



MINUTES PLANNING BOARD MAY 23, 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 Scott Hall. Associate members Shaun Carr and William Kuhl were present as well. Karin Paradis and Dan Leeman were excused. Also present were Town Planner, Ben Smith and Dennis Douglass, Code Enforcement Officer. There were five 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.
Mr. Fellows stated that at the meeting of May 9, 2019, they stated that they set Public Hearings for Case 19-4 and Johnson Woods Estates if they may need them. He decided that they do not need to hold Public Hearings for those cases tonight.
4. **WRITTEN COMMUNICATIONS:**
Minutes of May 9, 2019

The meeting minutes of May 9, 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 – None**
6. **UNFINISHED BUSINESS - Findings of Fact – Case #18-17 Countryside Acres Subdivision**
Case #19-4 – Countryside Acres Too – Subdivision application
Johnson Woods Estates – Minor Subdivision revision

Mr. Douglass reviewed and distributed the following findings of fact for Case #18-17: Subdivision Review application – Countryside Acres, Wayne & Verne Ricker, Mill Street, Lisbon, Maine 04250, Tax Map R5 Lot 38B

The board signed the final findings of fact for the Subdivision Review application for Countryside Acres and approved Case #18-17 with the following conditions:
 1. Approval is for the first phase of this subdivision project, Case #18-17. The second phase is being handled under Case #19-4 and is being reviewed independently.
Mr. Johnson spoke about the revisions to the Subdivision. They want to change the plan on Lot #10 of 20 feet to access the Driveway.
Mr. Hall recused himself from signing because he was absent during the review.

VOTE: (2019-32) Mr. Lunt, seconded by Mr. Carr, moved to accept the Revision to the Subdivision for Johnson Woods Estates.

VOTE: 5-0 Passed

Mr. Raitt brought in the signed purchase and sale agreement. The Deed is being reviewed for conformity to the Declaration of Covenant and Restrictions.

VOTE (2019-33) Mr Lunt, seconded by Mr. Carr, moved to accept Case #19-4, Countryside Acres Too, Subdivision application as complete.

VOTE: 5-0 Passed

7. NEW BUSINESS – Case #19-5 – Conditional Use application – Home Daycare

Karen Pelletier

68 Mill Street, Lisbon Maine 04250

Tax Map R5 Lot 41F

Mr. Douglass stated that the Ordinance Change for allowing up to 12 children had the first reading before the Council this week and will hold the second reading at their June 4th meeting. There were no oppositions to the first reading, so he feels that it will be accepted. The current Ordinance only allows for eight children. The applicant is applying for 12 children. Mr. Douglass said the application is complete and recommended setting a Public Hearing.

VOTE: (2019-34) Mr Lunt, seconded by Mr. Kuhl, moved to accept the application as complete.

VOTE: 5-0 Passed

VOTE: (2019-35) Mr. Kuhl, seconded by Mr. Lunt, moved to schedule a Public Hearing for Home Daycare, Karen Pelletier, 68 Mill Street, Lisbon, Me 04250, Tax Map R5 Lot 41F, on June 13, 2019.

VOTE: 5-0 Passed

8. OTHER BUSINESS - Shoreland Zoning designation – 1 Upland Road, Lisbon

Mr. Smith and Mr. Douglass will work on changing the maps for the Zoning designation for 1 Upland Road, Lisbon for the next meeting.

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

Mr. Smith submitted a series of responses to the comments that the State provided earlier in the month regarding suggested language changes and updating some maps. He received an email back from someone coordinating the review at the State saying that everything looks good and the official letter will arrive later this month. Mr. Smith recommended that they schedule to vote on recommending the plan to the council at their next meeting in June.

10. CODE ENFORCEMENT OFFICER

Mr. Douglass recommended that the Planning Board start preparing for the Moxie Festival.

11. ADJOURN – Mr. Fellows, stated that Mr. Leeman had submitted a letter of resignation from the Planning Board to the Town Council this week. Mr. Fellows invited Mr. Carr and Mr. Kuhl to apply if they're interested in filling that position.

VOTE (2019-36) Mr Lunt, seconded by Mr Carr moved to adjourn at 7:40 PM.

VOTE: 5-0 passed.

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