



MINUTES PLANNING BOARD SEPTEMBER 27, 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, 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 and Dan Leeman were excused. Associate members present were William Kuhl and Eric Metivier. Also present were Dennis Douglass, Code Enforcement Officer, Ben Smith, Contracted Town Planner, and four 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.

Mrs. Paradis granted voting privileges to Mr. Metivier and Mr. Kuhl due to Mr. Lunt and Mr. Leeman not being present.

4. **WRITTEN COMMUNICATIONS:** Minutes of September 13, 2018

The meeting minutes of September 13, 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 #18-11 – Tier 2 Site Plan Review Application Kieran Transportation, LLC

Applicant: Kieran Johnson d/b/a Kieran Transport, LLC
Address: 725 Lisbon Street, Lisbon Falls, Maine 04252
Location: Map U1 Lot 004
Intended Use: Relocate previously approved project from 742 Lisbon Street
(Case #17-5) to 745 Lisbon Street.

Mr. Fellows reported that a site visit was done on September 22, 2018 with Mr. Lunt, Mr. Kuhl, Mrs. Paradis, Mr. Fellows, Mr. Hall, and Dennis Douglass present. They looked at the gate, fence, and talked about access management. He said they also looked at the proposed building and parking area.

Mrs. Paradis opened the public hearing at 7:06 PM. She said the intended use is to relocate the previously approved project located at 742 Lisbon Street to 745 Lisbon Street. Mr. Johnson said they plan to turn the existing structure that used to house the chips into a repair garage.

Jason Lavoie, abutter at 3 Birch Street, said he was okay with the project and that he had nothing to say.

Mrs. Paradis declared the Public Hearing closed at 7:08 PM.

6. **UNFINISHED BUSINESS**

**Case #18-11 - Tier 2 Site Plan Review Application
Kieran Transportation, LLC**

Mr. Fellows stated at the last meeting a motion was made contingent on getting an updated plan that included parking and requested changes, which has been received now and is before us.

Mr. Douglass stated that typical approvals expire in six months.

Mr. Douglass went through the Tier 2 Standard Check List. All items were complete or not applicable. He said any future signs would have to follow the sign ordinance.

All requirements have been met. Mr. Douglass noted they were on town water. He said there is adequate access for emergency vehicles.

Mr. Johnson said there was a septic system onsite that they plan to use. There is a restroom in the guard shack. Mr. Douglass said that a private septic system would be okay as long as it isn't failing and that there were no signs of that.

Mr. Douglass reported vehicular access will not be changed or altered. Mr. Johnson said departure times for trucks would be between 2:00 am and 6:00 am and that trucks would be returning between noon and 6:00 pm.

Mr. Hall asked if this was in a Commercial Zone. Mr. Douglass answered, yes. Mr. Fellows said I know we talked about design standards on Saturday and I made a comment, but considering the 4' to 6' feet fence and the fact that driving by you don't see much of the proposed building, with the landscaping proposed, repairing and maintaining the fence, it should be satisfactory for Mr. Johnson to do what he proposes. Mr. Hall said it should be a vast improvement over what it looks like right now. Mr. Fellows said the rocks you are adding should add significantly to the aesthetics.

VOTE (2018-51) Mr. Fellows, seconded by Mr. Hall, moved to approve the site plan with the stipulation that the fence is adequately repaired and maintained by Kieran Transportation, LLC.

Town Planner, Ben Smith, said his only concern was with access and internal circulation, which have been addressed. He said the board discussed landscaping and the building design earlier. He said he noticed additional landscaping, not on a previous plan, had been added as well and indicated he had no further comments.

Voted: 5-0 Carried.

7. NEW BUSINESS: None

8. OTHER BUSINESS – Marijuana Businesses – Table of Land Uses

Mr. Douglass presented the proposed amendments to the Land Use Charts (see attached). Mr. Fellows recommended the Planning board move into a workshop for discussion on this and if the board is ready when they are done to come back into regular session and make a motion to move this along.

Mr. Douglass said the proposed categories match up with the state's licensing categories, for both Medical and Adult Use Marijuana businesses. This chart will show where these categories would be allowed.

VOTE (2018-52) Mr. Fellows, seconded by Mr. Metivier moved to go into a workshop at 7:25 PM to discuss land use chart amendments. **Vote: 5-0 carried.**

9. TOWN PLANNER – Ben Smith, AICP – Comprehensive Plan update

Item taken out of order after #7 New Business above

Mr. Smith said he planned to have a full comprehensive plan updated in draft form ready to be presented on October 11, 2018. He said no new information will be needed from the State so they can finish the plan based on what has been received. He said he anticipated scheduling a public hearing on the plan for October 25.

10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: None**11. ADJOURN TO WORKSHOP:**

VOTE (2018-53) Mr. Fellows, seconded Scott Hall by moved to formalize and accept a revision to the land use Chart that includes a note regarding the business dealing with adult use and medical marijuana and the changes in the chart, which identify medical marijuana businesses and adult use marijuana businesses under commercial business uses as presented. **Vote: 4-1 carried. (Opposed: Metivier)**

VOTE (2018-54) Mr. Fellows, seconded by Mr. Kuhl, moved to schedule a public hearing on October 11 on the proposed recommendations. **Vote: 4-1 carried. (Opposed: Metivier)**

Mrs. Paradis indicated the Planning Board would present this to the Town Council and then hold their public hearing on October 11. The Council could do a first reading on October 16 and a second reading on November 13 and it could take effect 21 days after Council's final approval.

VOTE (2018-55) Mr. Fellows, seconded Mr. Kuhl moved to adjourn at 9:03 PM. **Vote: 5-0 carried.**

Nina Hodgkins, Assistant Town Clerk
Date Approved: October 11, 2018