



## MINUTES PLANNING BOARD JUNE 8, 2017

Dan Nezol - Regular 2017  
Karin Paradis - Regular 2018  
James Lemieux - Associate 2018  
Scott T. Hall - Regular 2018  
Dan Leeman - Associate 2019  
Curtis Lunt - Regular 2019  
Don Fellows - Regular 2019

1. **CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Curtis Lunt, Donald Fellows, Scott Hall and Associate Member, Dan Leeman. Associate member James Lemieux was excused. Also present was Dennis Douglass, Code Enforcement Officer; Amanda Bunker, Contracted Town Planner; Allen Ward, Town Council; and two individuals in the audience.

The Chair did not need to extend voting privileges.

3. **CHAIR'S REVIEW OF MEETING RULES:**

There were no public hearings so the Chair did not need to mention the meeting rules were on the back of the agenda for quick reference.

4. **WRITTEN COMMUNICATIONS:**

### Minutes of May 11, 2017

The meeting minutes of May 11, 2017 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, the Chair declared the minutes of May 11, 2017 approved.

5. **NEW BUSINESS:**

### Case #17-5: Kieran Transport, LLC

Mr. Douglass presented Case #17-5 Kieran Transport's application to build a trucking terminal, office space, and parking lot to hold 15 trailers and 7 trucks. He has 5 drivers' currently who leave the property between 2:00 am and 3:00 AM and return around 2:00 pm and 3:00 pm. Kieran Johnston said right now they are using space at the Longchamp's property. He indicated he purchased this land at 743 Lisbon Street with the idea he could operate his business from there.

Mr. Douglass went over the site plan application with the board and indicated the deed to the property had been included. This lot covers two zones; the front being commercial and the rear section is residential. He said the business will be located entirely on the commercial side of it.

The board asked about any landscaping plans. There are residents on each side; however this operation is to be built in the center of the lot with no impact to the residential areas on each side and well beyond a buffer zone. Mr. Johnston said he did not have a lighting plan or landscape plan yet but that he intends to put lights on all four sides of this building. Mr. Fellows explained this plan will need to meet Lisbon's design standards; however there are a lot of trees in the front. Mr. Lunt said he was not sure that would be sufficient and recommended the board do a site visit with Mr. Johnston to review the layout and access. Mr. Johnston said parking would be on the Topsham side of the property.

Mr. Douglass pointed out that the Water Department will need to know the pipe size, but there is no problem with the water supply. This lot will be on the town's sewer system and will need approval prior to connection from that Department.

**VOTE (2017-25)** Mr. Lunt, seconded by Mrs. Paradis moved to approve the application as complete, with the condition that the Planning Board receives drawing(s) with elevations, to schedule a site visit, and set a public hearing. **Vote: 5-0 carried.**

**VOTE (2017-26)** Mrs. Paradis, seconded by Mr. Lunt moved to set the site plan visit for Wednesday, June 14 at 6:00 pm. **Vote: 5-0 carried.**

Note: The board agreed to park on Maple Street side across from the cemetery.

**VOTE (2017-27)** Mr. Lunt, seconded by Mrs. Paradis moved to schedule the public hearing on June 22 at 7:00 pm. **Vote: 5-0 carried.**

### **Case #17-6: Conditional Use Permit Application – Pamela Hogan**

Mr. Douglass presented Case #17-6 Pamela Hogan's Conditional Use Permit so she can deed over the rear lot to her daughter to build a house on. This lot has a 50 foot right of way for access and it meets all the requirements. He said this application was deemed complete and the next step is for the board is to set up a public hearing. Everything is all ready to go.

**VOTE (2017-26)** Mr. Lunt, seconded by Mr. Hall moved to set a public hearing for Case #17-6 on June 22. **Vote: 5-0 carried.**

## **6. PUBLIC HEARING: None**

## **7. UNFINISHED BUSINESS: None**

## **8. OTHER BUSINESS:**

### **Recreational Marijuana/Existing Moratorium**

Mr. Fellows said as it is currently configured it's the Planning Board's primary duty to deal with Recreation Marijuana in the Town of Lisbon. He said we have an existing moratorium that lapses 6 months from May 24<sup>th</sup> and can be renewed if the state is still deliberating and we haven't decided what we are going to do. He recommended discussing this in a workshop setting instead of in the regular meeting.

### **Planning Board presence at Moxie Festival**

Mr. Fellows said we have had displays at the festival previously. He indicated there needs to be other participation of other people in town on this like Economic Development maybe or Town Councilors or both so the town has a regular presence at it, again, this item would be better off discussed in a workshop setting after this meeting.

## **9. TOWN PLANNER – OFFICIAL BUSINESS:**

Ms. Bunker presented an overview of the timeline for progressing through the Comprehensive Plan for finalization. She said this timeline is relevant and points out what has and hasn't been done. She stressed focusing on land use centered documents and workshops with multiple topics, along with a couple of workshops with single topics on land use future planning topics.

Ms. Bunker reported she got the data packet from the state online and would send members the link. She indicated the Natural Resource folder has the most contents, but the maps there are not much different from current one. There is some information in this packet though not a lot.

Ms. Bunker presented the attached Draft Inventory which she structured as an appendix. She encouraged members to incorporate a section that directs Lisbon in the direction of maintaining what we have and protecting the town from needing to make infrastructure improvement or make development pay for those improvements; future developments will need to look at its impact on town services.

Mr. Hall indicated he was working on the Library paragraph, that Mrs. Nadeau had addressed her needs for parking, need for a conference room for adults to meet, and should the fire station move into another location

the need for finding additional space in that building. He said our Library is a great feature in town and is one of those attractive pieces to the town, something useful for all residents.

Ms. Bunker said we still need to review the Historical, recreational, and archeological sections as well. She estimated this piece (inventory) should be finished by September this year.

**10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS - NONE**

**11. ADJOURN TO WORKSHOP:**

**VOTE (2017-27)** Mrs. Paradis, seconded by Mr. Lunt moved to adjourn to a workshop to discuss the Comprehensive Plan at 8:00 p.m. **Vote: 5-0 carried.**

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Twila Lycette, Town Clerk  
Date Approved: 6-22-2017