



**AGENDA**  
**PLANNING BOARD MEETING**  
**SEPTEMBER 08, 2022**  
**LISBON TOWN OFFICE**  
**7:00 PM**

William Kuhl - Regular 2023
Curtis Lunt - Regular 2025
Shaun Carr - Regular 2024
Chris Huston - Regular 2025
Patrick Maloy - Regular 2024
Dan Leeman - Associate 2025
Nicholas Craig - Associate 2024

1. CALL TO ORDER

2. ROLL CALL

\_\_\_ Curtis Lunt (Vice-Chair)  
\_\_\_ William Kuhl (Chair)  
\_\_\_ Shaun Carr

\_\_\_ Chris Huston  
\_\_\_ Patrick Maloy

\_\_\_ Nicholas Craig (Associate)  
\_\_\_ Dan Leeman (Associate)

3. CHAIRMAN'S REVIEW OF MEETING RULES

4. WRITTEN COMMUNICATIONS – Minutes of August 25, 2022

5. PUBLIC HEARINGS –

- A. Chapter 70 Sign Ordinance – Repeal, Replacement and Amendment
- B. Site Plan Review – Grimmel's Mobile Home Park

6. UNFINISHED BUSINESS – Chapter 70 Sign Ordinance – Repeal, Replacement and Amendment

**Case #22-14 Site Plan Review**  
Grimmel's Mobile Home Park  
1 New Lot – Lot 9  
Larry Street  
Lisbon, Maine  
Map R8 Lot 30

7. NEW BUSINESS – Modification to Chapter 70 Zoning Ordinance, Section 70-614 Building & Property Maintenance Standards

8. OTHER BUSINESS -

9. CODE ENFORCEMENT OFFICER ITEMS -

10. ADJOURNMENT -

## LISBON PLANNING BOARD – MEETING/HEARING RULES

The Board welcomes everyone to the meeting of the Lisbon Planning Board. If this is a meeting which will include a hearing, some special provisions will apply and are listed below. While we value the input of every interested person, we must limit the comment period in order to conduct business in a timely fashion.

**Meeting Format** – The format for each meeting (whether regular or special) shall be in strict accordance with Article 4, Section 4.1.6 of the Planning Board Bylaws. *Please note that the **Chair may change the order of business for the current meeting upon a majority vote of the Board.***

All meetings shall be conducted in such a manner as to be completed within two and one half (2.5) hours of commencement. The Board, by unanimous consent, may decide to extend a meeting but only at the point where the meeting can be concluded within another hour. Any action after that point requires a tabling or postponing order.

**Public Participation** – With regard to participation by the public, all comments to the Board and from the Board shall be made through the Chair. The attending public may participate as follows:

- **During Regular Meetings**- is allowed at the discretion of the Chair, but only after introduction of an agenda item and appropriate motions with time for explanation and Board member questions. The public may be allowed to comment, but during that period, the **public may address that agenda item only** and each participant shall be limited **two (2) minutes**. Each participant may address the Board only one time unless requested by the Chair to comment further, and the Chair may limit time for comments to no more than **ten (10) minutes in total** on any one agenda item. **A member of the public who wishes to comment on an item not on the agenda may be allowed to speak during the “Other Business” portion of the agenda.**
- **During Workshops** – The attending public may not participate unless the Chair allows or requests such comment.
- **During Site Visits**– This is a **special meeting** in all respects except that **the public is not allowed to participate**. Although the public is allowed to be present, comments and explanations will only be accepted by Board members and an applicant or agents representing an applicant. Only participant comments may be considered in any notes taken for minutes of such meeting.
- **During Hearings** – The attending public may speak only in accordance with the specific rules set up for hearings.
  - The public must comment only when specifically allowed. **The Chair shall emphasize that no decisions are made during the hearing and the process may not conclude during the regular current meeting. Finally, the Chair will state that order must be maintained and is required of all participants.**
  - There will be a Call by the Chair to open a specific hearing with case number followed by a Call for a **Presentation by the Applicant or Representative or attorney and witnesses without interruption**. Then general **questions may be asked through the Chair to the applicant by Board members and people who will be directly affected by the project (e.g., abutters)**. Then requests for more detailed information on the evidence presented by the applicant will be allowed by the same parties.
  - **Next** there will be a call for presentations by **abutters or others** including their attorneys and witnesses, who will be **directly affected by the project**.
  - Then **questions** through the Chair, **by the applicant and Board members to the people directly affected** and the witnesses who made presentations will be allowed.
  - **Next there may be rebuttal statements by any of the people who testified previously.**
  - Following that, **comments or questions by other interested people** in the audience will be entertained. Comment by those other interested people in the audience will be limited in the same fashion as for regular meetings, i.e. **two (2) minutes per person and ten (10) minutes overall**. The hearing will be closed at the end of public comment.
- It is important that **respect for each person** be considered. There will be opposing views and opinions and all will be considered without impunity. All persons speaking within the guidelines delineated herein will be treated with respect and allowed to complete the statement or viewpoint. **Any individual who speaks out of turn or in such a manner as to be considered unruly by the Chair, may be warned and then removed** if the situation creates a significant disruption of the orderly conduct of the business of the Board.



