



## MINUTES PLANNING BOARD SEPTEMBER 13, 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, Curtis Lunt, Dan Leeman and associate members, William Kuhl and Eric Metivier. In addition, Kieren Johnson, III of Kieren Transport, LLC 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.

4. **WRITTEN COMMUNICATIONS:** Minutes of August 09, 2018

The meeting minutes of August 09, 2018 were distributed to all the members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

5. **PUBLIC HEARING** – None
6. **UNFINISHED BUSINESS:**

### **Case #18-10 Findings of Fact - Kelly Park Subdivision**

Mr. Douglass reviewed and distributed the following findings of fact for Premier Drive, Lisbon, ME 04250, Tax Map U21 Lot 6-1 & 6-2:

*The applicant submitted an Application to Amend an Existing Subdivision on, July 26, 2018. The Planning Board accepted the application as complete on July 26, 2018. The Planning Board held a Public Hearing for the application on August 09, 2018. The Planning Board approved the Amendment to the Kelly Park Subdivision on August 09, 2018.*

The board signed the final findings of fact for the Application to Amend Kelly Park Subdivision.

7. **NEW BUSINESS:**

### **Case #18-11 Tier 2 Site Plan Review Application**

Applicant: Kiersten Johnson d/b/a Kieran Transport, LLC  
Property Location: 725 Lisbon Street, Lisbon Falls, ME 04252  
Tax Map/Lot: Map U1, Lot 004  
Intended Use: Relocate previously approved project from 742 Lisbon Street (Case 17-5) to 725 Lisbon Street

Mr. Douglass reviewed the checklist 725 Lisbon Street in Lisbon Falls. Mr. Johnston said he would like to relocate his previously approved project from 742 Lisbon Street (Case #17-5) to 725 Lisbon Street.

Mr. Douglass said this is Mr. Johnson's first step, coming to the Planning Board. He indicated the board could accept the application, schedule a public hearing, schedule a site visit, and then deliberate to see what the Planning Board wants to do. He indicated there is an existing steel structure on site that Mr. Johnston plans to change into a building for his trucking center.

Mr. Johnson plans to create a structure for repairing trucks and the other building at 742 would become an office. He said they have been cleaning that site up. He indicated they have been doing some extensive work and will continue to work on 742 Lisbon Street to get it ready.

Mr. Johnson mentioned the structure at 725 Lisbon Street near the road that was the old scale house is approximately 15' X 20' and intended to be used for an office. The other building is 61' X 25' and intended to be used for a repair shop; that proposed building will be a metal building.

Mr. Douglass went through the Checklist. The Planning Board agreed to look at entrances onto public ways. Mr. Johnson reported he would be using the existing entrance at the top of the hill. He said they used the entrance on the west side back in the day.

Mr. Fellows stated the board recently changed their site plan review process so anything that has not been occupied in the past two years needs a complete site plan review with two access points.

Mr. Douglass said he would make sure the building meets with approval and is built to proper code and building standards. It is not in the Floodplain, the very tip at the bottom corner is in shore land zoning, and this is not considered a subdivision. The Planning Board agreed to review roads and driveways during the site visit.

Mr. Douglass said he would obtain a copy of the scaled Survey Plan. The Survey Plan will mark out the large gravel area and paved areas. This is the area where the visitor and employee parking will be.

Mr. Fellows said the board would need to consider the Route 196 design standards and they should review landscaping. Mr. Johnson said the fence and gate, which has been repaired will remain. The color is blue, but not like the NAPA building. The color matches their trucks. They plan to stay with the same roofline. It is an "A" shaped building. The Planning Board asked Mr. Johnson to add square footage to his plan. The board discussed the expiration date for 745 Lisbon Street, which is one year. Mr. Metivier said he thought 745 Lisbon Street should be cleaned up and made to look nice. Mrs. Paradis indicated she would entertain a motion to accept the application.

**VOTE (2018-46)** Mr. Fellows, seconded by Mr. Lunt, moved to accept the application as complete pending his discussion on the parking and the layout of the design. **VOTE: 5-0 carried.**

**VOTE: (2018-47)** Mr. Fellows, seconded by Mr. Lunt, moved to schedule a site visit on September 22 at 10:00 AM. **VOTE: 5-0 carried.**

**VOTE: (2018-48)** Mr. Lunt made a motion and seconded by Mr. Hall to schedule a Public Hearing on September 27 at 7:00 PM. **VOTE: 5-0 carried.**

## **8. OTHER BUSINESS: CDBG**

Mr. Douglass said the Economic Development Director is looking for a letter of support from the Planning Board regarding the CDBG Village Streetscape project. Mr. Douglass drafted a letter of recommendation for their consideration.

**VOTE: (2018-49)** Mr. Fellows, seconded by Mr. Lunt moved to support the Planning Board's CDBG Streetscape project letter of support to the Town Manager authorizing the Planning Board Chairman permission to sign the same. **VOTE: 5-0 carried.**

## **9. TOWN PLANNER:**

*\* These minutes are not verbatim. A recording of the meeting is on file.*

Mr. Douglass said Ben Smith was unable to attend. Mr. Smith indicated in an email that he would like to hold a Public Hearing for Thursday, October 11 to discuss the Comprehensive Plan. Mrs. Paradis mentioned that Mr. Douglass would need to place an ad in the newspaper 30 days prior to the hearing. She said she would check to see if there is enough time to get this ready for October 11.

#### **10. CODE ENFORCEMENT OFFICER:**

Mr. Douglass said Drumlin Environmental is in charge of the ME Electronics site. They have quite a few wells, which pull the arsenic out of the ground. He explained the new procedure that puts chemicals into the well to treat the arsenic. The new procedure is an approved method and more cost effective with better results. The state permitted the new procedure and scientific data is available at the CEO office at Town Hall if anyone is interested in looking at it.

Mr. Fellows asked what is going on with General Dollars' landscaping issue. Mr. Douglass said he spoke with the Assistant Manager who indicated Mr. Douglass would need to address this with the Corporate office. He said the landscaping required by the Planning Board for appearance, Dollar General is not maintaining; when not maintained it has the opposite effect. Mr. Douglass said he would be sending a letter to Corporate to see what is going on.

The MMA Convention in Augusta is October 3 & 4 and the Planners Conference is coming up. Mrs. Paradis asked members to let her know if anyone is interested in attending.

#### **11. ADJOURN TO WORKSHOP:**

**VOTE (2018-50)** Mr. Fellows, seconded by Mr. Lunt moved to adjourn to a workshop at 7:55 PM

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Nina Hodgkins, Assistant Town Clerk  
Date Approved September 27, 2018