



## **MINUTES PLANNING BOARD AUGUST 22, 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. Associate members Shaun Carr and Chris Huston were present as well. Curtis Lunt and William Kuhl were excused. Also present was Code Enforcement Officer, Dennis Douglass. There were seven audience members. The Chairman extended voting privileges to Shaun Carr and Chris Huston.
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 August 8, 2019  
The meeting minutes of August 8, 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 – Case #19-7 – Tier 2 Site Plan Review Application – Crystal Spring Healing Alternatives**  
1 Upland Road, Lisbon ME 04250  
Tax Map U17 Lot 024

The Chairman opened the Public Hearing at 7:02 pm. Mr. Samuel Scalia spoke about the Business.  
The Chairman closed the Public Hearing at 7:03 pm.

**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)

The Chairman opened the Public Hearing at 7:04 pm. Rick Mason stated that he would like to develop two lots behind his son's property, one for his daughter and one for himself.  
The Chairman closed the Public Hearing at 7:05 pm.

6. **UNFINISHED BUSINESS – Case #19-7, Case #19-8**

**Case #19-7 – Crystal Spring Healing Alternatives**

Mr. Fellows wanted to remind the Planning Board that for Case #19-7, they are only looking at a Growth & Manufacturing Facility at this time. They may eventually open up a retail medical marijuana store, but not at this time. He stated that in this process the Manufacturing Facility requires a Town of Lisbon License because it is a Medical Marijuana Establishment. The Planning Board is approving the Site Plan only at this time.

Mr. Douglass stated that once the Planning Board approves the Site Plan, it goes to the Town Council for permit fees and criteria to meet permits etc. He stated that he is unclear of the owner's intentions for licensing, and would like some clarification.

Mr. Samuel Scalia stated that, yes, they do eventually want to open a retail medical marijuana store. He said that if it's easier to jump in and get everything approved now, then that is definitely what they would like to do.

Mr. Hall stated that 1 Upland Road is in the process of being rezoned. He asked what the zone is going to be.

Mr. Fellows stated that the Board is going through the process to take that piece of property and the area and put it back to where it is useful as a building. The plan is for it to become the Village Area and General Development/Shore-land Zoning.

Mr. Hall stated that since they are planning on zoning it for a Village area, he said that back in November, the Planning Board did a revision to the Land Use Ordinance Chart that for Medicinal Marijuana businesses, manufacturing facilities would not be allowed in a Village area.

Mr. Douglass stated that in November they were discussing that large-scale manufacturing didn't fit the small-scale Village operation. He stated that it's still under grandfathered Commercial, so the applicants are ok to proceed.

Mr. Douglass clarified with the applicants that the plan was to apply for two licenses. Manufacturing Facility and Registered Caregiver Retail Store.

Mr. Douglass went through the Checklists. He stated that a new or existing entrance onto a public way may require a permit under access management. There business has an existing opening.

Mr. Hall recommended that they trim any brush near the exit, turning right onto Upland Rd for visibility and safety.

Mrs. Paradis requested that they wait till the next meeting to make any decisions since more documents are needed to complete the application. They need a copy of the Purchase & Sale Agreement, Parking Plan, Outside Lighting plan, Water/Sewer letter and Potential Landscaping plan. The Board agreed to wait.

**VOTE: (2019-49)** Mrs. Paradis, seconded by Mr. Carr, moved to continue reviewing the application for Case #19-7 at their next meeting, pending the receipt of documents that are required.

**5-0 Carried**

### **Case #19-8 – Mason Lotting Plan**

**VOTE: (2019-50)** Mrs. Paradis, seconded by Mr. Hall, moved to accept the application as submitted.

**5-0 Carried**

## **7. 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. Douglass stated that their application is complete and wanted to comment to the fact that it's awful nice working with Mr. Gotto. Mr. Gotto did a very thorough job of putting the packet together for the Planning Board, making sure everything was included, which makes Mr. Douglass' job much easier. Mr. Fellows stated the he's done a very thorough job previously for Lisbon. Mr. Douglass recommended setting a Public Hearing.

**VOTE: (2019-51)** Mrs. Paradis, seconded by Mr. Carr, moved to accept the application as complete and to set a Public Hearing for Case #19-6 for September 12, 2019 at 7:00 pm.

**5-0 Carried**

**VOTE: (2019-52)** Mrs. Paradis, seconded by Mr. Huston, moved to schedule a Site Visit for Case #19-6 for September 12, 2019 at 6:00 pm.

**5-0 Carried**

**8. OTHER BUSINESS – Site walk – Saint Ann Street – General Development Shore-Land Zone**

Mr. Fellows stated that the Planning Board did a Site walk for Case #19-7, building and property and crossed the street to look at the property bordering the river on Saint Ann Street to see whether or not it should be in the General Development section of Shore-Land zoning.

Mr. Douglass recommended that they just do the Shore-Land Zone Map as a General Development.

Mr. Fellows agreed that they should work on the Map for General Development for Shore-Land zoning and asked if Mr. Douglass could do some research on the Zoning.

**9. TOWN PLANNER – Access Management – Final Draft document**

The final document has not been submitted yet. Mr. Fellows stated that Ben Smith, Town Planner, spoke with Joan Walton at AVCOG regarding the question they had about getting approval from the State for Site distances. She said that the Town does not need approval.

**VOTE: (2019-53)** Mrs. Paradis, seconded Mr. Carr, moved to schedule a Public Hearing for Access Management on September 26, 2019 at 7:00 pm.

**VOTE: 5-0 Carried**

**10. CODE ENFORCEMENT OFFICER –**

Mr. Douglass explained to the Planning Board that a very minor Revision on an existing sub-division is if you have an existing lot that's not changing, but their making a division within that lot. That is considered a *minor revision*. Mr. Douglass handed out a proposal to the Board for Kelly Brother's Leasing, in the Industrial Park. Kelly Brother's has divided the land into two parcels, which still meet the Commercial Zone requirements for size and road frontage. Mr. Douglass stated that it's a *minor revision*. Mr. Douglass recommended they accept it.

**VOTE: (2019-54)** Mr. Fellows, seconded by Mr. Hall, moved to accept the proposed Minor Revision to Kelly Brother's Leasing property.

**VOTE: 5-0 Carried**

**11. ADJOURN**

**VOTE (2019-55)** Mrs. Paradis, seconded by Mr Carr, moved to adjourn at 8:05 PM.

**VOTE: 5-0 Carried.**

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Lisa B. Smith, Deputy Clerk  
Date Approved: September 12, 2019