



MINUTES PLANNING BOARD MARCH 28, 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, Don Fellows, Curtis Lunt and Dan Leeman. Associate members, William Kuhl and Shaun Carr were present as well. Scott Hall was excused. Also present was Code Enforcement Officer Dennis Douglass, Town Planner Ben Smith and Council Member Allen Ward. There were 4 audience members. Mrs. Paradis extended voting privileges to William Kuhl.
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 March 14, 2019

The meeting minutes of March 14, 2019 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 – Comprehensive Plan Update – This Plan Update makes amendments To the Comprehensive Plan last updated in 2011**
The Chairman opened the Public Hearing at 7:03PM
The Chairman closed the Public Hearing at 7:03PM
6. **UNFINISHED BUSINESS - None**
7. **NEW BUSINESS – Case #19-3- Site Plan Review Application**
Crystal Spring Health Alternative
Michael Scalia
1 Upland Road, Lisbon Maine 04250
Tax Map U17 Lot 024
 - **Proposed Medical Marijuana manufacturing facility, processing facility and retail Storefront.**

The applicant withdrew the application. There is a tentative plan to put it on the April 11th Agenda with a deadline of April fourth to submit the application.
8. **OTHER BUSINESS - Scott Hall, Lisbon Development Committee – Graziano Square**
Scott Hall was excused, so the Graziano Square project was not discussed
Don Fellows suggested that they talk about the Capital Improvement plan.

VOTE: (2019-17) Mr. Fellows, seconded by Mr. Lunt, moved to submit to the Town Council, that the Capital Expenditure is consistent with the provisions of the Town Comprehensive Plan.

VOTE: 5-0 passed
9. **TOWN PLANNER – Ben Smith, Town Planner –**
 - Comprehensive Plan Update
 - Children's Day Care Facilities in the Zoning Ordinance

Mr. Smith stated that the State received the Comprehensive Plan on March 8th. They are currently in the comment period of the process, which will run until April 12th. They have another 10 working days from then for a completeness review and another 10 days for a consistency finding. They are planning to have it back to the Town by May 13th. He advised the Planning Board to hold a final Public Hearing at the second meeting in May to vote on it and send it to the Town Council for them to start the process to adopt the plan.

Mr. Smith stated the changes he made for the Zoning Ordinance for the Day Care Facilities. The definition they have now will be replaced with *a child care center* and a *child care small facility*. This will match the States threshold of 12 or more, or less than 12 children. The second change is to carry the definitions thru to the Land Use Table.

VOTE (2019-18) Mr. Fellows, seconded by Mr. Lunt, moved to accept the Child Daycare Facility Zoning change as proposed by Ben Smith, Town Planner, with the exception that diversified development be a Conditional Use.

Vote: 5-0 Passed

VOTE (2019-19) Mr. Fellows, seconded by Mr. Lunt, moved to set a Public Hearing for the Zoning Change on April 11, 2019.

Vote: 5-0 Passed

10. CODE ENFORCEMENT OFFICER – Graziano Square Park project – Community participation
Dennis supplied the Board with an updated document of the Park Project.

Mr. Fellows stated that, in the future, the Board should only accept professional drawings as part of the New Business application process. The Board and the Code Enforcement Officer agreed.

11. ADJOURN/ADJOURN TO WORKSHOP –

VOTE (2019-20) Mr. Leeman, seconded by Mr Lunt moved to adjourn at 7:40 PM.

VOTE: 5-0 passed.

Lisa B. Smith, Assistant Clerk
Date Approved: April 11, 2019