



## MINUTES PLANNING BOARD DECEMBER 22, 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, Curt Lunt, Donald Fellows, Dan Leeman (Associate Member), and Scott Hall. Jim Lemieux was excused. Also present was Amanda Bunker, Contracted Town-Planner; Jay Rait from the Little River Survey Company; and no other citizens in the audience.
3. **CHAIR'S REVIEW OF MEETING RULES:**

There being no one in the audience, the Chair did not need review of the meeting rules is on the back of each agenda available in the document holder by the door. Having five (5) members present, no voting privileges for this meeting were granted.

4. **WRITTEN COMMUNICATIONS:**

Minutes of December 8, 2016

**VOTE (2016-72)** The Chair announced the minutes were ready for adoption. Seeing no corrections needed or objections noted, the minutes of December 8, 2016 were approved.

5. **PUBLIC HEARING:**

**Case #16-7**            Applicant(s): Jason Fournier and Kevin Fournier  
Part of 31 King Road, Lisbon, Maine 04250  
Tax Map R9 Lot 27  
Conditional Use Application – Rear Lots

The Chair opened the public hearing at 7:05 PM. There were no comments. The Chair closed the public hearing at 7:05 PM.

The Chair reviewed the Planning Board's Procedure Checklist (see attached). Proper notice was given. Abutters were notified. It is compatible with the area and the land is needed to create these rear lots. There is adequate access. There is no impact on land and water. Mr. Fellows indicated the water supply will be private.

The Chair reviewed the Local Ordinance Checklist (see attached). The subdivision meets the requirements in this section, as well. Mr. Lunt asked if there is enough land to create even more lots. Mr. Fellows pointed out that over 3 lots would be more difficult and require upgrading the access road, which would cost a lot more. Mr. Fellows reported the Code Enforcement Officer recommended approval.

*Item taken out of order*

6. **UNFINISHED BUSINESS:**

**Case #16-7**            Applicant(s): Jason Fournier and Kevin Fournier  
Part of 31 King Road, Lisbon, Maine 04250  
Tax Map R9 Lot 27

**Conditional Use Application – Rear Lots**

**VOTE (2016-73)** Mr. Lunt, seconded by Mrs. Paradis moved to approve The Fournier's Conditional Use Application for a two (2) rear lot subdivision without conditions. **Vote: 5-0 carried.**

*Resumed agenda order – back to 5 Public Hearings*

**5. PUBLIC HEARING:****Amendments to Existing Sign Ordinance – Changes to Chapter 70,  
Article VI, Division 5. Signs**

The Chair opened the public hearing at 7:23 PM. There were no comments. The Chair closed the public hearing at 7:23 PM.

Mrs. Bunker indicated all the sign regulations within the code have been consolidated under Chapter 70. She mentioned references to other sections were noted when necessary. She explained that if the state statutes say it is a certain way, whichever is more restrictive would apply, unless the state is specific. She reviewed a couple of sections that changed regarding political signs.

**6. UNFINISHED BUSINESS:****Amendments to Existing Sign Ordinance – Changes to Chapter 70,  
Article VI, Division 5. Signs**

**VOTE (2016-74)** Mrs. Paradis, seconded by Mr. Lunt moved to adopt the sign ordinance as presented (see attached). **Vote: 5-0 carried.**

**7. NEW BUSINESS: NONE****8. OTHER BUSINESS: NONE****9. TOWN PLANNER – OFFICIAL BUSINESS:**

Amanda Bunker said she would like to clarify tasks and priorities in the workshop coming up next.

**10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: NONE****11. ADJOURN TO WORKSHOP**

**VOTE (2016-75)** Mrs. Paradis, seconded by Mr. Hall moved to adjourn to a workshop at 7:40 PM. **Vote: 5-0 carried.**

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Sandra Pomerleau, Assistant Town Clerk  
Date Approved: