



MINUTES PLANNING BOARD APRIL 13, 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 Chairman, Mr. Fellows called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Curtis Lunt, Don Fellows; and Scott Hall. Associate members present were James Lemieux. Dan Leeman was excused. Also present was Dennis Douglass, Code Enforcement Officer; and two citizens in the audience.
3. **CHAIR'S REVIEW OF MEETING RULES:**

The Chairman explained the meeting rules are located on the back of each agenda available in the document holder by the door. He mentioned since there was no public for the public hearing portion he would not comment on those rules.

The Chairman indicated he was not comfortable voting tonight and extended voting privileges to James Lemieux since he was not able to read the materials prior to the meeting because he had been away.

4. **WRITTEN COMMUNICATIONS:**

Minutes of March 23, 2017

The meeting minutes of March 23, 2017 were distributed to all members. The Chairman asked if there were corrections or additions. Seeing none the Chairman declared the minutes approved.

5. **NEW BUSINESS:**

Case #17-4 Applicant: Kelly Theberge
Property Location: 18 Hinkley Street, Lisbon Falls, ME 04252
Tax Map/Lot: Map U7 Lot 185
Intended Use: Conditional Use Application for a home daycare business

Mr. Douglass went over the application and check list. He indicated everything was in order and that the application was complete. He said notices went into the paper, abutters were notified, and he scheduled the hearing all for the same night with the Vice-Chairman's permission.

Mrs. Theberge said she wanted to open a day care in her home for eight or less children. She is planning to create a child care learning center. She explained it's about the same as child care except more structured and there are learning guidelines you have to follow.

Mr. Fellows pointed out Planning Board approval would be contingent upon the state's approval. Mr. Douglass mentioned she will need a sign permit under the home occupation ordinance later.

Mr. Lunt asked if this home was on town sewer and water. Mrs. Theberge said yes. Mr. Douglass said this use fits in with the neighborhood. He said landscaping and screens would be addressed by the state. Mr. Lunt asked about noise and hours of operation. Mrs. Theberge said its daytime hours.

VOTE (2017-21) Mrs. Paradis, seconded by Mr. Lunt moved to accept the application as complete. **Vote: 5-0 carried.**

6. PUBLIC HEARING:

Case #17-4 Applicant: Kelly Theberge
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Tax Map/Lot: Map U7 Lot 185
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The Chairman opened the Public Hearing at 7:13 p.m. Seeing no other comments, the Chairman closed the public hearing at 7:13 p.m.

7. UNFINISHED BUSINESS:

Case #17-3 Applicant: Kelly Theberge
Property Location: 18 Hinkley Street, Lisbon Falls, ME 04252
Tax Map/Lot: Map U7 Lot 185
Intended Use: Conditional Use Application for a home daycare business

Mrs. Paradis asked about the drainage easement in her deed. Mr. Theberge said it runs along one side and the back, but that he maintains it so it stays in good control and reported it would not interfere with the layout as presented. Mr. Lunt asked about parking and how would that work if all 8 cars showed up at once. Mr. Theberge indicated their driveway would hold four cars.

VOTE (2017-21) Mr. Lunt, seconded by Mr. Hall moved to approve the conditional use permit for Kelly Theberge's Day Care at 18 Hinkley Street pending state approval. **Vote: 5-0 carried.**

8. OTHER BUSINESS: None**9. TOWN PLANNER – OFFICIAL BUSINESS - None**

Mr. Douglass reported the old Getty Station has decided to change their plan now that the Miller property across the street has been sold and will become a Rusty's Lantern. The new Irving Station and convenience store's pumps will be out back with green space out front and a Gazebo. The Getty Station owners are proposing to tear down the old building and install unmanned gas pumps.

10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:

Mr. Douglass reported Unitil is installing gas lines to the Moxie Store and Dr. Mikes. Once they agreed to do that the rest of the businesses signed on and now Unitil will be installing lines up the backside to Union Street enabling the Library and Fire Department to hook in, plus Mr. Bonneau as they cross Main Street and head back to Route 196 offering the rest of the businesses service. He mentioned the Chiropractic office is moving over to the Durisko building Ms. Conroy purchased.

11. ADJOURN TO WORKSHOP:

VOTE (2017-22) Mrs. Paradis, seconded by Mr. Lemieux moved to adjourn at 7:26 p.m. **Vote: 5-0 carried.**

Twila Lycette, Lisbon Town Clerk
Date Approved April 27, 2017