



MINUTES PLANNING BOARD OCTOBER 24, 2019

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

1. **CALL TO ORDER:** The Chairman called the meeting to order at 7:01 pm.
2. **ROLL CALL:** Regular members present were Don Fellows, William Kuhl, Shaun Carr and Scott Hall. Associate members Lisa Ward and Chris Huston were present as well. Curtis Lunt was excused. Also present was Code Enforcement Officer, Dennis Douglass, Town Planner, Ben Smith and 1 audience member. The Chairman welcomed Lisa Ward, the new Associate Member, to the Planning Board and congratulated Shaun Carr on becoming a Regular Member.
3. **CHAIRMAN'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 September 26, 2019
The meeting minutes of September 26, 2019 were distributed to all members. The Chairman asked if there were corrections or additions. Seeing none, Mr. Fellows declared the minutes approved. The Chairman gave a copy of a phone call he received to all members which is as follows:

To the Members of the Lisbon Planning Board.

I am sending this to properly inform you and it will be included in the minutes of our next meeting as an addition to the case information. The Grimmel property representative should also be included in the dissemination.

I received a phone call from Kathy Malloy (our town assessor) today indicating that she had had a call from Charlie Blue (a Grimmel property abutter) and that he was trying to contact a member of the planning board. I called him back and, as I suspected, he wanted to tell me about a situation with the Grimmel case (19-9). He told me that he and Todd (I assume Todd Ridley, another abutter) and he had arranged for a person from the DEP to walk their property as it relates to the case. He offered the name of Jamie McNeil and he tells me that she is a Storm water Engineer for the DEP. The walk is scheduled for tomorrow, Friday, 10/11/2019 and wanted to know if any of us desired to attend.

He was very polite but I informed him that if I discussed the case or any one of us attended, it would be a violation of the ethics rules for any Planning Board. I explained that we have to formally gather as a meeting for which we must have a quorum and that the meeting has to be formally scheduled so that all parties can participate.

I also explained that merely having this conversation required me to notify the board members and that I could not discuss the case except to say that it is not before us at this time and that if the two of them learned anything deemed relevant from the DEP that the information should be forwarded to Dennis Douglass, our Codes Enforcement Officer and that it could be considered in a formal setting if necessary.

He thanked me for getting back to him and we terminated the call at approximately 3PM today.

Don Fellows Chair

5. **PUBLIC HEARING – None**

6. UNFINISHED BUSINESS – Case #19-10 – Findings of Fact

Mr. Douglass presented the Findings of Fact for Case #19-10

In the Matter of:**Case #19-10: Conditional Use – Home Daycare Business**

**Amber Roy
5 Dumas Street
Lisbon Falls, ME 04252
Map U26 Lot 041**

Findings of Fact

The applicant requested a Conditional Use approval for a Home Daycare Business on August 26, 2019. The Code Enforcement Officer accepted the application as complete and scheduled it for a Public Hearing with the Town of Lisbon Planning Board on September 12, 2019. On September 26, 2019, the Planning Board held a Public Hearing. On September 26, 2019, the Planning Board approved the Conditional Use Application with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70 Section 70-193.

Performance Standards.

1. Completed the Conditional Use Application Checklist
2. Completed the Planning Board Procedure Checklist
3. Completed the Conditional Use Permit Standards Checklist
4. Completed the Local Ordinances Checklist

Therefore, the Town of Lisbon Planning Board hereby approves the Conditional Use Application, Case #19-10 with the following conditions:

- 1. The home daycare business shall be limited to six (6) or fewer children including kin.**
- 2. No signage advertising the home daycare business on the property.**

7. NEW BUSINESS – None**8. OTHER BUSINESS – None****9. TOWN PLANNER – None****10. CODE ENFORCEMENT OFFICER - None****11. ADJOURN TO WORKSHOP – 7:06 PM**

VOTE (2019-65) Mr. Kuhl, seconded by Mr Carr, moved to adjourn to Workshop – All in favor.

VOTE: 5-0 Carried.

Dennis J. Douglass, CEO
Date Approved: November 14, 2019