**PLANNING BOARD  
MINUTES  
AUGUST 25, 2022**

William Kuhl, Chair- Regular 2023  
Curtis Lunt, Vice Chair- Regular 2025  
Christopher Huston- Regular 2025  
Patrick Maloy - Regular 2024  
Shaun Carr - Regular 2024  
Dan Leeman - Associate 2025  
Nicholas Craig - Associate 2024

**1. CALL TO ORDER:** The Vice Chairman, Mr. Lunt called the meeting to order at 7:00 PM.

**2. ROLL CALL:** Regular members present were Curtis Lunt, Shaun Carr, Patrick Maloy and Chris Huston. Associate Members Dan Leeman and Nicholas Craig were present as well. Also present was Mark Stambach, Code Enforcement Officer; Councilor Fellows, Town Council Liaison and 4 audience members. The Vice-Chairman extended voting privileges to Mr. Craig.

**3. REVIEW OF MEETING RULES:**

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

**4. WRITTEN COMMUNICATIONS:** Minutes of August 11, 2022

The meeting minutes of August 11, 2022 were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE (2022-66)** Mr. Carr, seconded by Mr. Maloy moved to approve the Minutes of August 11, 2022.

**Vote: 4-0 Carried.**

**5. PUBLIC HEARINGS – Amendment to Ground Mounted Solar Energy System Ordinance**

Martha Poliquin of Burrough Road asked if this change pertains to smaller Solar Farms. Mr. Lunt said no, it only pertains to a project of 20,000 Square Feet or more.

**6. UNFINISHED BUSINESS - Amendment to Ground Mounted Solar Energy System Ordinance**

**VOTE: (2022-67)** Mr. Maloy, seconded by Mr. Carr moved to approve the Amendment to Chapter 70 Zoning, Article VIII Ground Mounted Solar Energy System Ordinance, Section 70-877. – Performance Guarantee as follows:

Proposed Solar Ordinance Revision

Since the State of Maine has adopted decommissioning standards for Ground Mounted Solar Energy Systems, the following change to Sec 70-877 of our Town Solar Ordinance might make sense.

Sec 70-877 – Performance Guarantee

After the plan is approved but before a permit is issued, the applicant for a Ground Mounted Solar Energy System shall submit to the Town of Lisbon **a copy of the decommissioning plan for the system submitted and approved in accordance with MRS Title 35-A Sub Section 3495. Requirements of the subsection shall be met in all respects and copies of the required updates shall be submitted to the Town of Lisbon Codes Enforcement Officer in the same manner and timeframes as required by that Maine State statute. Having met the state requirements shall be sufficient to meet the Town of Lisbon requirements for this matter. a performance guarantee in the amount of 150% of the applicant's estimated decommissioning cost of the system subject to a review of such cost by the Codes Enforcement Officer for release of the guarantee at such time that it or its assignees remove the system and associated abandoned structures, and such completed removal is found to be satisfactory by the Codes Enforcement Officer.**

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Sign Ordinance Amendment

**VOTE: (2022-68)** Mr. Carr, seconded by Mr. Maloy moved to approve the Repeal and Replacement of Chapter

70 Article VI, Division 5. – Sign Ordinance and Amendment to Chapter 91 Article I, Section 91-35 & 91-36(a). and set a Public Hearing for September 8, 2022.

