



MINUTES PLANNING BOARD JUNE 11, 2020

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2021
William Kuhl - Regular 2020
Lisa Ward - Regular 2021
Shaun Carr - Regular 2021
Dan Leeman - Associate 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, Chris Huston and Lisa Ward. Associate members, Pat Maloy and Dan Leeman were present as well. Also present was Code Enforcement Officer Dennis Douglass and Councilor Donald Fellows. There were two audience members.

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. He reminded the viewing audience that if they had questions during the meeting, they could email Mr. Douglass at ddouglass@lisbonme.org.

- 3. WRITTEN COMMUNICATIONS:** Minutes of May 28, 2020

The meeting minutes of May 28, 2020 were distributed to all members. The Chairman asked if there were corrections or additions.

VOTE (2020-17) Mrs. Ward, seconded by Mr Carr moved to approve the Minutes of May 28, 2020 as presented.
VOTE: 5-0 Carried.

- 4. NEW BUSINESS –** Site visits for Case #20-04 and #20-05
Mr. Lunt stated that the Site visits were well attended by the Board and the Abutters on Summer Street.
- 5. PUBLIC HEARINGS -** **Case #20-04 – Tier 2 Site Plan Review – Ricker Farms Solar Project**
Ground mount utility scale solar array
47 Upland Road
Lisbon, Maine 04250
Tax Map R05 Lot 044

The Chairman opened the Public Hearing at 7:05 pm.

Dale Knapp, Principal with Boyle Associates spoke about the project, stating that power produced there locally will be placed directly into the CMP three phase lines roadside. They are expecting a 20-30 year life for the project and about 3.1 megawatts. A decommissioning plan is part of the lease agreement bond between the developer and the landowner, as required. The power produced from the project will be sold in Maine. There are no natural resource impacts on the site. The row of trees will remain in place for screening between the development and the homes on the East side of the site. Mr. Kuhl asked if the town would see a Net Loss of any revenue. Mr. Knapp said there would be no loss and that a Net gain is expected. Mr. Leeman asked if they are planning on putting trees or shrubs that would grow around the transformer to hide it from the walking trail or houses. Mr. Knapp said that would be completely appropriate.

The Chairman closed the Public Hearing at 7:10 pm.

Case #20-05 – Conditional Use review – Wood Processing Yard
Dana Morgan
171 Summer Street

Lisbon Falls, Me 04252

The Chairman opened the Public Hearing. There were no comments. The Chairman closed the Public Hearing.

6. UNFINISHED BUSINESS – Case # 20-04 – Tier 2 Site Plan Review – Ricker Farms Solar Project

Mr. Douglass stated that the application is very well put together.

VOTE: (2020-18) Mr. Huston, seconded by Mr. Kuhl, moved to approve the application with the condition that shrubbery or tree growth be put around the transformer area to shield it from the walking path, as long as it's not a hazard to the sub-station. **VOTE: 5-0 Carried**

Case #20-05 – Conditional Use review – Wood Processing Yard

Mr. Douglass stated that it is considered a Wood Yard and that the owner is aware that he needs to come back to the Planning Board first if he decides to expand. He has gone to the location several times to measure the decibel readings, but the workers have not been operating each time. Mrs. Ward asked if the business hours vary or do they operate daily. Mr. Douglass said that the days vary. Mr. Maloy, stated that they do not start before 8:00 am and stop by 5:00 pm. Mr. Carr asked if they operated on the weekends. Mr. Maloy said that they do sometimes if the weather is right.

Councilor Fellows brought it to the Planning Board's attention that Mr. Maloy should be speaking as a citizen and not as a Planning Board Member, because he works at the Wood Yard.

Dennis added a disclaimer that Pat Maloy is speaking as an interested party and not as a Planning Board Member.

VOTE: (2020-19) Mr. Kuhl, seconded by Mr. Huston moved to approve the application with conditions that it stay within the Town of Lisbon's approved business hours, Monday – Friday 7:00am – 9:00pm, Weekends and Holidays 8:00am – 10:00pm and any future expansion would be brought before the Planning Board for approval.

VOTE: 5-0 Carried

7. OTHER BUSINESS – NONE

8. TOWN PLANNER – NONE

9. CODE ENFORCEMENT OFFICER – NONE

10. ADJOURN/ADJOURN TO WORKSHOP –

VOTE: (2020-19) Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:25pm. **VOTE: 5-0 Carried.**

Respectfully Submitted.

Lisa B. Smith, Deputy Town Clerk
Date Approved: July 9, 2020