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| MINUTES  PLANNING BOARD  AUGUST 8, 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 called the meeting to order at 7:00 pm.
2. **ROLL CALL:** Regular members present were Don Fellows, Karin Paradis, and Scott Hall, with William Kuhl arriving at 7:35. Associate member Shaun Carr was present as well. Curtis Lunt and Chris Huston were excused. Also present was Town Planner, Ben Smith and Code Enforcement Officer, Dennis Douglass. There were two audience members. The Chairman 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.

1. **WRITTEN COMMUNICATIONS:** Minutes of July 11, 2019

The meeting minutes of July 11, 2019 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved.

1. **PUBLIC HEARING – None**

1. **NEW BUSINESS – Case #19-6 – Tier 2 Site Plan Review Application –** Sassy Strides Farm

Sassy Strides Equestrian, LLC

11 Deschene Avenue, Lisbon ME 04250

Tax Map R9 Lot 09

Mr. Fellows stated that their application is not complete yet. Mr. Douglass stated they submitted their complete DEP Packet and full scale plans which are available for the Planning Board to look at tonight and he’ll have digital copies available for them this week.

**Case #19-7 – Tier 2 Site Plan Review Application –** Crystal Spring Healing

Alternatives

1 Upland Road, Lisbon ME 04250

Tax Map U17 Lot 024

Mr. Douglass stated that they have submitted their complete application and full-scale plans and recommended that they set a Public Hearing for a full review at the next meeting.

Mr. Fellows informed the Applicant, Mr. Scalia, that they are working on changing the zoning in that area from Resource protection to a Commercial Area, which would be to his advantage. Mr. Fellows asked the applicant if there is a plan for a store. Mr. Scalia’s son, Samuel Scalia, said no, not at this time. They are just concentrating on a growth and manufacturing facility.

Mr. Douglass went through the Checklist, stating that they would need to decide which license they were applying for.

Mr. Fellows stated that they listed Retail as a project on their application, but they stated earlier that they were not doing retail at this time. Samuel Scalia stated that they wanted to put it on the application to establish the fact that they might consider it in the future, but would certainly remove it from the application if the Planning Board opposed it. Mr. Fellows stated that the Town will not be putting a limit on the number of Retail operations for medical marijuana, but it would have limitations and a process to go through. Mr. Smith stated that it would help the Planning Board if they had a clear understanding of their plan for Retail, if they should decide to, such as the mix of uses for the building, parking, traffic etc.

**VOTE: (2019-44)** Mrs. Paradis, seconded by Mr. Carr, moved to schedule a site visit for Case #19-7 on August 22, 2019 at 6:00 pm.

**4-0 Carried**

**VOTE: (2019-45)** Mrs. Paradis, seconded by Mr. Hall, moved to schedule a Public Hearing for Case #19-7 on August 22, 2019 at 7:00 pm.

**4-0 Carried**

**Case #19-8 – Conditional Use Application –** Rear Lot

Mason Lotting Plan – Rick Mason

320 Ridge Road, Lisbon Falls, ME 04252

Tax Map R4 Lot 8E (part of)

Mr. Douglass stated that the application is complete and recommended that they schedule a Public

Hearing.

**VOTE: (2019-46)** Mrs. Paradis, seconded by Mr. Hall, moved to schedule a Public Hearing for

Case #19-8 on August 22, 2019 at 7:00 pm.

**4-0 Carried**

1. **UNFINISHED BUSINESS – NONE**
2. **OTHER BUSINESS -** Shore land Zoning

Mr. Douglass stated that on Upland Road, on the 196 side it is zoned General Development, which allows a 25 foot setback instead of 75 feet with more of an opportunity to develop along the water. Mr. Fellows stated that that area was used for Manufacturing/Commercial before the zoning changes happened. When they developed the Shore land Zoning, those areas can be done in General Development. Mr. Douglass stated that maybe they should open up more water frontage.

Mr. Smith stated that Resource Protection and General Development are both types of Shore land Zoning. Resource protection is for areas that have resources to protect. General Development is developments that preceded zoning along the water. He feels that properties in that area could meet the definition of General Development instead of Resource protection, since they do not have sensitive resources like sensitive soils, slopes or habitat values that need protection through zoning.

Mr. Fellows asked that since our Shore land Zoning is an overlay, they’d have to do the Shore land Overlay

to General Development and the underlying to Commercial. Mr. Smith thought it was worth looking at.

**9. TOWN PLANNER –** Access Management – Waivers

Mr. Smith made changes to Access Management that they had discussed from the last Workshop. The overall idea was to look at the Access Management Standards that are in place today and break those out into Village sections and Highway sections, so the village areas would have less/shorter distances for corner clearance and to make it easier to get driveways in. At the workshop, they discussed making some changes to the standards that may not be waived and standards that may be waived. He changed the wording in that section to make it more clear that the burden is on the applicant to show that requested waivers will meet the criteria below, which lists the criteria’s for the applicant. This would make it ok for someone to ask for a waiver, but they would have to meet a relatively high bar.

Mr. Smith explained the offsite improvement section. Depending on location of new driveways and entrances, and the volume of traffic, the Board can require turning lanes, traffic islands, turn arounds etc. This gives the Board some extra capability to look at traffic impacts and to mitigate those.

Mrs. Paradis asked what he considered a larger vehicle in section 2.3., dealing with the width of entrances. He was not sure how to classify these vehicles and asked for their input. Mr. Hall stated that the entrances should be at least wide enough for a Fire Truck to enter. The Board decided to handle that portion on a case-by-case basis, depending on the percentage and size of traffic.

Mr. Smith recommended they add Entrances to Section 2, Technical standards, to include Driveways and Entrances. The Board agreed.

Mr. Fellows asked about the Definition Section 1.4. Mr. Smith was wondering if they should put this section at the beginning of Chapter 46 if it applies to all subsections. The Board felt that it should stay where it is, since it seemed to fit in this section better.

Mr. Douglass had a question about the Waivers. He wants to make sure the Town would not have a conflict on a State Road if we’re allowing to waive something that the State Criteria doesn’t allow to waive. Mr. Smith said he would get more information on that question.

**VOTE: (2019-47)** Mr. Carr, seconded by Mrs. Paradis moved to set a Public Hearing for Access Management on August 22, 2019 at 7:00 pm.

**4-0 Carried**

1. **CODE ENFORCEMENT OFFICER –** Mr. Douglass stated that he did permits for building number five at Kelly Park and there is three or more new homes being built in Lisbon
2. **ADJOURN –**

**VOTE (2019-48)** Mrs. Paradis, seconded by Mr Carr, moved to adjourn at 7:58 PM.

**VOTE**: **4-0 Carried.**

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Date Approved: August 22, 2019