



MINUTES PLANNING BOARD SEPTEMBER 12, 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 Vice Chairman called the meeting to order at 7:00 pm.
2. **ROLL CALL:** Regular members present were Karin Paradis, Curtis Lunt, William Kuhl and Scott Hall. Associate member Shaun Carr was present as well. Don Fellows and Chris Huston were excused. Also present was Code Enforcement Officer, Dennis Douglass and Town Planner, Ben Smith. There were six audience members. The Vice Chairman extended voting privileges to Shaun Carr.
3. **CHAIR'S REVIEW OF MEETING RULES:**
The Vice 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 22, 2019
The meeting minutes of August 22, 2019 were distributed to all members. The Vice-Chair asked if there were corrections or additions. Seeing none, Mr. Lunt declared the minutes approved.
5. **PUBLIC HEARING – 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

The Vice Chairman opened the Public Hearing at 7:01pm.

Mr. Gotto explained that they plan to develop a barn for a horse stable and an indoor arena and two outdoor arenas for horse training etc. They'll be holding classes during the day, 9:00am to 7:00pm.

Mr. Douglass went over the Checklist. They are waiting for the DEP approval, which Sassy Strides has already submitted. There is going to be a post construction storm water plan required, which Mr. Douglass will work with the applicant for that.

Mr. Hall asked what the disposal process is if a horse is put down. They said that the horse would be buried on site away from the septic or water supply.

Mr. Smith asked about any additional exterior lighting and what they would have for parking if they had any larger events. Mr. Gotto stated that they would just have the security lighting. They do not anticipate larger crowds, so they feel that the parking is adequate.

Mr. Lunt closed the Public Hearing at 7:11pm.

Mrs. Paradis stated that they had a Site Visit and thought it was a beautiful parcel of land and it seems very well suited for this type of use.

VOTE: (2019-56) Mrs. Paradis, seconded by Mr. Kuhl, moved to accept the application as presented.

5-0 Carried

6. UNFINISHED BUSINESS – Case #19-6 - Sassy Strides Farm**Case #19-7 – Crystal Spring Healing Alternatives****Case #19-8 – Mason Lotting Plan – Rear Lot – Findings of Fact**

Mr. Douglass went over the items he received for Case #19-7, Crystal Spring Healing Alternatives, that included a parking plan, exterior lighting plan and purchase and sale agreement.

Mr. Kuhl asked if the purchase and sale agreement that they had was the final one.

Mr. Scalia, stated that the finances are going through this week, so he will have the final agreement soon.

Mr. Hall asked if there was handicap access to the building. Mr Douglass stated that there is an existing ramp leading to a door.

VOTE: (2019-57) Mrs. Paradis, seconded by Mr. Hall moved to approve the application, with a condition of them submitting the signed and witnessed final purchase and sale agreement.

5-0 Carried**7. NEW BUSINESS - Case #19-9 – Subdivision Review Application – Grimmel's Mobile Home Park**

Expansion of existing mobile home park – 16 new lots

72 Pinewoods Road, Lisbon ME 04250

Tax Map R-8 Lot 30

Mr. Douglass stated that their application is complete, along with full scale maps on the table.

Mike Gotto from Stoney Brook Consultants, Inc., stated that Grimmels currently has 109 approved sites and are looking to get approval for 16 new lots, with about a 900 foot extension onto Stanley Street, which will go to a T-Turnaround. They are also proposing a 28-foot paved road with a storm water system and building a 30' by 60' maintenance building with a gravel pad around it. They submitted a storm water study to the DEP and designed the storm water system to take care of all the remaining land to help deal with any future expansion of the park.

Resident, Connie Wall, asked if a copy of the plan is available to look at.

Mr. Douglass stated that there is a full size copy on the table tonight and also available in his office, and once the Public Hearing is set, the abutters will receive a notice of the date of the Public Hearing.

VOTE: (2019-58) Mrs. Paradis, seconded by Mr. Carr, moved to accept the application as complete and to set a Public Hearing for September 26, 2019 at 7:00 pm for Case #19-9, Grimmel's Mobile Home Park.

VOTE: (2019-59) Mrs. Paradis, seconded by Mr. Carr, moved to accept the amendment to the motion to add a Sit Visit for Case #19-9, Grimmel's Mobile Home Park, on September 26, 2019 at 6:00pm.

5-0 Carried**Case # 19-10 – Conditional Use Application – Home Daycare- Amber Roy**

Mr. Douglass stated that the application is complete and recommended scheduling a Public Hearing.

Mrs. Paradis asked if they have a copy of the deed, which is in her husband's name.

Mr. Douglass said he would get it from his records, since he owns the home.

VOTE: (2019-60) Mrs. Paradis, seconded by Mr. Carr, moved to schedule a Public Hearing for Case #19-10, Home Daycare-Amber Roy, for September 26, 2019 at 7:00pm.

5-0 Carried

8. OTHER BUSINESS – Town training requirements – Access to on-line courses

Mr. Douglass shared with the Planning Board that the town has changed their format on required trainings for employees regarding Sexual Harassment etc. He reminded them that they are considered employees and would need to take the on-line trainings. The Board decided to take the on-line trainings together during the next scheduled meeting.

Mr. Douglass informed the Planning Board of the up-coming MMA training on October 2nd & 3rd at the Cross Arena in Bangor.

The Planning Board members talked about the AVCOG 32nd Annual Planning Day on October 31, 2019 at the Sunday River Resort, from 8:00am to 3:00pm.

9. TOWN PLANNER – Access Management – Final Draft document

Mr. Smith submitted the Final Draft of the Access Management document. He stated that Access Management is an interesting technique to try and preserve the capacity of existing roadways, which is the driving factor behind this work. He spoke with Joan Walton at AVCOG, who was supportive of the idea of breaking out Access Management from a one size fits all to more of a Village versus Open Road concept.

He spoke about changes he made under “definitions” under Site Distance. He moved Performance Standards out of the definition of site distance into the Technical Standards, which gets into the actual measurements of what the site distance needs to be. He’s not changing how site distances are measured, or changing the distances required, but adding clarity to what site distance is and its definition and how do you measure it in performance standards. He said that if the Planning Board has any reservations about this change, then he can take it out for the next version.

10. CODE ENFORCEMENT OFFICER – NONE

11. ADJOURN

VOTE (2019-61) Mr. Carr, seconded by Mr Kuhl, moved to adjourn at 7:55 PM.

VOTE: 5-0 Carried.

Lisa B. Smith, Deputy Clerk
Date Approved: September 26, 2019