



MINUTES PLANNING BOARD JUNE 22, 2017

Dan Nezol - Regular 2017
Karin Paradis - Regular 2018
James Lemieux - Associate 2018
Scott T. Hall - Regular 2018
Dan Leeman - Associate 2019
Curtis Lunt - Regular 2019
Don Fellows - Regular 2019

- 1. CALL TO ORDER:** The Chair, Mr. Fellows called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were Karin Paradis, Dan Nezol, Donald Fellows, and Scott Hall. Curtis Lunt was excused. Associate members present were James Lemieux and Dan Leeman. Also present was Dennis Douglass, Code Enforcement Officer; Allen Ward, Town Council; and approximately five citizens in the audience.
- 3. CHAIR'S REVIEW OF MEETING RULES:**

The Chair explained the meeting rules are located on the back of each agenda available in the document holder by the door. He said a site visit was held on June 14, 2017 at 6:00 p.m. at 743 Lisbon Street in Lisbon Falls for Case#17-5 Kieran Transport, LLC. and the following notes were read into the record:

Present: Chair Donald Fellows, Vice-Chairman Karen Paradis, Scott Hall, and applicant Kieran Johnson.

We walked down Birch Street to Route 196 and proposed drive. Mr. Johnson pointed out the buffer on Birch Street and Route 196. Mr. Johnston explained that he has been in business since 2002 and primarily delivers beverages.

Mr. Johnson explained that a culvert would be installed at the entrance which is approximately across the road from the old scales located on the former Knight Celotex property. The driveway would be approximately 200 feet long and applicant already has a driveway permit. He plans on building a 25' by 50' office in the front corner of this building, which he states will be nicely furnished, perhaps with a farmer's porch. He currently does not have a drawn building design plan, but will furnish one to the CEO for the Planning Board to review as soon as possible.

Site visit ended at 6:20 PM.

4. WRITTEN COMMUNICATIONS:

Minutes of June 8, 2017

The meeting minutes of June 8, 2017 were distributed to all members. The Chair asked if there were corrections or additions. Mr. Fellows indicated vote 2017-25 should have included "with the condition that the Planning Board receives drawing(s) with elevations, to" schedule... Seeing no objections, the chair declared the minutes of June 8, 2017 approved with correction noted.

5. NEW BUSINESS:

Case #17-7 Applicant: Brandon Corkum
Property Location: 12 Forbes Road, Lisbon Falls, ME 04252
Tax Map/Lot: Map U26 Lot 089
Intended Use: Conditional Use Application for a Home Occupation

Mr. Corkum explained that he wanted to operate his online business from his home at 12 Forbes Road. He said there will be no traffic to his home, that he will be selling firearms, and that he would be getting his state and federal licenses as required. He reported the ATF needed something from the Town of Lisbon and Police Department as well.

Mr. Douglass reported that Mr. Corkum's application was complete as filed and this application is ready for the Planning Board to schedule a public hearing.

VOTE (2017-28) Mrs. Paradis, seconded by Mr. Lunt moved to set a public hearing on July 13 at 7:00 PM.
Vote: Unanimous

6. PUBLIC HEARING:

Tier 2 Site Plan Review Application

Case #17-5 Applicant: Kieran Johnson d/b/a Kieran Transport, LLC.
Property Location: 742 Lisbon Road, Lisbon Falls, ME 04252
Tax Map/Lot: Map U1 Lot 15
Intended Use: Proposed trucking terminal, which includes an office space, repair shop, and trailer truck parking.

The Chairman opened the public hearing at approximately 7:10 pm. Mr. Kieran reported that he was looking to continue to grow his business at 742 Lisbon Street.

Barbara Coleman, 53 Maple Street explained that she just heard about the new business moving into her neighborhood. She said she bought the property because it has a quiet country feel and there are no houses across from the cemetery on Maple Street. Their only neighbors are the tenants in Linda St. Laurent's apartment building. She explained that the large wooded area beyond Andrew's Way, if cut, would remove the entire natural sound barriers and disturb the wildlife there. She said she wanted to ensure her peace and quiet continued, which was why she bought the little farm house located at the end of Maple Street. She pointed out that there are no lights at night there right now and that Mrs. St. Laurent only rents to families who want to live there mostly for its tranquil space as well.

Mr. Douglass reported he sent the seven day notices to the abutters, posted this in the paper two times, and at the Town Office.

Mrs. Coleman asked if there would be trucks on Maple Street. She encouraged the Planning Board to look at the hometown feel Lisbon has to offer before allowing this type of business to relocate there.

Linda St. Laurent said she is an abutter and that she never received a notice. She indicated she lives in Harpswell and was informed at 6:15 pm this evening of the public hearing so she rushed down here. She indicated she got a quick glimpse of the plan and that her biggest thing is that this is such a nice quiet neighborhood and that her tenants do not have to worry about their children playing in the yard. She asked how much deforestation will take place. She pointed out her concern for the existing habitat. She purchased the apartment building 20 years ago. She asked Mr. Johnson and the Planning Board members to find a better location to put this business on. She expressed her concern over losing rental income should tenants not want to live there because of this facility next door.

Jason Lavoie said he is an abutter at 3 Brook Street. He indicated the plan showed a tarred section about 50 yards from his backyard. He said he was concerned about excessive noise and lights that could diminish the appeal when entering the town. He said this business would be better suited across the street [Route 196]. He said no one wants that kind of facility in their backyard. He said he has lived in Lisbon for the past 40 years at this location, that this property was supposed to become residential housing lots back then, and that he would rather see that instead of the commercial trucking activity. He explained he heard trucks day and night all the time the mill was in operation, but now it's so tranquil out there, that he doesn't see any neighbors, and that he would hate to see his view and the rest of the neighborhood's view diminished.

Mrs. Coleman said she sees wildlife there a lot like deer, turkeys, and crows. She said she bought this home because it is beautiful there. She encouraged the Planning Board to consider more families and not so much business for Lisbon.

Mr. Johnson said he looked across the street (Route 196) but that was not feasible. He explained that he would be building in the commercial zone of that lot, not on Maple Street so the trees there would remain for now. He said there would be minimal activity on the weekends with seven trucks and five drivers in total at this point. He said he did the best he could to find the right location.

Mr. Douglass indicated the clearing to be approximately 300 feet from Lavoie's property and about 150 feet from the paved surface to Lavoie's property. He indicated the clearing to be approximately 250 feet to 300

** These minutes are not verbatim. A recording of the meeting is on file.*

feet to the St. Laurent property as well. He pointed out that there is only a 50 foot buffer zone required and that this is three times that. Mr. Johnson said truck(s) will not be running all night long because that's very expensive to do.

Mrs. Paradis asked about security. Mr. Johnson said he planned to install a gate and put up security cameras. He planned to install lights only on the corners of the building so they won't shine onto other's property.

Scott Hall pointed out the sewer easement that runs through the middle portion of the back lot facing Maple Street would prohibit buildings to be placed over it.

Seeing no further comments, the Chairman closed the public hearing at 7:37 PM.

Case #17-6 Applicant: Pamela Hogan
Property Location: Frost Hill Avenue, Lisbon Falls, ME 04252
Tax Map/Lot: Map U11 Lot 14C
Intended Use: Conditional Use Permit – Rear Lot

Frank Hogan said his wife inherited this land on Frost Hill Avenue and that they would like to give a piece to their daughter and save one section to possibly build a retirement home there as well one day.

The Chairman opened the public hearing at 7:40 PM. There were no further comments. The Chairman closed the public hearing at 7:40 PM.

7. UNFINISHED BUSINESS:

Tier 2 Site Plan Review Application

Case #17-5 Applicant: Kieran Johnson d/b/a Kieran Transport, LLC.
Property Location: 742 Lisbon Road, Lisbon Falls, ME 04252
Tax Map/Lot: Map U1 Lot 15
Intended Use: Proposed trucking terminal, which includes an office space, repair shop, and trailer truck parking.

Mr. Douglass went through the checklist (see attached). The Water Department reviewed the proposed facility at 743 Lisbon Street and found that service is to be provided in accordance with the Maine Public Utilities Commission and the Lisbon Water Departments Rules and Regulations. He said this is a permitted use and it will need to be built in compliance with the current building codes. He, also, said there are no registered habitats there. He said any sign would need to meet the sign ordinance. He explained the existing noise ordinance. This facility is to be built on the commercial side of this lot in the commercial corridor.

VOTE (2017-29) Mrs. Paradis, seconded by Mr. Hall moved to approve the application with the condition that clearing be restricted to the area identified and no more with a caution noted that there is a noise ordinance, and that he must pave the throat. **Vote: 5-0 carried.**

Case #17-6 Applicant: Pamela Hogan
Property Location: Frost Hill Avenue, Lisbon Falls, ME 04252
Tax Map/Lot: Map U11 Lot 14C
Intended Use: Conditional Use Permit – Rear Lot

VOTE (2017-30) Mr. Hall, seconded by Mrs. Paradis moved to approve the rear lot application as submitted. **Vote: 5-0 carried.**

8. NEW BUSINESS:

Moxie Festival Participation

Mr. Fellows mentioned he invited the Town Councilors and anyone interested to participate at their booth on Moxie Day. He indicated he asked Department Heads and staff to submit brochures and other information

about Lisbon for visitors and residents to pick up. This year they purchased a banner that can be used for this and other events along with a new commercial grade tent.

9. TOWN PLANNER:

Mr. Fellows reported they met with Amanda Bunker and Ben Smith and that Mr. Smith has some ideas about the Comprehensive Plan. At present their thoughts are to create the brochure effect previously talked about. He indicated they want to promote the benefits of our town's recreational opportunities.

10. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS:

Tier 1 Site Plan Approval

Mr. Douglass reported Bill Stevens Auto, Inc. has filed a Tier 1 Site Plan Application to put a building up for now and then at some point relocate his business to the spot with storage units located beside the Big Dipper. The notice to abutters went out. A public hearing is not required. He said the project is on his desk as approved. It will conform to the design standards; however, for now it's going to be only a shell. He said he anticipated this will probably be a two-phase project.

John Maloney Retired

Mr. Douglass informed the Planning Board that John Maloney from AVCOG had retired after 44 years of service, 41 at AVCOG. He said we will miss those interactions with him. His replacement for now will be Joan Walton. John is planning to continue as a consultant though with AVCOG. He mentioned that Ms. Walton has already been in contact and working with Ms. Bunker on access management and the inventory piece for the Comprehensive Plan.

11. ADJOURN TO WORKSHOP:

VOTE (2017-30) Mrs. Paradis, seconded by Mr. Leeman moved to adjourn to a workshop to at 8:00 PM to discuss the details for Moxie Day. **Vote: 5-0 carried.**

Twila Lycette, Town Clerk
Date Approved July 13, 2017