



# MINUTES PLANNING BOARD SEPTEMBER 28, 2017

Karin Paradis - Regular 2018  
Scott T. Hall - Regular 2018  
Dan Leeman- Regular 2019  
Curtis Lunt- Regular 2019  
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Don Fellows, Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Also present was Code Enforcement Officer, Dennis Douglass, Town Planner, Amanda Bunker, Associate Town Planner, Ben Smith and approximately five citizens in the audience.

3. **CHAIR'S REVIEW OF MEETING RULES:**

The Chair explained the meeting rules are located on the back of each agenda, available in the document holder by the door.

4. **WRITTEN COMMUNICATIONS:**

Minutes of September 14, 2017

The meeting minutes of September 14 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

5. **PUBLIC HEARING: *Case 17-12 - Subdivision Review Application - Dale Crafts***

The Chair began the public hearing at approximately 7:01 PM.

George Bouchles, Land Surveyor, approached the stand to represent Dale Crafts for this public hearing. He explained that the plan for this property is to do a simple subdivision between three lots. Mr. Bouchles stated he would be happy to answer questions abutters may have.

The Chair opened the floor and asked if anyone from the public had questions or comments; there were none. Mr. Fellows closed the public hearing at 7:03 PM.

Code Enforcement Officer, Dennis Douglass, approached the stand to discuss this case. Mr. Douglass stated all final checklist have been completed. He reminded the board that this application did not include building permits. He also stated that one piece of this subdivision will be considered a 'rear-lot' due to its size.

Mr. Douglass continued with saying that there is no burden on water supply, no extra traffic that could cause a traffic issue, no signage, and will have a private sewer system. Mr. Hall asked if all abutters had been properly notified of this case; Mr. Douglass said yes.

**VOTE (2017-46):** Mr. Lunt made a motion, seconded by Mrs. Paradis, to approve and finalize this case.

**VOTE: 5-0 Passed.** Planning Board signed final blueprints.

6. **NEW BUSINESS:**

**-Case #17-13** Applicant: Springworks Farm, Inc.

Property Location: 347 Lisbon Street, Lisbon

Tax Map/Lot: Map U13 Lot 24

Intended Use: Proposed Expansion to Existing Greenhouse Business

Mr. Douglass approached the stand and explained that this is a Tier 2 site and a full-scale plan will be brought to the next planning board meeting.

Pat Cormier, representing Springworks Farm, Inc., then approached the stand. He described this new expansion is a steel building and it would provide additional sustainable agriculture here in Lisbon.

Mr. Douglass stated that he accepts this application and recommends the board schedule a public hearing for the next planning board meeting as this business is trying to start construction before the winter weather comes. He also made a comment that even though this will be a separate building, it is still considered an expansion. The necessary checklists for this case have been completed.

Ms. Bunker asked Mr. Cormier if there would be any additional signage; he replied no. Ms. Bunker then pointed out that on the reduced-sized plans the board had in front of them, it showed a second point of access to the new building. Mr. Cormier stated that he was unsure if this new access point would be created or not. The board agreed that if there was a second access point, it would be a positive improvement. The board politely asked Mr. Cormier to find out before the next meeting if this additional access point it going to happen or not.

Ms. Bunker brought attention to the Diversified Development checklist. She explained that she did not see any reason for this specific checklist to be a problem with this case but it is something that needed to be addressed. Ms. Bunker mentioned the possibility of waiving the diversified development checklist due to this checklist typically being designed for much larger master plans. The board and Ms. Bunker reviewed and discussed these provisions and found no issues pertaining to this case.

**VOTE (2017- 47):** Mr. Lunt made a motion, seconded by Mr. Leeman, to accept this application as complete with conditions of waiving any future requirements from the Diversified Development section. **VOTE: 5-0** passed.

**VOTE (2017- 48):** Mrs. Paradis made a motion, seconded by Mr. Lunt, to schedule a public hearing for this case on *October 12* at *6:30 PM*. **VOTE: 5-0** passed.

Mr. Lunt expressed that a site-visit would be appropriate for this location. The board agreed and scheduled a site visit for *October 10*, at *5:45 PM*.

## **7. OTHER BUSINESS:**

Ms. Bunker discussed how in the Site Plan Review ordinance, Chapter 62 of the Lisbon Code, it has revealed a potential problem with future redevelopments. In the chapter, the writing is quite unclear and should be edited. Ms. Bunker handed out the specific section (section 62-2) along with her suggestion for change; Ms. Bunker added three sentences to the section, which highly clarifies the applicability.

Mr. Douglass related that he agrees with this change and sees it as an improvement. Mr. Fellows agreed with Mr. Douglass and expressed that this shall be brought forth to the Town Council for approval.

**VOTE (2017-49):** Mrs. Paradis made a motion, seconded by Mr. Leeman, to bring forth this memo to the Town Council. **VOTE: 5-0** Passed.

## **8. TOWN PLANNER: - Comprehensive plan update & recreational marijuana survey/update.**

Associate Town Planner, Ben Smith, informed the board that the preliminary results of recreational marijuana survey are in; four-hundred twenty-nine people participated in the survey here in the Town of Lisbon. More discussion regarding this would be talked about in workshop.

Mr. Smith explained that the public workshop is scheduled for *October 12* at *7:00 PM*. Hopefully, there will already be citizens in the audience for the planning board meeting, that will stay for the workshop. Mr. Smith and Ms. Bunker are hoping for a minimum of five citizens to participate.

Ms. Bunker reminded the board that she did have a meeting with most of the department heads to discuss the comprehensive plan. She asked open-ended questions in hopes of gaining a wide variety of answers from the department heads. More about this topic was to be discussed in workshop.

**9. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: None**

**10. ADJOURN TO WORKSHOP:**

The Chair stated the next planning board meeting will begin at 6:30 PM to address our regular agenda. Then at 7:00 PM, there will be a public workshop.

**VOTE (2017- 50):** Mr. Lunt made a motion, seconded by Mrs. Paradis, to approve that schedule for the meeting on October 12. **Vote: 5-0** passed.

**VOTE (2017- 51):** At 8:03 PM, Mr. Lunt made a motion to adjourn to workshop; motion was seconded by Mr. Leeman. **VOTE: 5-0 passed**

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Amber Gallo, Assistant Town Clerk  
Date Approved October 12, 2017