



## MINUTES PLANNING BOARD SEPTEMBER 24, 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 members Pat Maloy and Den Leeman were present as well. Also present was Code Enforcement Officer Dennis Douglass. 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, 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](mailto:ddouglass@lisbonme.org).

- 3. WRITTEN COMMUNICATIONS:** Minutes of July 23, 2020

The meeting minutes of July 23, 2020 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2020-28)** Mrs. Ward, seconded by Mr. Carr, moved to approve the Minutes of July 23, 2020 as presented.  
**Vote 5-0 Carried.**

- 4. NEW BUSINESS – NONE**
- 5. PUBLIC HEARING - NONE**
- 6. UNFINISHED BUSINESS – Findings of Fact - Tier 2 Site Plan Review - Springworks Farm Expansion**

#### Findings of Fact

The applicant proposed an expansion to the existing commercial greenhouse business at 347 Lisbon Road, Lisbon, Maine 04250

The Planning Board first considered the application on July 9, 2020. On July 9, 2020 the Board accepted the application as complete. On July 23, 2020 the Board held a Site Visit to review the project. On July 23, 2020 the Board conducted a public hearing. On July 23, 2020 the Board approved the project with conditions.

Conclusion of Law

General Review Standards: Lisbon Code of Ordinances, Chapter 62: Site Plans Division 3: Tier 2 Developments

#### Performance Standards.

1. Site Plan Review – Tier 2:
  - Completed the Planning Board Review Standards Checklist
  - Completed the Local Ordinances Checklist
  - Completed the Planning Board Procedure Checklist

Therefore, the Planning Board hereby approves the application for Springworks Farm expansion with the following conditions:

- 1) Maine DEP permits
- 2) Landscape plan showing paved aprons at all entrance and exit ways.

## **7. OTHER BUSINESS – CDBG Funds – Lisbon Development Committee – Brett Richardson, ECD**

Mr. Kuhl recused himself from the discussion and voting since he works for the Agency that funds this project.

Mr Douglas explained that the town is seeking CDBG funds for two projects. The first one being a business façade program funded by CDBG Community Enterprise program for someone who is looking to improve their façade along Route 196 and the second one is an affordable housing development at Farwell Mill apartments, funded by the CDBG Housing Program. He explained after successful completion of the project development phase for both projects, the Town will be awarded \$100,000 for the Business Façade Program and 1,000,000 for the Housing Project.

He stated there's a project at the Farwell Mill that will create 14 affordable housing units at Farwell Apartments and will renovate the structure including exterior façade and roof upgrades and another project matching dollar for dollar up to \$20,000 for business facades.

He gave a letter from the Town Manager to the members that is part of the application process to make sure that this CDBG funding program falls in line with the Comprehensive Plan and meets all of the criteria for the Planning Board.

**VOTE: (2020-29)** Mr. Carr, seconded by Mr. Huston moved to approve and sign the Town Manager's letter.

The chairman extended voting privileges to Pat Maloy since Mr. Kuhl recused himself.

**Vote 5-0 Carried**

## **8. TOWN PLANNER – NONE**

- 9. CODE ENFORCEMENT OFFICER** – Mr Douglas spoke about the upcoming Recreational Marijuana legalization on October 9, 2020. The Planning Board put placeholders a while back in their Land Use Chart for Recreational Use for future discussions. He suggested having a joint meeting with the Council to discuss this matter. He stated that MMA, Maine Municipal Association, is putting out a Zoom Seminar on it on October 29, 2020 in which the Town will obtain a copy of it for the Planning Board and Town Council to view.

## **10. ADJOURNMENT**

**VOTE: (2020-30)** Mr. Carr, seconded by Mr. Kuhl moved to adjourn at 7:26 p.m. **Vote 5-0 Carried.**

Respectfully Submitted.

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Lisa B. Smith, Deputy Town Clerk  
Date Approved: October 22, 2020