



MINUTES PLANNING BOARD JUNE 27, 2019

Christopher Huston- Associate 2022
Curtis Lunt- Regular 2022
Don Fellows - Regular 2022
William Kuhl - Regular 2020
Karin Paradis - Regular 2021
Shaun Carr- Associate 2021
Scott T. Hall - Regular 2021

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, William Kuhl and Scott Hall. Associate members Shaun Carr and Chris Huston were present as well. Also present was Town Planner, Ben Smith and Code Enforcement Officer, Dennis Douglass. There were two audience members.
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 May 23, 2019, Introduction of new Associate Member, Christopher Huston

The meeting minutes of May 23, 2019 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

The Chairman welcomed the new member of the Planning Board, Chris Huston and thanked Dan Leeman for his time that he provided to the Planning Board and that he will be missed.

5. **PUBLIC HEARING – Case #19-5 – Conditional Use application – Home Daycare**

Karen Pelletier

68 Mill Street, Lisbon Maine 04250

Tax Map R5 Lot 41F

The Chairman opened the Public Hearing at 7:01pm. The Applicant, Karen Pelletier, talked about her plans for the Daycare. The Chairman closed the Public Hearing at 7:05pm.

6. **UNFINISHED BUSINESS - Case #19-5 Conditional Use application – Home Daycare**
Karen Pelletier

Mr. Douglass went over the Ordinance and Conditional Use Standards Checklist and stated that everything passed.

Mr. Fellows stated that the Council had the second reading to Amend the Ordinance to allow up to 12 children in a Childcare, small facility on June fourth and that they accepted the amendment, and that the change went into effect 15 days from that date, which allows Mrs. Pelletier to have up to 12 children.

VOTE: (2019-37) Mr. Fellows, seconded by Mr. Kuhl, moved to accept the application with conditions of the state would normally apply.

VOTE: 5-0 Passed

Mr. Fellows asked the Chairman if he could add an item to Unfinished Business. He stated that he had a phone conversation, as a Planning Board Member, with Realty Resources Management Company. The

company represents the owners of Woodside Apts. and is concerned about unauthorized use of the right of way known as "Barn Way" which is that portion of drive adjacent of BBB Pharmaceuticals.
"Information Attached"

7. **NEW BUSINESS** — Mr. Fellows wanted to remind the Planning Board that the next meeting would be the first one of the new fiscal year and that elections would be held to determine who will hold the Chair and Vice Chair positions.

8. **OTHER BUSINESS -** ATRC – Connecting the Gaps – Transportation plan
 Shoreland Zoning designation – 1 Upland Road, Lisbon
 Moxie Festival – Town booth discussion

Mr. Douglass stated that ATRC is the designated metropolitan planning organization for Lewiston, Auburn, Lisbon and Sabattus. They completed their update of the long range plan of connecting the gaps for pedestrian walking and biking, as well as their transportation plan for vehicles. Mr. Smith reminded the Planning Board to look over the summary of the plan and offer any feedback on any important town priorities having to do with sidewalks, trails, roads and transit. It is important to let ATRC know of any changes so they could be included in the final version of the adopted plan since that's how funding from the federal government gets allocated within the region.

Mr. Douglass stated that they are still working on the Shoreland Zoning and will bring more updates to the next meeting.

He also reminded the Planning Board that the Moxie Festival is coming up quick and wanted everyone to think about display ideas for the booth and asked them to volunteer throughout the day to man the booth.

9. **TOWN PLANNER – Ben Smith, Town Planner** – Comprehensive Plan – Submission to Council for final approval.

Mr. Smith stated that the final changes were made to the Comp plan and is now ready for the Council to approve. The Chairman thanked Ben Smith for all his hard work on the Comprehensive Plan. Mr. Fellows stated that Mr. Smith should be present to answer questions when the Council meets to accept the Plan. Mr. Smith agreed and thanked the Planning Board for sticking with the process.

Mr. Smith spoke about the proposed Access Management changes that the Board has been talking about. Differences in sight distance between more built up Village areas, differentiating those from more rural/highway roads that are regulated by Access Management. He will send them an electronic version of the changes that were discussed for them to look over and talk about at a future meeting.

VOTE (2019-38) Mr. Lunt, seconded by Mr. Fellows, moved to approve the Comprehensive Plan and submit it to the Council for their acceptance.

VOTE: 5-0 Passed

10. **CODE ENFORCEMENT OFFICER - NONE**

11. **ADJOURN – .**

VOTE (2019-39) Mr Fellows, seconded by Mr Lunt, moved to adjourn at 7:42 PM.

VOTE: 5-0 passed.

Lisa B. Smith, Deputy Clerk
Date Approved: July 11, 2019