



## MINUTES PLANNING BOARD MAY 9, 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 and Dan Leeman. Associate members Shaun Carr and William Kuhl were present as well. Karin Paradis and Scott Hall were excused. Also present was Town Planner Ben Smith. There were three audience members. Mr. Fellows extended voting privileges to Mr. Carr and Mr. 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 April 25, 2019

The meeting minutes of April 25, 2019 were distributed to all members. The Vice Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

5. **PUBLIC HEARING – Case 19-4; Countryside Acres / Countryside Acres Too**  
Subdivision Review Application  
Mill Street, Lisbon Maine 04250  
Map R5 Lot 38B

The Vice Chairman opened the Public Hearing. There were no comments. The Vice Chairman closed the Public Hearing.

Mr. Smith presented the Planning Board with a memo of comments regarding Countryside Acres / Countryside Acres Too. The Applicant, Jeramiah Raitt, talked about the project to the Planning Board.

Mr. Fellows asked if the open space would no longer be part of the subdivision once it's transferred to the abutter, Mr. Raitt. Mr. Raitt stated that it is. It's transferred subject to restrictions. It is part of the subdivision that's subject to review and will not have a deed by itself.

**VOTE: (2019-29)** Mr. Leeman, seconded by Mr. Kuhl, moved to approve Phase One of the Countryside Acres Subdivision and come back in two weeks with the deed and a Public Hearing for Phase Two.

**VOTE: 5-0 Passed**

6. **UNFINISHED BUSINESS - Case 19-4**

7. **NEW BUSINESS – Johnson Woods Estates**

- Minor Subdivision Revision

**VOTE: (2019-30)** Mr Kuhl, seconded by Mr. Leeman, moved to accept the plan and drawing as complete and schedule a Public Hearing on May 23, 2019

**VOTE: 5-0 Passed**

**8. OTHER BUSINESS - Access Management – Review of Section 46-134**

Zoning change discussion – 1 Upland Road Tax Map U17 Lot 024

Mr. Smith sent information to the Planning Board about where the site distance numbers came from which they questioned at the last meeting, which exceed the minimum requirements from the Department of Transportation. He said the numbers could be reduced, but he recommended that they do not go below the DOT standards. The Planning Board will discuss it further at the next meeting.

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

Mr. Smith sent the Planning Board some Departmental comments on the Comprehensive Plan. He is working on a response to those comments. The next step would be to send the comments and responses back to the reviewer at the Department of Agriculture Forestry and Conservation. They'll only look at how we've addressed the comments and make a determination on the completeness and whether it is consistent with the growth management act. The Plan will then come back with a stamp of approval from the State for a Public Hearing with the Planning Board. The Planning Board will get a chance to see the plan that was submitted in the beginning and what has changed since. The Planning Board will then be able to vote to approve the plan and send it to the Council for their official adoption.

**10. CODE ENFORCEMENT OFFICER – NONE****11. ADJOURN –** Mr. Fellows informed the Planning Board that he and the Chairman, Karin Paradis, attended the Council Meeting on May 07, 2019 and were asked to present the Planning Board Goals. One of the Goals the Council wanted to discuss was the role and the need of the Town Planner. Mr. Fellows and Mrs. Paradis both stated to the Council that they felt that Mr. Smith's position is particularly valuable to the Planning Board, especially in cases like this and for Ordinances issues, Access Management Changes, etc. Mr. Fellows and Mr. Smith met with Councilor Ward and talked about how to keep the Council better informed on cases that come up.

**VOTE (2019-31)** Mr Carr, seconded by Mr Leeman moved to adjourn at 8:00 PM.

**VOTE: 5-0 passed.**

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Lisa B. Smith, Deputy Clerk  
Date Approved: May 23, 2019