**Roll Call Vote: Yeas – Lunt, Carr, Huston, Maloy, Craig. Nays - None.  
Vote 5-0 Carried.**

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**MS4/LID (Low Impact Development) Discussion**

Mr. Stambach reminded the Board that Maine DEP (Department of Environmental Protection) and the EPA (Environmental Protection Agency) are requiring an additional Ordinance be created for Low Impact Development due to the population base center to the west of town that is an overspill from the Lewiston/Auburn area. They are requiring that the Draft Ordinance be submitted to Maine DEP by September 1, 2022. DEP will then review it and return it to the Town by November 1, 2022 for it to be finalized and adopted by the Town of Lisbon by July 1, 2024. Mr. Stambach stated that Stillwater Environmental Engineering Firm created a model Ordinance and have refined it to match the Town's Ordinance and is ready to be submitted to Maine DEP with Planning Board approval. Mr. Stambach said this Ordinance would deal with applications based on distributed areas of one or more acres of land discharging the MS4, which is just a certain portion of the Town, or distributed areas of less than an acre that's part of a larger common plan.

**VOTE: (2022-69)** Mr. Carr, seconded by Mr. Craig moved to approve the Low Impact Development Model Ordinance and submit it to Maine DEP.  
**Vote 5-0 Carried.**

- 7. NEW BUSINESS – Case #22-14 Site Plan Review**
  - Grimmel's Mobile Home Park
  - 1 New Lot – Lot 9
  - Larry Street
  - Lisbon, Maine
  - Map R8 Lot 30

Stuart Davis from Davis Land Surveying, representing Grimmel's Mobile Home Park stated that back in 1989 there were 8 lots created on Elm Street. The Applicant wants to add Lot 9 on the last available piece of land left in the Park at the end of Larry Street. He said this area has no Wetlands associated with it and has an existing turn around area, which will become the driveway for the Lot.

**VOTE: (2022-70)** Mr. Carr, seconded by Mr. Maloy moved to accept the application as complete for Case #22-14 Site Plan Review and schedule a Public Hearing for September 8, 2022.  
**Vote: 5-0 Carried. (Mr. Huston abstaining)** (The Chairman extended voting privileges to Mr. Leeman.)

- 8. OTHER BUSINESS – NONE**
- 9. CODE ENFORCEMENT OFFICER – NONE**
- 10. ADJOURNMENT**

**VOTE: (2022-71)** Mr. Carr, seconded by Mr. Huston moved to adjourn at 7:20 pm. **Vote: 5-0 Carried**

Respectfully Submitted: \_\_\_\_\_  
Lisa B. Smith, Deputy Town Clerk  
Date Approved: September 8, 2022

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



# **TOWN OF LISBON**

300 Lisbon Street, Lisbon, ME 04250

*Lisa M. Ward*  
Town Clerk

## ***PUBLIC HEARING***

Notice is hereby given that the Lisbon Planning Board intends to hold a Public Hearing on Thursday, September 8, 2022 at 7:00 PM in the Town Office Public Meeting Room to hear comments on the following:

*Repeal and Replacement of Chapter 70 Article VI, Division 5. – Sign Ordinance  
and  
Amendment to Chapter 91 Article I, Section 91-35 & 91-36(a)*

*The public is invited to attend.*

*Lisa M. Ward, Town Clerk*

22-9594

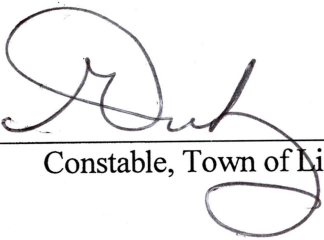
Constable's  
Return of Posting  
State of Maine

Lisbon,

Androscoggin, ss.

Pursuant to the within notice, I have posted said notice at the Lisbon Post Office and the Town Office Building, these being in District 1, and the Lisbon Falls Post Office, this being in District 2, all being conspicuous and public places within the Town of Lisbon.

Date: 8-29-22

  
\_\_\_\_\_  
Constable, Town of Lisbon



**TOWN OF LISBON**  
300 Lisbon Street, Lisbon, ME 04250

*Lisa M. Ward*  
Town Clerk

***PUBLIC HEARING***

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**Case #22-14 Site Plan Review**  
Grimmel's Mobile Home Park  
1 New Lot – Lot 9  
Larry Street  
Lisbon, Maine 04250  
Map R8 Lot 30

*The public is invited to attend.*

*Lisa M. Ward, Town Clerk*

22-9840


Constable's  
Return of Posting  
State of Maine

Lisbon,

Androscoggin, ss.

