



## MINUTES PLANNING BOARD OCTOBER 22, 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 Vice-Chairman, Mr. Kuhl called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were, William Kuhl, Shaun Carr, Chris Huston and Lisa Ward. Also present was Code Enforcement Officer Dennis Douglass and Town Council Representative Don Fellows. There were no audience members.

### **CHAIRMAN'S REVIEW OF MEETING RULES:**

The Chairman explained the meeting rules are located on the back of each agenda.

3. **WRITTEN COMMUNICATIONS:** Minutes of September 24, 2020  
The meeting minutes of September 24, 2020 were distributed to all the members. The Chairman asked if there were corrections or additions.  
**VOTE (2020-31)** Mrs. Ward, seconded by Mr. Carr, moved to approve the Minutes of September 24, 2020 as presented.  
**Vote 4-0 Carried.**
4. **NEW BUSINESS – NONE**
5. **PUBLIC HEARING – NONE**
6. **UNFINISHED BUSINESS – NONE**
7. **OTHER BUSINESS – Forbes Road Solar Project – Solar Provider Group**

Code Enforcement Officer, Dennis J. Douglass presented the planning board members with a preliminary packet outlining a proposed solar farm project to be located at the end of Forbes Road in Lisbon Falls, ME.

Solar Provider Group has requested the planning board review the proposed project and reach out to them with any questions or comments prior to October 29, 2020 so they have time to include in the official application.

Mr. Kuhl asked if this project was located in the Resource Protection Zone. Mr. Douglass stated that it appeared just outside of the RP Zone and was located in the Limited Residential Zone.

Mr. Kuhl asked if the map showing a dashed line inside of the property boundaries represented the solar array area. Mr. Douglass answered "yes".

Mr. Carr asked if this project was larger than the recently approved solar project on Upland Road. Mr. Kuhl answered "yes".

Mr. Huston asked if the planning board could receive larger copies of the plans in order to read the details better. Mr. Douglass explained that the packet was sent via email to the planning board members to make it easier to review and that larger scaled copies will be included with the official application.

**VOTE: N/A** – This was a preliminary discussion of a proposed project. No official action required.

**8. TOWN PLANNER – NONE****9. CODE ENFORCEMENT OFFICER – Project update**

Mr. Douglass updated the planning board on a few projects within town.

- Sassy Strides is pretty much complete and would be worth the trip to check it out. Very nicely done. Future plans include changing the outdoor riding surface to artificial turf.
- Grimmel's mobile home park expansion is coming along nicely. They are building it out faster than expected and are planning another expansion in the near future. Upper scale units with garages are really setting the tone in this community.
- Whispering Pines mobile home park – Chris Ames of Henry's Homes recently purchased this park. They have been rebuilding, repaving and cleaning up the old dilapidated homes. Looking very nice. They have plans to do the same with another local park that needs updating. Nice to see these mobile home communities being upgraded.

**10. ADJOURNMENT**

**VOTE: (2020-32)** Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:21 p.m. **Vote 4-0 Carried.**

Respectfully Submitted.

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Dennis J. Douglass, CEO

Date Approved: November 12, 2020