



MINUTES PLANNING BOARD JULY 26, 2018

Dan Leeman- Regular 2020
Curtis Lunt- Regular 2019
Don Fellows - Regular 2019
William Kuhl - Associate 2019
Karin Paradis - Regular 2021
Eric Metivier- Associate 2021
Scott T. Hall - Regular 2021

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, Curtis Lunt, Scott Hall and Dan Leeman. Associate members, William Kuhl and Eric Metivier were present. Karin Paradis was excused. In addition, Dennis Douglass, Code Enforcement Officer, and Matthew Laffely, resident, attended the meeting.

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. Mr. Fellows granted voting privileges to Mr. Kuhl due to Mrs. Paradis not being present.

4. **WRITTEN COMMUNICATIONS:**

Minutes of July 12, 2018

The meeting minutes of July 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. **UNFINISHED BUSINESS:**

Case #18-8 Findings of Fact

Applicant: Johnson Wood Estates

Mr. Douglass reviewed and distributed the following findings of fact for Young Road, Lisbon, ME 04250, Tax Map R7 Lot 54:

The applicant submitted an Application to Amend an Existing Subdivision on, June 28, 2018. The Planning Board accepted the application as complete on June 28, 2018. The Planning Board held a Public Hearing for the application on July 12, 2018. The Planning Board approved the Subdivision Amendment Application on July 12, 2018.

The board members signed the final findings of fact for the Application to Amend this Subdivision.

Case# 18-9 Findings of Fact

Applicant: Wayne H. Ricker- Ricker Farm

Mr. Douglass reviewed and distributed the following findings of fact for Mill Street, Lisbon, ME 04250, Tax Map R5 Lot 41:

The applicant submitted an Application to Amend an Existing Subdivision on June 28, 2018. The Planning Board accepted the application as complete on June 28, 2018. The Planning Board held a Public Hearing for the application on July 12, 2018. The Planning Board approved the Subdivision Amendment Application on July 12, 2018.

The board members signed the final findings of fact for the Application to Amend this Subdivision.

6. NEW BUSINESS:**Case # 18-10-Kelly Park Subdivision - Subdivision Amendment**

Applicant: Kelly Park Subdivision

Property Location: Premier Drive, Lisbon, ME 04250

Tax Map/Lot: U21 Lot 6-1 & 6-2

Intended Use: Subdivision

Mr. Douglass stated the existing subdivision plan would now show building #5 as a 12-unit multi-family dwelling. Site Lines prepared the application package. Mr. Douglass also noted that he had not completed his review of the package, but he had received a letter from the Water Department, which he would include, along with information from the Fire Department, Police Department, and School Board at the next meeting.

Mr. Fellows explained he and Mrs. Paradise had some questions regarding the impact on the schools.

Mr. Hall mentioned that when the Board approved the original plan, Mr. Green stated any impact on the schools would be offset by taxes. Mr. Hall also wanted to know if there was a TIF.

Mr. Lunt asked how much land was available on the property, and how many more units could be added in the future.

Mr. Lunt also asked about the traffic impact of extra units. At what point would there need to be a traffic study. Mr. Fellows noted a second entrance had been added to the subdivision, and said the state could look at the subdivision and give the town an answer.

Mr. Hall asked if the abutters had been notified. Mr. Douglass stated he would notify them as soon as the Planning Board accepted the application.

VOTE (2018-40) Mr. Lunt, seconded by Mr. Hall moved to accept the Application to Amend an Existing Subdivision as complete subject to school impact, occupancy, TIF, and traffic impact. **VOTE: 5-0 carried.**

VOTE (2018-41) Mr. Lunt, seconded by Mr. Kuhl moved to set a public hearing at the next Planning Board meeting on August 09, 2018. **VOTE: 5-0 carried.**

7. OTHER BUSINESS:**Moxie Festival Town Booth**

Mr. Fellows said the Moxie Festival Booth was even more fun than last year. He said a lot of people stopped by to ask about the Rusty Lantern and new businesses. Mr. Hall mentioned the plastic public works hats and candy were a big hit with the kids.

Mr. Fellows mentioned Mr. Leeman would be need to be absent from the Board for five meetings. Mr. Fellows asked the members of the board if they would be willing to step in for Mr. Leeman in his absence. All members present agreed.

8. TOWN PLANNER: NONE**9. CODE ENFORCEMENT OFFICER:**

Mr. Matthew Laffely asked the board for information regarding the business application process, and expressed concern over plans of an abutting property owned by the Town.

Mr. Douglass stated that Mr. Laffely would need to submit an application to the Planning Board and then a preliminary meeting would be scheduled to discuss any questions Mr. Laffely had regarding what is required to complete the process.

Mr. Hall invited Mr. Laffely to attend the next Lisbon Development Committee meeting to discuss the town owned property.

10. ADJOURN:

VOTE (2018-42) Mr. Lunt, seconded by Mr. Kuhl moved to adjourn at 7:35 PM.

VOTE: 5-0 carried.

Michelle Rene Foss, Assistant Town Clerk
Date Approved August 9, 2018