



MINUTES PLANNING BOARD APRIL 12, 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 Planner Ben Smith, Code Enforcement Officer Dennis Douglass, and three 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. Kuhl due to Mr. Leeman not being present at the beginning of the meeting.

4. **WRITTEN COMMUNICATIONS:**

Minutes of March 22, 2018

The meeting minutes of March 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: NONE**
6. **UNFINISHED BUSINESS:**

Acceptance of Street Lights-Section 46-167(d)

Mr. Dennis Douglass explained that Mr. Scott Kelly requested the town take over the streetlights in Kelly Park. With a newly revised ordinance pertaining to streetlights, Mrs. Barnes sent Mr. Kelly a letter stating what the town requires before the Town Council will vote to take over the Kelly Park streetlights. Mr. Douglass said the Planning Board should be receiving a package soon for recommendations to the Council to approve.

7. **NEW BUSINESS:**

Case #18-3 Conditional Use Application-Home Daycare Business

Applicant: Meghan Stuart
Property Location: 34 Summer Street, Lisbon Falls, ME 04252
Tax Map/Lot: Map U2 Lot 023
Intended Use: Home Daycare Business

Mr. Douglass introduced the case to the board. He stated this was a previous case presented to the board last year. Ms. Stuart just wants to increase the number of children from eight to twelve. The town requirements are stricter than the state requirements. Under the town ordinances, the limit for a Home Daycare Business is eight children. With more children, the town considers the business a daycare facility. Mr. Douglass said he did not submit any new materials, other than a new application, as there are no

changes other than the amount of children in care. Mr. Douglass requested the board set a public hearing for the next meeting.

VOTE (2018-15) Mr. Lunt made a motion, seconded by Mrs. Paradis, to set a public hearing for April 26, 2018 at 7:00 PM. **VOTE: 5-0 Carried.**

8. OTHER BUSINESS:

**Chapter 70. Zoning Ordinance, Division 13.
District Uses, Section 70-531**

Mr. Fellows explained that the first reading of the ordinance took place at the April 10, 2018 town council meeting. He said there were questions concerning why the Land Use Chart reflected RO1 as conditional under the selling of products Manufactured on the Premises category.

Councilor Larochelle explained the rural areas of town have been traditionally agricultural, and the retail areas are closer to Route 196 and downtown areas. Any time an application is submitted to the town, the Land Use Chart has No on all retail and manufacture on premises categories in the rural areas; thus permits are not submitted to the Planning Board. When the board changed the rural categories to conditional, this opened the door to allow any permit to come before the board, not just those concerning Marijuana. He said this was what the Council was questioning.

After much discussion, Mr. Fellows commented the state had pending legislation regarding the retail sales of marijuana, and that the board could add to the Manufactured on Premises category an exception for Marijuana or hold the whole process pending the final adoption of state legislation. The Planning Board decided to keep the current Land Use Chart as submitted to the Council.

9. TOWN PLANNER – OFFICIAL BUSINESS:

Goals Submitted to Council for 2018

Mr. Ben Smith said goals were submitted to the Council. In addition, a plan to create a Unified Land Use Ordinance that would combine Chap. 62 Site Plans, Chap. 66 Subdivisions, and Chap. 70 zoning into one Ordinance Chapter will be submitted. This would provide for common definitions and performance standards.

Comprehensive Plan Update

Mr. Smith said the Comprehensive Plan update is on target. At the last workshop, two groups discussed the areas for Future Land Use for Lisbon and created maps. Mr. Smith said he has worked on combining information from both maps to produce a draft of a single Future Land Use map.

10. CODE ENFORCEMENT OFFICER :

Streetscape Project

Mr. Douglass informed the board that Ranger Contracting will be starting work on Route 196 from Union Street to Franks next week. Work on Union Street itself will start on April 17 and continue until May 15. There will be no through traffic allowed. In addition, work on the Route 196 sidewalks will start on May 16 and continue until June 5.

Case #18-4 Tier 1 Site Plan Application*Item taken up at the end of New Business*Applicant: Mathew LaffelyProperty Location: 12 Village Street, Lisbon, ME 04250Tax Map/Lot: Map U16 Lot 018Intended Use: Small Engine Repair

Mr. Douglass presented the case to the board. He stated the proposal was for the addition of a small engine repair shop to an existing building that will be a small woodworking/frame retail shop. Since the building falls below the 5,000 Square feet, this only requires a Tier 1 review. However, Mr. Douglass said he found the property falls in the Aquifer Wellhead Three Protection Zone. Under the Land Use Chart, the small engine repair shop is considered a Conditional Use in this zone. Thus, an application has been submitted with the Aquifer standards to see if the board needs anything further from the applicant. Mr. Douglass mentioned the property is also within 500 feet of Route 196 and is required to meet the new design standards.

Mr. Fellows said the Planning Board would need to review the paperwork submitted by Mr. Douglass to ensure all requirements were met before accepting the application.

11. ADJOURN TO WORKSHOP:

VOTE (2018-16) Mr. Paradis, seconded by Mr. Lunt moved to adjourn to workshop to discuss the Future Land Use map at 7:43PM. **VOTE: 5-0 carried**

Michelle Rene Foss, Assistant Town Clerk
Date Approved _____