



MINUTES PLANNING BOARD JULY 23, 2020

Christopher Huston- Regular 2022
Curtis Lunt- Regular 2022
Patrick Maloy - Associate 2021
William Kuhl - Regular 2023
Lisa Ward - Regular 2021
Shaun Carr - Regular 2021
Dan Leeman - Associate 2022

- 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 member Pat Maloy was present as well. Also present was Code Enforcement Officer Dennis Douglass. There were two audience members. Dan Leeman was excused.

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 on Town Hall Live Video Streaming that if they had questions during the meeting, they could email Mr. Douglass at ddouglass@lisbonme.org.

- 3. WRITTEN COMMUNICATIONS:** Minutes of July 9, 2020

The meeting minutes of July 9, 2020 were distributed to all the members. The Chairman asked if there were corrections or additions.

VOTE (2020-25) Mr. Huston, seconded by Mrs. Ward moved to approve the Minutes of July 9, 2020 as presented.
Vote 5-0 Carried.

- 4. NEW BUSINESS – Case #20-06 – Site Visit – Springworks Farm Expansion**

- 5. PUBLIC HEARING - Case #20-06 – Tier 2 Site Plan Review – Springworks Farm Expansion**

347 Lisbon Street
Lisbon, Maine 04250
Tax Map R6 Lot 019 & Tax Map U13 Lot 024

The Chairman opened the Public Hearing at 7:02 pm.

Joseph Marden, project manager from Site Lines spoke on behalf of Micro Farm Maine, LLC, a/k/a Springworks Farm about the expansion. He explained that they are constructing a new building comprising of 25,000 square feet of greenhouse space, 14,000 square feet of processing area, two 10' x 10' foot walkways connecting the two portions. The proposed expansion will be on the back side of the existing greenhouse. An access road will wrap around the new building leading into a gravel parking area. There will be a loading dock on the North side of the new building. They are required to get a Storm Water Permit from DEP. They have resolved all the Storm Water questions, so now they're just waiting for them to issue the permit. Water and Sewer will be coming off of the existing services that feed the existing greenhouse, which was approved by the Water & Sewer Districts. The more northerly entrance to the greenhouse will be rebuilt to make a more formalized entrance, so there will be an entrance and exit where the trucks will be coming into and out of the sight. He said they would lower the grade of the entrance by about two feet to make it easier for the trucks to enter and exit. The other entrance will remain, but will be mainly for employees and staff coming to and from the facility. They will also add a paved apron to all the entrances.

The Chairman closed the Public Hearing at 7:09 p.m.

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

Mr. Douglas went over the Local Ordinance and Review Standards Checklist.

Mrs. Ward asked what the timeline is for the project. Trevor Kankel, owner of Springworks Farm stated that they plan to start at the beginning of September to get the Site Work done and renovations in, then operate through the colder months and open in March.

VOTE (2020-26) Mr. Kuhl, seconded by Mr. Carr moved to approve the application conditionally, based upon all incoming and exit driveways be paved, and that they receive their Maine Department of Environmental Protection permits. **Vote 5-0 Carried.**

7. OTHER BUSINESS – WORKSHOP: 2020 MMA Local Planning Boards & Boards of Appeal Zoom Webinar on July 30, 2020 from 4:30 p.m.-7:30 p.m.

Mr. Douglas recommended this Webinar for new members as well as long time members, which cover introductions to rules & procedures.

8. TOWN PLANNER – NONE

9. CODE ENFORCEMENT OFFICER – NONE

10. ADJOURNMENT

VOTE: (2020-27) Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:25 p.m. **Vote 5-0 Carried.**

Respectfully Submitted.

Lisa B. Smith, Deputy Town Clerk
Date Approved: August 13, 2020