



## MINUTES PLANNING BOARD APRIL 11, 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 Vice Chairman, Mr. Fellows, called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Don Fellows, Curtis Lunt, Scott Hall and Dan Leeman. Associate member Shaun Carr was present as well. Chairman Karin Paradis and William Kuhl were excused. Also present were Code Enforcement Officer Dennis Douglass and Town Planner Ben Smith. There were two audience members. Mr. Fellows extended voting privileges to Shaun Carr.
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 28, 2019

The meeting minutes of March 28, 2019 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

5. **PUBLIC HEARING – None**

6. **UNFINISHED BUSINESS - Case #18-17 – Subdivision Review Application**

Countryside Acres

Wayne & Verne Ricker

Mill Street, Lisbon Maine 04250

Tax Map R5 Lot 38B

- Proposed 6 Lot subdivision

7. **NEW BUSINESS – Case #19-4 Subdivision Review Application**

Countryside Acres Too

Jeramiah & Kate Raitt

Mill Street, Lisbon Maine 04250

Tax Map R5 Lot 38-B

- Proposed 5 lot subdivision as Phase II of Countryside Acres subdivision

Mr. Douglass asked the Planning Board to consider both cases at the same time. There are two separate applicants, but the same project. The applicant, Jay Raitt spoke about the project. Mr. Douglass went through the Check List with the Planning Board.

**VOTE: ( 2019-21)** Mr. Lunt, seconded by Mr. Leeman, moved to accept the Application for Case #18-17 and Case 19-4 as complete, subject to the furnishing of the cross section, including paving, open space calculation, wetland impact, density calculations, Draft Home Owners Association document and a completed covenant and restrictions document.

**VOTE: 5-0 Passed**

**VOTE: (2019-22)** Mr. Lunt, seconded by Mr. Leeman, moved to schedule a Site Visit on April 27 at 8:30AM.

**VOTE: 5-0 Passed**

**8. OTHER BUSINESS - NONE****9. TOWN PLANNER – Ben Smith, Town Planner –**

- Children's Day Care Facilities
- Access Management

Mr. Fellows noticed an error under Sec. 70-531 – Table of land uses. For Childcare, Small Facility, Diversified Development, it should be listed as Conditional Use.

Mr. Douglass stated that the Board has the Access Management document to review and discuss at the next meeting.

**VOTE (2019-23)** Mr. Leeman, seconded by Mr. Carr, moved to set a Public Hearing for April 25 to accept the Childcare Zoning Ordinance Change

**VOTE: 5-0 Passed**

Mr. Fellows suggested that they talk about the Zoning for the Old Mill Building at the next meeting. Mr. Douglass stated that he would bring Maps for clarification.

**10. CODE ENFORCEMENT OFFICER – NONE**

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**11. ADJOURN**

**VOTE (2019-24)** Mr Carr, seconded by Mr Leeman moved to adjourn at 8:50 PM.

**VOTE: 5-0 passed.**

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Lisa B. Smith, Assistant Clerk  
Date Approved: April 25, 2019