



MINUTES PLANNING BOARD JULY 9, 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. **A. 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. There were no audience members.

B. ELECTION OF OFFICERS:

Election of Chairman and Vice Chairman

VOTE (2020-20) Mr. Kuhl, seconded by Mrs. Ward nominated Curtis Lunt to serve as Chairman of the Planning Board. There were no other nominations.

Vote: 4-0-1 Carried Abstained (Lunt)

VOTE (2020-21) Mr. Lunt, seconded by Mr. Carr nominated William Kuhl to serve as Vice Chairman of the Planning Board. There were no other nominations.

Vote: 4-0-1 Carried Abstained (Kuhl)

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 June 11, 2020

The meeting minutes of June 11, 2020 were distributed to all members. The Chairman asked if there were corrections or additions.

VOTE (2020-22) Mr. Huston, seconded by Mr Carr moved to approve the Minutes of June 11, 2020 as presented.

VOTE: 5-0 Carried.

4. **NEW BUSINESS – Case #20-06 – Tier 2 Site Plan Review – Springworks Farm Expansion**

Mr. Douglass stated that this is an expansion of the existing Springworks Farm, including a Landscape plan to address some issues along Rte. 196. He received the capacity to serve letter from the Lisbon Water Department and will give that to the Planning Board tonight. He said the Application is complete and recommended setting a Site Visit and Public Hearing.

VOTE: (2020-23) Mr. Huston, seconded by Mr. Kuhl moved to accept the application as complete and set a Site Visit for July 23, 2020 at 6:00pm and Public Hearing for July 23, 2020 at 7:00pm.

VOTE: 5-0 Carried.

5. **PUBLIC HEARINGS - NONE**

6. **UNFINISHED BUSINESS – Case # 20-04 – Findings of Fact – Ricker Farm Solar Project**

In the Matter of:**Case 20-04: Tier 2 Site Plan Review application – Ricker Farm Solar Project**

**47 Upland Road
Lisbon, Maine 04250
Tax Map R05 Lot 044**

Findings of Fact

The applicant submitted a Tier 2 Site Plan Review application for a Solar Farm to be located at 47 Upland Road in Lisbon, Maine.

The Planning Board received the application on 5/28/2020. The Planning Board first heard the application on 5/28/2020 and accepted the application as complete. The Planning Board held its first public hearing on 5/28/2020. This hearing had technical difficulties so a second Public Hearing was scheduled for June 11, 2020. The Planning Board conducted a Site Visit followed by a Public Hearing on June 11, 2020. The Planning Board approved the Site Plan Review application with Conditions on June 11, 2020.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.

1. Completed the Tier 2 Site Plan Review Checklists and Ordinance review
2. All abutters notified and public hearing notices posted as required

Therefore, the Town of Lisbon Planning Board hereby approves Case #20-04 with the following Condition:

- 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.

**Case 20-05: Findings of Fact
Conditional Use application – Wood Processing Yard**

In the Matter of:**Case #20-05: Conditional Use application – Wood Processing Yard**

**Dana Morgan
171 Summer Street
Lisbon Falls, Me 04252**

Findings of Fact

The applicant submitted a Conditional Use application for an existing wood processing yard located at 171 Summer Street in Lisbon Falls, Maine.

The Planning Board received the application on 5/28/2020. The Code Enforcement Officer previously accepted the application as complete and requested the Planning Board hold a Public Hearing on 5/28/2020. The Planning Board held its first public hearing on 5/28/2020. This hearing had technical difficulties so a second Public Hearing was scheduled for June 11, 2020. The Planning Board conducted a Site Visit following by a Public Hearing on June 11, 2020. The Planning Board approved the Conditional Use Application with Conditions on June 11, 2020.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances. Chapter 70, Land Use Regulations.

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

Performance Standards.

1. Completed the Conditional Use Review Checklists and Ordinance review
2. All abutters notified and public hearing notices posted as required

Therefore, the Town of Lisbon Planning Board hereby approves Case #20-05 with the following Conditions:

1. Operating hours to stay within the Town of Lisbon's approved business hours, Monday-Friday 7:00am – 9:00 pm, Weekends and Holidays 8:00am – 10:00pm.
2. Any future expansion would be brought before the Planning Board for consideration/approval.

7. OTHER BUSINESS – NONE

8. TOWN PLANNER – NONE

9. CODE ENFORCEMENT OFFICER – NONE

10. ADJOURN/ADJOURN TO WORKSHOP –

VOTE: (2020-24) Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:15pm. **VOTE: 5-0 Carried.**

Respectfully Submitted.

Lisa B. Smith, Deputy Town Clerk
Date Approved: July 23, 2020