Pursuant to the within notice, I have posted said notice at the Lisbon Post Office and the Town Office Building, these being in District 1, and the Lisbon Falls Post Office, this being in District 2, all being conspicuous and public places within the Town of Lisbon.

Date: 9-3-22

  
\_\_\_\_\_  
Constable, Town of Lisbon



## **DIVISION 5. SIGNS**<sup>[CAF1]</sup><sup>1</sup>

### **Sec. 70-711. Purpose.**

The purpose of this division is to allow for signage as necessary to serve the needs of individuals, businesses and other entities within the town; to maintain and enhance the aesthetic appearance of the town and the town's ability to attract economic development; to improve and maintain pedestrian, bicycle and vehicular safety; and to protect the public health, welfare and safety by minimizing the possible adverse effects of signs on public and private property.

(Code 1983, § 15-610(2); T.M. of 5-20-1996, art. 62, § 15-610; T.M. of 5-15-1999, art. 56; C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-712. Applicability.**

- (1) This division shall apply to all exterior signs and signage placed on buildings and structures as seen from the exterior.
- (2) Except for nonconforming signs as described within Section 70-717 Nonconforming Signs or signs otherwise exempt under this division, no sign shall be erected, enlarged, illuminated or substantially altered without a sign permit issued by the code enforcement officer.
- (3) These standards do not supersede any state or federal requirements. Where any apparent conflicts between this division and any state or federal standards occur, the more restrictive standard shall apply.
- (4) Where conflicts arise between this division and other provisions of the Town of Lisbon Code of Ordinances, the more restrictive of the provisions shall apply.

(C.O. of 5-27-2008, § 2008-81; C.O. of 8-19-2008, § 2008-133; C.M. of 4-19-11, V. 2011-52; C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-713. Permitting and fees.**

- (1) For all signs requiring a permit under this division, a sign permit issued by the code enforcement officer is required prior to the erection, replacement, relocation or construction of any sign, its structure or appurtenances to the structure. For signs located within the Resource Protection District, a conditional use permit issued by the planning board shall be required prior to the erection, replacement, relocation or construction of any sign, its structure or appurtenances to the structure.
- (2) All requests for a sign permit under the provisions of this division must be submitted to the code enforcement officer or, if applicable, the planning board on an application form supplied by the town.
- (3) Applications for a sign permit must be accompanied by the required fee, as specified in Appendix C—Fee Schedule of the Town of Lisbon Code of Ordinances. No application fee shall be required for a sign permit

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<sup>1</sup>Cross reference(s)—Streets, sidewalks and other public places, ch. 46.

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application related to a property that has, within the past twelve months, received site plan approval from the planning board.

- (5) All sign plans or signs not requiring a permit must comply with all other applicable standards and requirements of this division and any state or federal laws or regulations.

(C.O. of 5-27-2008, § 2008-82; C.O. of 8-19-2008, § 2008-133; C.M. of 4-19-2011, V. 2011-52; C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-714. Enforcement, penalty, appeals.**

- (1) Except as otherwise indicated, this division shall be enforced by the code enforcement officer.
- (2) When any violation of any provision of this division is found to exist, the code enforcement officer may issue a written order of correction and, if the violation persists, institute any actions or proceedings that may be appropriate or necessary to enforce the provisions of this division.
- (3) A violation of this division is punishable by a civil penalty of up to \$100 per day for each day the violation exists.
- (4) Appeals shall be addressed to the Zoning Board of Appeals in accordance with Sec. 70-120.

(C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-715. Definitions and sign types.**

*Animated sign* means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

*Building-mounted signs* means any sign which is mounted directly onto or incorporated onto an architectural feature of or the exterior of a building, including wall-mounted, hanging signs, roof signs, canopy signs, or wall graphics.

*Changeable sign* means an on-premises sign created, designed, manufactured or modified in such a way that its message may be electronically, digitally or mechanically altered by the complete substitution or replacement of a display by another on one or more sides. Changeable signs may include animated signs, digital or electronic signs, and readerboard signs.

*Banner* means a sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges. National, state or municipal flags, or the official flag of any governmental agency shall not be considered banners.

