



## MINUTES PLANNING BOARD DECEMBER 13, 2018

Dan Leeman- Regular 2020  
Curtis Lunt- Regular 2019  
Don Fellows - Regular 2019  
William Kuhl - Associate 2019  
Karin Paradis - Regular 2018  
Scott T. Hall - Regular 2018

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Don Fellows, Curtis Lunt and Dan Leeman. Scott Hall was excused. Associate member William Kuhl was present as well. Also present was Contracted Town Planner Ben Smith, Code Enforcement Officer Dennis Douglass, and one citizen in the audience. Councilor Brunelle was also in attendance

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

The Chair informed the audience that the review of the meeting rules is on the back of each agenda available in the document holder by the door.

Mrs. Paradis granted voting privileges to Mr. Kuhl due to Mr. Hall being absent.

### 4. WRITTEN COMMUNICATIONS – Minutes of November 29, 2018

The meeting minutes of November 29, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

Site visit for Case #18-12 was on December 8, 2018. All six Planning Board members were present, as well as Ben Smith, Contracted Town Planner and Jason Smith, Applicant.

### 5. PUBLIC HEARING - Case #18-12 –Conditional Use application – Medical Marijuana Retail

The Chair opened the public hearing. Jason Smith stated that everything was done for the final application process. Mrs. Paradis declared the Public Hearing closed at 7:03 PM.

### 6. UNFINISHED BUSINESS - Case #18-14 –Conditional Use application – Medical Marijuana Retail

Dennis Douglass went through the Conditional Use Checklist, stating that he has all that he needs that is required, including a letter from the owner.

Ben Smith stated Adequate Entrance, Internal issues and parking specifics were all taken care of.

**VOTE (2018-66)** Mr. Lunt, seconded by Mr. Kuhl moved to accept the application. **Vote 5-0 carried.**

7. **OTHER BUSINESS –** Mrs. Paradis requested that they go out of order and go to Other Business first in consideration of time since the applicant was in the audience.

**Case # 18-13** BBB Pharmaceutical Alternatives, LLC, Paul J. Brunelle  
385 Lisbon Street, Lisbon Maine 04250  
Tax Map U13 Lot 005

Dennis stated that the Planning Board now has the additional documents that were needed to finish the application, except for the listing of the Property Owner, which Dennis will supply them with.

Mrs. Paradis asked Mr. Chris Brunelle if they were going to be selling Edibles.

Mr. Brunelle stated that they will be selling edibles, but they will be pre-packaged, which does not require a Victualer's License from the town.

**VOTE (2018-67) Case #18-13:** Mr. Fellows, seconded by Mr. Lunt moved to accept the application. **Vote: 5-0 carried.**

Mrs. Paradis requested to set a Public Hearing for **Case #18-13** on December 27, 2018.

**VOTE (2018-68)** Mr. Lunt, seconded by Mr. Fellows, moved to set a Public Hearing for **Case #18-13**, for December 27, 2018 at 7:00 PM. **Vote: 5-0 carried.**

**VOTE (2018-69)** Mr. Fellows, seconded by Mr. Lunt, moved to set a Site Visit for **Case #18-13** on December 27, 2018 at 6:00PM. **Vote: 5-0 carried.**

**8. NEW BUSINESS – Case #18-14 – Subdivision Review application – Crafts Subdivision**  
John D. Crafts – Rear lot at 117 Main Street, Lisbon Falls

Dennis spoke with the Applicant. He has completed all the forms needed so far.

Ben asked if there is a provision in the Ordinance for requiring a 50 ft. Right of Way back to undeveloped property.

Dennis said no, the town allows 20 feet for up to two dwellings.

Ben stated that it appears that there is undeveloped property out back.

Dennis stated that the property in back is owned by a Mobile Home Park.

**VOTE (2018-70) Case #18-14:** Mr. Fellows, seconded by Mr. Lunt moved to accept the Application as complete. **Vote: 5-0 carried.**

**VOTE (2018-71) Case #18-14:** Mr. Fellows, seconded by Mr. Lunt moved to set a Public Hearing for December 27, 2018 at 7:00 PM. **Vote: - 5-0 carried.**

**9. TOWN PLANNER – Ben Smith, Town Planner- Comprehensive Plan Update**

Ben stated that he received some comment back from the Water District to get that section updated. He has received that and expects to get comments back on the Economic Development and the Economy section for next week. He expects to have a completed draft for the next meeting on December 27, 2018

Mr. Fellows stated that he thought we should use the same company that Ben proposed we used before to make the print the final copy of the Comprehensive Plan.

Ben stated that there's a chance that we'll have a good polished version of the plan by the December 27, 2018 meeting, but it may be held up due to the Holiday's coming up. February would be a more realistic time frame to have a finished report for a Public Hearing.

Mr. Fellows stated that maybe they could have a Glossy version of the report available at the end of December or the beginning of January to informally send it to the Council.

**VOTE (2018-72)** Mr. Lunt, seconded by Mr. Fellows moved to adjourn at 7:35 PM. **Vote: 5-0 carried.**

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Lisa Smith, Assistant Town Clerk  
Date Approved: December 27, 2018