



# MINUTES PLANNING BOARD MARCH 22, 2018

Dan Leeman- Regular 2020  
Curtis Lunt- Regular 2019  
Don Fellows - Regular 2019  
William Kuhl - Associate 2019  
Karin Paradis - Regular 2018  
Eric Metivier- Associate 2018  
Scott T. Hall - Regular 2018

1. **CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Don Fellows, Karin Paradis, Dan Leeman, Curtis Lunt, and Scott Hall. Associate members, William Kuhl and Eric Metivier were present as well. Also present were Councilor Larochelle, Contracted Town Planners Ben Smith and Amanda Bunker, Code Enforcement Officer Dennis Douglass, and 6 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. Mr. Fellows granted voting privileges to Mr. Metivier due to Mr. Leeman not being present at the beginning of the meeting.

### 4. WRITTEN COMMUNICATIONS:

#### Minutes of February 22, 2018

The meeting minutes of February 22, 2018 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:

#### **Chapter 70 Zoning Ordinance, Division 13-District Uses, Sec. 70-531 Table of Land Uses**

#### **Marijuana Cultivation and Marijuana Retail Stores**

The Chairman called the public hearing to order at 7:02PM.

Ms. Beth Wilson noticed the land use type RO2 was listed as conditional under the Retail Sales and Product Manufacturing on Premises category of the Land Use chart. She asked the board to consider changing RO1 land use to conditional as well.

The Chairman closed this public hearing at 7:05PM.

### 6. UNFINISHED BUSINESS:

#### **Chapter 70 Zoning Ordinance, Division 13-District Uses, Sec. 70-531 Table of Land Uses**

#### **Marijuana Cultivation and Marijuana Retail Stores**

Mr. Kuhl said the decision to make RO2 conditional was to give future Planning Boards more discretion rather than to completely prohibit sales.

Mr. Douglas agreed. He said that RO2 is more agricultural and making the category conditional was to allow future discussion regarding possible sales such as a farm stand for example. He mentioned RO1 is less agricultural, but still rural.

Mr. Fellows advised the board that whatever is listed as conditional would be allowed in the future. He expressed concern over the possibility of making conditions on one business and not making the same conditions on another business. He noted the board would need to make a list of the specific conditions for this category.

Mr. Smith stated there was a discussion regarding the use of current nuisance ordinances as opposed to making new ordinances just for this category, and also a discussion regarding what makes Marijuana retail sales different from other retail sales.

Mr. Douglass agreed with Ms. Wilson that RO1 should also be conditional.

Mr. Kuhl said the chart currently had adjoining districts with similar features having different sets of rules. He agreed that RO1 should be conditional.

Mrs. Paradise said based on the advice from both Town Planners and Planning Board members, RO1 should be conditional. This would allow review by the planning board and takes into account any changes that may occur in current state laws.

**VOTE (2018-12 )** Mrs. Paradise, seconded by Mr. Lunt, moved to amend the Land Use Chart to reflect RO1 as Conditional. **VOTE: 5-0 Carried.**

**VOTE (2018-13 )** Mr. Hall, Seconded by Mr. Lunt, moved to accept the Land Use Chart as amended. **VOTE: 5-0 Carried.**

**7. NEW BUSINESS: NONE**

**8. OTHER BUSINESS:**

**FINDINGS OF FACT – Case 18-2 Rusty Lantern**

Follow up by Mr. Douglass: signatures needed to finalize this application with condition of receiving the stormwater permit from DEP. Signatures to finalize this case were completed by the Planning Board.

**Jared Cloutier** – Options for property owned off Route 196 with access by a right of way. Tax Map R6 Lot 018

Mr. Douglass stated Mr. Cloutier has purchased 6 acre piece land in Lisbon that sits behind Woodside Housing and White Pines. Mr. Cloutier has worked with Woodside Housing and now has a right of way to his property. Mr. Cloutier asked Mr. Douglas to present his paperwork to the planning board and he requests their advice on how the land should be developed. Mr. Douglass said this was a good time to discuss the topic as the town is working on the Comprehensive Plan and the Planning Board just completed the Land Use Workshop.

Mr. Douglass said the lot could have two houses with a minimal expense or he could try and develop the land into a 6 house lot with a road. The Land is zoned between the diversified development area and village area.

Mr. Lunt mentioned the board would like to have development with sewer and water. Mr. Douglass said Mr. Cloutier would have to extend to public sewer and water per ordinance.

Mr. Kuhl asked if Mr. Cloutier had spoken with the neighboring communities to see if there could be a collaborative effort. Mr. Douglass stated Mr. Cloutier had spoken to Woodside for the right of way, but he did not know if Mr. Cloutier had spoken with either development for further collaboration. The board agreed that using the land for housing would be appropriate, but would leave the number of homes built up to the land owner.

## **9. TOWN PLANNER – OFFICIAL BUSINESS:**

Mr. Smith said at 6:00pm a workshop had taken place to discuss the Future Land Use Map as a part of the Comprehensive Plan update. The purpose of the workshop was to decide where the next 10-15 year of growth will be located in the community.

Goals Submitted to Council for 2018 Mr. Fellows said he wanted to add a goal to the list to be submitted to the Town Council. He stated the planning board would be making a consolidated effort to combine some of the ordinances regarding Site Plan Reviews, Subdivision, and Zoning under one cover to prevent conflicts.

Mr. Douglass presented the schedule of the budget workshops and the budget for the Planning Board to be submitted to Town Council. He stated Code, which includes health enforcement, planning board, and code enforcement, scheduled for April 24, 2018 to discuss Planning Board budget submittal. He requested a representative for the Planning Board attend the workshop. April 26, 2018 the Town Council will present the Capital Improvement Plan to Planning Board.

## **10. CODE ENFORCEMENT OFFICER :**

Mr. Douglass said another commercial building will be getting a facelift and changing the look of the 196 corridor for the better. McDonalds will be doing some renovations to their façade. They will be repainting and adding brick as well as adding an updated digital menu. This does not trigger a review by the board but Mr. Douglass wanted to share this information with the board as it will be an improvement in the look of the town and the 196 corridor.

## **11. ADJOURN :**

**VOTE (2018-14)** Mr. Paradise, seconded by Mr. Lunt moved to adjourn at 7:35PM.

**VOTE: 5-0 carried**

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Michelle Rene Foss, Assistant Town Clerk  
Date Approved \_\_\_\_\_