



MINUTES PLANNING BOARD JANUARY 10, 2019

Dan Leeman- Regular 2020
Curtis Lunt- Regular 2019
Don Fellows - Regular 2019
William Kuhl - Associate 2019
Karin Paradis - Regular 2018
Shaun Carr- 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, Curtis Lunt, Scott Hall, Dan Leeman and Don Fellows. Associate members, William Kuhl and Shaun Carr were present as well. Also present was Code Enforcement Officer, Dennis Douglass, Town Planner Ben Smith, and 3 citizens in the audience. Councilor Ward was present.
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.
4. **WRITTEN COMMUNICATIONS:**
Minutes of December 27, 2018

The meeting minutes of December 27, 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 # 18-15 Conditional Use application – Home Day Care Business

Kelli Daigle – 7 Ridlon Road, Lisbon Maine 04250

Tax Map R8 Lot 9C

Applicant Kelli Daigle stated that her plan was to open a Teaching Based Home Day Care that would be open only during the school year. She would like to have 12 Children. The Chairman called the public hearing to order at 7:01PM. There were no comments. The Chairman closed the Public Hearing at 7:02 PM.

6. **UNFINISHED BUSINESS – Case #18-15** Conditional Use application – Home DayCare Business

Dennis Douglass stated that all looks well except for the ordinance concerning the number of children, since Ms. Daigle suggested maybe having more children with an employee.

Ben stated that the Ordinance does not allow for a Daycare Facility there, but that the Board can move forward with the process that she applied for, for up to 8 children and the Board would work on discussing changes that might need to be made to the Land Use Ordinance to allow more children with an Employee.

VOTE (2019 -1) Mr. Fellows, seconded by Mr. Lunt, moved to accept the application subject to meeting Local and State Ordinances for number of children allowed.

Vote: 5-0 Carried

Case #18-14 Finding of Fact/sign Mylar & paper prints for recording

Dennis said the Conditions were met for the overhead electrical utilities being installed on the Driveway side of the Property using the defined right of way and a letter from the Lisbon Water District stating that they had the capacity to serve this project.

7. NEW BUSINESS: Case 18-16 Conditional Use application – Home Daycare Business
Christine Allen – 12 Wing Street, Lisbon Falls Me 04252
Tax Map U26 Lot 045

- Proposed Home Daycare business for 8 or fewer children

Dennis has all the information he needs. He asked Planning Board to schedule a Public Hearing.

VOTE (2019 -2) Mr. Lunt, seconded by Mr. Leeman, move to schedule a Public Hearing for January 24, 2019 at 7:00 PM

Vote: 5-0 Carried

Case #18-17 Subdivision Review application – Countryside Acres
Wayne & Verne Ricker – Mill Street
Tax Map R5 Lot 38B

- Proposed 6 lot Residential Subdivision

Mr. Jeramiah Raitt stated that he's aware of Access Management. Lots 1 and 2 will share a common driveway with a paved throat. He's proposing a common driveway that will be paved that will come in South of CMP that will come to a T and will feed lots 3,4,5 and 6.

Don Fellows stated his concerns about one of the common driveway just south of CMP would cut right across the trail.

Mr. Raitt is aware of that and that they picked an area that he believes wouldn't impact the ADA accessibility issues. It's the closest elevation that they could find where they won't have to regrade 200 ft. of the driveway to bring it back to ADA compliance. They recognize that with the turn-out there, we'll be paving into that and we may have to re-grade 40 or 50 feet of it either way to bring it back to ADA Compliance. The reservation that the Ricker's had in the Deed to the town allows multiple openings in the field, but they are restricting it to only one. Mr. Raitt has put a note in the packet that says that all the access drives, (which he'd like to name it Meadow Way), for lots 3,4,5 and 6 would come off of this Meadow Way, rather than leaving them the option to build there own driveways across the trail. He said there's another spot by the school entrance that they could cross without impacting the grade significantly, but it didn't make a lot of sense to put it down there.

Mr. Carr asked if they would have to move the crossover for the trail for the proposed driveway.

Mr. Raitt said no. They would put in a turning apron with the appropriate width and maybe pave the turnout where the trail comes over or leave a grassed area.

VOTE (2019-3) Mr. Fellows, seconded by Mr. Lunt moved to accept the application pending driveway definition.

Vote 5-0 Carried

8. OTHER BUSINESS: Setting goals/prioritizing projects for 2019

Submit Comprehensive plan to the State

Single Land Use Ordinance

Waterfront Planning around Worumbo Mill Site

Beaver Park Planning

Tiny Homes/Accessory Dwellings included in land use ordinances

Better promotion of the Moxie Festival and tent for the Planning Board

Ordinance Touch Up

9 TOWN PLANNER

Ben stated that the Planning Board should maybe pick a couple things on the Goals list and concentrate on them. They should give the Town Council a list of their goals with a detailed plan of each goal.

10 CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:

Dennis explained the items on the planning board budget list

11 ADJOURN/ADJOURN TO WORKSHOP:

VOTE (2019-4) Mr. Leeman, seconded by Mr. Lunt moved to adjourn to Workshop at 8:25 PM

Vote: 5-0 carried.

Lisa Smith, Assistant Town Clerk
Date Approved: January 24, 2019