as suggested above during the public hearing:

70-5-2 Noise Mitigation

Noise levels measured at the property line where the Shooting Range Facility is operated or, in the case of leased land, at the boundary line of any leased parcel, shall not exceed sixty-five (65) dBA when said property is located within one thousand (1,000) feet of an existing Occupied Dwelling,

subject to the limitations of 30-A M.R.S.A Sub Section 3011 and Title 17: Chapter 91, Sub Section 2806. Reference Town of Lisbon Ordinances, Chapter 26 Article IV: Noise, for additional regulation.

**Amendment Vote: 5-0 carried. Main Motion as amended #1 Vote: 5-0 carried.**

Draft Medical Marijuana Ordinance

**VOTE (2016-58)** Mrs. Paradis, seconded by Mr. Lemieux moved to adopt the Draft Medical Marijuana Ordinance as presented. **Vote: 5-0 carried**

**8. OTHER BUSINESS:**

Economic Development Director – Tracey Steuber  
Letter from Planning Board on CDBG Façade Grant

Ms. Steuber presented the map showing the Blight Designated area targeted for the \$150,000 Façade Grant. She said it could include other areas. She indicated this project goes along with the current Comprehensive Plan. She indicated it's, also, consistent with our goals and plans making permitting applicable.

**VOTE (2016-56)** Mrs. Paradis, seconded by Mr. Lemieux moved to authorize the Chairman of the Planning Board permission to sign the CDBG \$150,000 Facade Grant Letter upon behalf of the Planning Board. **Vote: 5-0 carried.**

**9. TOWN PLANNER – OFFICIAL BUSINESS**

Amanda Bunker went over the schedule with the Planning Board, which included Training in August, Route 9 Home Occupation amendments in September, Comp Plan review and assessment in October and November to see what's relevant, what's done, and/or what needs to be done, and then on to access management in December.

**10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:**

Mr. Douglass reported the monthly stipend mentioned previously will be done biweekly along with the regular payroll.

**11. ADJOURN TO WORKSHOP** – Tiny House Village concept presented by Travis Letellier, P.E. of Northshore Tiny Homes, LLC. Mr. Douglass mentioned next on the agenda the board would be listening to the Travis's presentation on tiny homes to see if this is something of interest.

**12. ADJOURN:**

**VOTE (2016-59)** Mr. Lemieux, seconded by Mr. Hall moved to adjourn at 8:05 P.M. to a workshop to discuss the Tiny House Village Concept. **Vote: 5-0 carried.**

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Twila Lycette, Town Clerk  
Date Approved: