



# MINUTES PLANNING BOARD FEBRUARY 13, 2020

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

1. **CALL TO ORDER:** The Chairman, Mr. Lunt called the meeting to order at 7:00 pm.
2. **ROLL CALL:** Regular members present were Curtis Lunt, William Kuhl, Shaun Carr and Scott Hall. Associate member Lisa Ward was present as well. Also present was Town Planner, Ben Smith and Code Enforcement Officer, Dennis Douglass. There were two audience members. Mr. Lunt extended voting privileges to Lisa Ward.
3. **CHAIRMAN'S REVIEW OF MEETING RULES:** The Chairman, Mr. Lunt 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 January 23, 2020  
The meeting minutes of January 23, 2020 were distributed to all members. The Chairman, Mr. Lunt asked if there were corrections or additions. Seeing none, Mr. Lunt declared the minutes approved.
5. **PUBLIC HEARING – Case 20-1 – Conditional Use Application – Delightful Hights, LLC**  
Cade Beaulieu  
8 Main Street, Lisbon Falls, ME 04252  
Tax Map U05 Lot 221

- Registered Caregiver/Retail Store for Medical Marijuana

The Chairman opened the Public Hearing at 7:01 PM.

The Chairman closed the Public Hearing at 7:03 PM.

Mr. Lunt asked the owners if they planning to have a grow operation on the property.

The owners said No.

## Case 20-2 – Accessory Dwelling Unit – Town of Lisbon Zoning Ordinance

- Proposed Ordinance providing Land Use Regulations for Accessory Dwelling Units.

The Chairman opened the Public Hearing at 7:03 PM.

Mr. Smith stated that the Planning Board discussed how they would deal with non-conforming lots or buildings and how to word it in the Accessory Dwelling Units Regulations. Mr. Smith and Mr. Douglass decided that it would be best to rely on the existing wording in the Zoning Ordinance. Mr. Smith also wanted to state for the record that ADU's are Accessory Dwelling Units and that the Planning Board has been discussing this for several months and how to potentially allow those in town.

The Chairman closed the Public Hearing at 7:06 PM.

6. **UNFINISHED BUSINESS – Case 20-1 – Conditional Use Application – Delightful Hights, LLC**

Mr. Douglass went through the Checklists with the Planning Board.

**VOTE: (2019-5)** Mr. Kuhl, seconded by Mr. Carr moved to approve the application as presented with the dual conditions that first they must legally close on the property and second that a growth operation is restricted from the operation without coming back to the Planning Board for approval.

**VOTE 5-0 Carried**

**Case 20-2–Accessory Dwelling Unit–Town of Lisbon Zoning Ordinance**

**VOTE: (2019-6)** Mr. Carr, seconded by Mr. Kuhl moved to approve the Accessory Dwelling Unit Ordinance as presented and recommend that it now go to the Council.

**VOTE 5-0 Carried**

**7. NEW BUSINESS – None**

**8. OTHER BUSINESS – Planning Board budget discussion**

Mr. Lunt stated that Mr. Douglass gave the Board a copy of their existing budget which to date is \$29,633.00. The part of the budget the Board is dealing with today is Office Supplies, Postage, Advertising, Professional Development and Contractual Professional Services of 21,250.00. To date, they have spent \$11,000.00.

Mr. Douglass stated that they have spent 30% of the budget and are eight months into the fiscal year.

Mr. Smith stated that the \$21,250.00 is not all spent on the Planning Board. He said it's for application and Ordinance work as well as for the Comprehensive Plan work and working with the LDC, (Lisbon Development Committee).

**VOTE: (2019-7)** Mr. Carr, seconded by Mr. Kuhl moved to suggest that the Budget stay the same as last year.

**VOTE 5-0 Carried**

**9. TOWN PLANNER – Village Zone Land Use standards review**

Mr. Smith stated that since he just finished up on the Comprehensive Plan that it would be a good time to take a look at existing zoning districts to make sure that things are still lined up with the vision for the community and the original intent of the zoning district. He spoke about the Worumbo Mill property assessment, specifically the kinds of things that could happen on that property. He stated that he spoke with the LDC (Lisbon Development Committee) regarding the Worumbo Mill property and what would or would not be a good match for that site, specifically self-storage units which is an allowed use in the Village zoning district that would not add a lot of value to the community for a property that size with river frontage etc. He stated that they should work their way through all of the zoning districts over the course of the next several months and start with the Village area.

Mr. Carr requested that they make it a priority to work on the Shoreland Zoning for Upland Road at the next meeting.

Mr. Douglass stated that the issue that they're looking for 1 Upland Road is that it has always been a commercial building and in Resource Protection. The Resource Protection Land Use says NO, across the board, for all marijuana stuff.

Mr. Smith stated that for 2020, they'll be looking at the Zoning Districts and Shoreland Zones throughout the town and should look at reprioritizing Shoreland Zone reviews first.

**10. CODE ENFORCEMENT OFFICER – None**

**11. ADJOURN**

**VOTE (2019-8)** Mr. Kuhl, seconded by Mr Carr, moved to adjourn at 7:40 pm. **Vote: 5-0 Carried.**

Respectfully Submitted,

Lisa B. Smith, Deputy Clerk  
Date Approved: February 26, 2020