



## MINUTES PLANNING BOARD APRIL 26, 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 Karin Paradis, Scott Hall and Dan Leeman. Associate members, William Kuhl were present as well. Curtis Lunt and Eric Metivier were excused. Also present was 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. Lunt not being present.

4. **WRITTEN COMMUNICATIONS:**

Minutes of April 12, 2018

The meeting minutes of April 12, 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:**

**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: Conditional Use Application for Home Daycare Business

The Chairman called this public hearing to order at 7:05 PM. There were no other comments. The Chairman closed this Public Hearing at 7:06 PM.

6. **UNFINISHED BUSINESS:**

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

Mr. Douglass stated Mrs. Meghan Stuart wished to expand her Home daycare from eight children to twelve children. The town considers this a conditional use home daycare facility. He said the application was complete.

**Vote (2018-17)** Mr. Hall made a motion, seconded by Mr. Leeman to accept the Conditional Use Application for a Home Daycare Business pending state approval. **Vote: 5-0 carried.**

7. **NEW BUSINESS:**

**Case #18-5 Conditional Use Application- Home Daycare Business**

Applicant: Celine Goddard

Property Location: 167 Ridge Road, Lisbon Falls, ME 04252

Tax Map/Lot: Map r5 Lot 9L

Intended Use: Conditional Use Application for Home Daycare Business

Mrs. Celine Goddard stated she would like to expand her Home Daycare Business from 12 to 24 children. The state allows more than 12 if cared for in an unattached building on the property. Mrs. Goddard said she is converting the garage to a nursery, and she has hired one new employee.

Mr. Douglass stated the application was complete and recommended the Planning Board set a Public Hearing for the May 10, 2018 meeting.

**VOTE (2018-18)** Mrs. Paradis made a motion, seconded by Mr. Kuhl, to accept Conditional Use application for Home Daycare Business and set a public hearing for the May 10, 2018 at 7:00PM. **VOTE: 5-0 Carried.**

**VOTE (2018-19)** Mrs. Paradis made a motion, seconded by Mr. Leeman conduct a site visit for May 10, 21018 at 6:00PM. **VOTE: 5-0 Carried.**

**8. OTHER BUSINESS:**

Mr. Hall expressed concern over the safety of the parking areas between Domino's Pizza and Smiley's Ice Cream. Domino's has not replaced the fence between the two businesses as required by the Planning Board. This is a safety hazard as traffic still cut through the parking lots.

Mr. Douglass said he would speak with the owner of Domino's regarding the fence.

**9. TOWN PLANNER – OFFICIAL BUSINESS: None**

**10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:**

*Item taken up at the end of new business*

Mr. Douglass presented a letter from the Town Manager regarding the Capital Improvement Plan Budget for the Town. The Board requested to see the full budget for review.

Mr. Douglass mentioned the May 24, 2018 Town Council Workshop to discuss the Celotex Property. Mr. Douglass informed the property owner as well. He said the workshop will start at 6:00PM and informally invited the Planning Board to attend.

**11. ADJOURN TO WORKSHOP:**

**VOTE (2018-20)** Mrs. Paradis made a motion, seconded by Mr. Leeman moved to adjourn to workshop at 7:26PM. **VOTE: 5-0 carried**

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Michelle Rene Foss, Assistant Town Clerk  
Date Approved May 10, 2018