



MINUTES PLANNING BOARD AUGUST 9, 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, Mrs. Paradis called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Don Fellows, Scott Hall, and associate members, William Kuhl and Eric Metivier. In addition, Allen Ward, Town Council Chairman; Dennis Douglass, Code Enforcement Officer; Ben Smith, Town Planner; Scott Kelly of Kelly Park Subdivision, and three residents 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. Mrs. Paradis granted voting privileges to Mr. Kuhl and Mr. Metivier, as both Mr. Lunt and Mr. Leeman were not present.

4. **WRITTEN COMMUNICATIONS:**

Minutes of July 26, 2018

The meeting minutes of July 26, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

5. **PUBLIC HEARING:**

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

The Chair called this public hearing to order at 7:02 PM.

Mr. Douglass stated the existing subdivision plan would now show building #5 as a 12-unit multi-family dwelling.

Mr. Scott Kelly stated this would be the final unit built. Mr. Kelly mentioned the residents had requested a storage area, but he was not building any more dwellings after building #5. Mr. Kelly mentioned he does business in the Brunswick area, and there is a great need for apartments in that area. Additional units would encourage people to come to Lisbon.

Mr. Kenneth French stated that he was curious about any changes to the subdivision as an abutting neighbor. He said he no longer has the privacy he once enjoyed and was concerned about whether the new unit had an impact on the wellhead protection area. He stated the plans presented to the board, at this meeting, have helped to alleviate some of those concerns.

There were no other comments. The Chairman closed this Public Hearing at 7:06 PM.

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.

Mr. Douglass said the subdivision's calculated trip generation with the new unit would come to approximately 77 trips per day, which is well below the 100 trips per day threshold requiring a traffic study.

Mr. Douglass said he received approval letters from the School Superintendent, as well as the Water, Sewer, Police, and Fire Departments all of which stated there was no adverse impact on their departments from the addition.

VOTE (2018-43) Mr. Fellows, seconded by Mr. Hall, moved to approve the amendment to the Kelly Park Subdivision. **VOTE: 5-0 carried.**

7. OTHER BUSINESS:

MMA Annual Convention/ NNECAPA (Northport) Conference

Mrs. Paradis stated the board had received several invitations to various conventions. Two of which are the Annual Maine Municipal Association Convention and the NNECAPA Chapter Conference. Mrs. Paradis asked that members of the board consider going to at least one of the functions as a lot of information is available from the several courses offered during the events. She requested that members planning to attend please notify Mr. Douglass as soon as possible.

Kelly Park Street Lighting Recommendation

Mr. Douglass presented recommendation letters from both the Public Works Director and the Town Manager recommending the Planning Board approve, and submit to the Town Council, the Kelly Park Street Lighting System.

Mr. Allen Ward stated that it was the Council's understanding that the lighting system was above the normal standards required for the subdivision. Mr. Fellows agreed.

Mr. Kelly mentioned he submitted an estimate of what it would cost to run and maintain the lights. He said the lights are on the same circuit as several other items in the subdivision, so the cost of the lights themselves would be less than these figures. Mr. Kelly explained that these LED lights last 10 times longer than normal streetlights so maintenance will be cheaper as well.

VOTE (2018-44) Mr. Fellows, seconded by Mr. Metivier, recommended approving and submitting the Kelly Park Subdivision Lighting system to the Town Council. **VOTE: 5-0 carried.**

8. TOWN PLANNER:

AICP – Comprehensive Plan Update

Mr. Smith presented a Phase I summary of the Comprehensive Plan. Mr. Smith stated there were 103 policies/strategies recommended in the plan. Mr. Smith said this was not a realistic expectation, and he requested the board review the list for sections that are outdated, need revision, or sections that can be deleted entirely. Mr. Smith explained that the objective should be goals that can be accomplished within 3-5 years and focus on three major areas:

1. Improving the schools, roads, and infrastructure of the town
2. Boosting the value of public spaces in town
3. Raising the bar on investments for both public and private endeavors.

9. CODE ENFORCEMENT OFFICER:

Mr. Douglass mentioned Ms. Tracey Steuber, Economic and Community Development Director, would be presenting Phase II of the CDBG Grant process for approval to the board at the September 6, 2018 meeting.

Mr. Douglass said the Town Council was considering the Opt-In option regarding the Retail Sales of Marijuana. The Council would like a recommendation from the Planning Board on the matter.

10. ADJOURN TO WORKSHOP:

VOTE (2018-45) Mr. Hall, seconded by Mr. Fellows, moved to adjourn to workshop at 7:37 PM.

VOTE: 5-0 carried

Michelle Rene Foss, Assistant Town Clerk
Date Approved August 23, 2018