



## MINUTES PLANNING BOARD APRIL 27, 2017

Dan Nezol - Regular 2017  
Karin Paradis - Regular 2018  
James Lemieux - Associate 2018  
Scott T. Hall - Regular 2018  
Dan Leeman - Associate 2019  
Curtis Lunt - Regular 2019  
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Dan Nezol, Curtis Lunt, Don Fellows; and Scott Hall. Associate members present were Dan Leeman. Karin Paradis and James Lemieux were excused. Also present was Dennis Douglass, Code Enforcement Officer, Town Planner, Amanda Bunker, and Town Councilman Allen Ward.

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

The Chairman explained the meeting rules are located on the back of each agenda. He granted voting privileges to Dan Leeman as without his vote, they would only have 4.

### 4. WRITTEN COMMUNICATIONS:

#### Minutes of April 13, 2017

The meeting minutes of April 13, 2017 were distributed to all members. The Chairman asked if there were corrections or additions. Seeing none the Chairman declared the minutes approved.

### 5. NEW BUSINESS: Capital Improvement Plan submitted by Town Council.

The Chairman opened this discussion by stating he only has one question pertaining to the Municipal plan. For the 2018 Forecast, Mr. Fellows questioned what the plan is for the new Salt Shed. Councilor Ward stated that the price that is listed in the CIP, is not the correct amount. The amount listed is \$250,000 but having it at that price would have to go to a referendum; therefore the maximum price for the shed will be \$230,000. The shed is proposed to be built on-site. The shed that is currently being used might be torn completely down and the new shed will be built connected to current structured garage. Councilor Ward also stated that at this time, there is no reason to relocate the firehouse. As things develop, the town will have to decide at that point in time if relocations are needed.

**VOTE (2017-21)** Mr. Fellows, seconded by Mr. Lunt moved to approve the Municipal Capital Improvement Plan as submitted. **Vote: 5-0 carried.**

The Chairman began discussing the School Department's 5 year plan by stating that the schedule seems a little rocky but it was well written. Councilor Ward, informed the Planning Board that a new internal lift was installed to help with lifting heavy items up and down stairs. In the gym, wall-mounted wrestling mats have been installed which helps with storage. Four to Six water-fountains have been donated by the Class of 2017; which will be installed once placement for the fountains is final. Softball field was re-done including new dug-outs. As well as a new bus for the school system to use. Mr. Lunt brought up how there is a safety issue regarding a fence that is currently on the ground near one of the baseball/softball fields; Councilor Ward said that this is something that is being looked into and hopefully taken care of in a timely manner. Mr. Lunt asked about landscaping around the schools and Councilor Ward stated that landscaping is a work in progress.

**VOTE (2017-21)** Mr. Fellows, seconded by Mr. Lunt moved to approve the School Capital Improvement Plan as submitted. **Vote: 5-0 carried.**

**6. PUBLIC HEARING: NONE****7. UNFINISHED BUSINESS: Findings of Facts – Case #17-4 and Case # 17-3**

Case #17-4 and case #17-3 are both regarding home daycare businesses. Mr. Douglass stated that he has signed off on both applications. Both cases are still awaiting State Approvals. Case #17-3 and Case #17-4 were passed to Mr. Fellows to sign as he was not present to sign before tonight's meeting.

Mr. Fellows brought attention to any possible developments in the Marijuana Referendum. Councilman Ward then asked the Planning Board if they had any ideas or comments on how to move forward with this. Mr. Fellows stated that a bigger group [than the planning board] is needed for this kind of plan for our town; Mr. Hall agreed. Mr. Douglass stated that at this time, there is no state plan. The Planning Board all agreed that is going to need public feedback and possible petitions. Mr. Hall made a point in saying that the town needs to respect the voters as in the past, voters in Lisbon have repeatedly voted "No" for legally allowing Marijuana in Lisbon.

**8. OTHER BUSINESS: NONE****9. TOWN PLANNER – OFFICIAL BUSINESS - None****10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:**

Mr. Douglass reported that he had some information regarding 'Kieran Transport, LLC'. The proposal plan includes a 100x100' building, to be built more-near the Topsham side of the property. Mr. Douglass said he has emailed the plan to the board; there is also a full scale copy in his office. The building will include 3-bays and an office. There will also be enough space for 10 tractor-trailer trucks to park for servicing. Mr. Douglass pointed out that possibly at some point, the business may want to put a small sign out-front. Mr. Douglass finished discussing Kieran Transport, LLC by saying there shouldn't be any issues with these plans.

Mr. Douglass wanted to bring immediate attention to a possible change to Kelly Park. He informed the board that he got a permit request for a Duplex to be built in Kelly Park. However, he denied this permit for a duplex because it wasn't in the current approved plan. Building a duplex changes the traffic flow, the population in Kelly Park, and possible water/sewer usage. Town Planner Amanda Bunker spoke up and stated she felt it was appropriate for the denial of the permit as the plans for this park have not been consistent. The board was in an agreement that if building a duplex is what is wanted, then they will recall their decision for review and that a Data to Traffic Count needs to be redone. Mr. Leeman point out it does say in the application, that this park is intended for single families only. Ms. Bunker said she feels that in the best interest of the town, if a duplex [or multiple duplexes] are wanted to be built, then this process for Kelly Park needs to be started over as there have already been too many revisions. Also, the public has a right to be informed of this new development.

Mr. Douglass wanted to bring up the positive news of a \$17 Million expansion that will be happening to Dingley Press; this will also bring 21 new jobs.

**11. ADJOURN TO WORKSHOP:**

**VOTE (2017-22)** Mr. Fellow, seconded by Mr. Lemieux moved to adjourn at 7:56 p.m.

**Vote: 5-0 carried.**

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Amber Gallo, Assistant Town Clerk