*Canopy sign* means a sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. This shall include gas station canopies.

*Digital or electronic sign* means any sign that in whole or in part uses electronic or digital means to display words, symbols, figures or images, including signs that can be electronically or mechanically changed by remote or automatic means. See also Animated Sign, Readerboard, and Changeable Sign.

*Free standing sign* means a fixed sign supported by one or more uprights or braces, permanently affixed to the ground, and not attached or affixed in any way to a building.

*Hanging sign* means a sign affixed to a building or wall and projecting outward from the building in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall, or a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

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*Informational sign* means a private sign which provides a street number or address, instruction or direction (including way-finding) and is located entirely on the property to which it pertains, including restroom, handicap access, public telephone, pedestrian-oriented signs, parking signs, or vehicular circulation or entrance/exit signs. Information signs may not include the name of a business or a business logo.

*Internally illuminated sign* means a sign in which light shines through a transparent or semi-transparent sign face to illuminate the sign's message. Exposed neon is considered to be a form of internal illumination.

*Maximum sign area* means the total square footage of all signs requiring a permit that are erected or placed on a property in accordance with this division. Maximum sign area includes that portion of the sign used to convey information or advertisement and does not include any portions of a sign that are solely structural, such as braces, mounts, or poles, used to affix the sign to a building or to the ground.

*Nonconforming sign* means any legally erected sign existing as of the adoption of this division on December 2, 2014 or a relevant regulation newly adopted thereafter, that does not comply with the provisions of this division, including location, structure, size, dimension, setback, type, or any other provision of this division

*Off-premises sign* means a sign that is not located in or on the same property as the thing, person, business, activity or place which it advertises or calls attention to. Off-premises signs include signs posted or displayed in the public right-of-way.

*Permanent sign* means a non-portable sign that is designed and intended to be permanently mounted or affixed to the ground, a building, or a structure, and is intended for continuous and/or long-term use. Under this division, all signs are considered permanent unless specified as temporary.

*Portable sign* means a sign that is not designed or intended to be permanently affixed in the ground or to a building or other structure, but is used on a regular basis (versus only a temporary or limited timeframe). This shall include sandwich boards, which consist of two one-sided surfaces hinged at the top.

*Public safety sign* means any permanent sign used to maintain public safety, health, and well-being erected or required to be erected by the Town of Lisbon, or any state or federal agency or authority.

*Public traffic and roadway sign* means any sign within the public right-of-way under the jurisdiction of the Maine Department of Transportation or the Town of Lisbon, including official road and traffic signs, official permitted business directional signs, and temporary road safety or construction signs. Public traffic and roadway signs are not regulated under this division.

*Readerboard sign* means a sign or portion thereof with characters, letters or illustrations that can be manually changed or rearranged without altering the face or the surface of the sign. A readerboard sign that may be changed or rearranged electronically or mechanically by remote or automatic means may be considered a digital or electronic sign or changeable sign.

~~*Roof sign* means a sign erected and located wholly on and over the roof of a building, supported by the roof structure, or extending vertically above the roof of a building.~~

*Sign* means any object, display, structure, logo, device or representation or part thereof which is designed or used to advertise or call attention to anything, person, business, activity or place. The following shall not be considered signs under this division: National, state or municipal flags or the official flag of any governmental agency; banners, balloons or other decorations not expressly intended to advertise a business or business-related event or activity; any street signs, home numbers or other signage required to be posted pursuant to Part 1, ch. 46, Streets, Sidewalks and Other Public Places of the Town of Lisbon Code of Ordinances not exceeding two (2) square feet in area; and plaques, memorials, tablets or other commemorative objects or structures erected by a charitable or non-profit organization or governmental authority not exceeding four (4) square feet in area.

*Temporary sign* means a sign that is not designed or intended to be permanently mounted or affixed to the ground, a building, or a structure, and which is displayed only for a temporary or limited timeframe.

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*Town signs* means signs used and maintained by the Town of Lisbon, including but not limited to welcome/gateway signs, town business park signage, public school signs, town office or other town department or committee signs, and temporary notice or advertising for Town events and activities.

*Window sign* means any sign, text, graphics, symbol, or combination thereof that is placed inside a window, or upon the window panes or glass, and is visible from the exterior of the window.

(C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-716. Signs not requiring a permit.**

The following types of signs do not require a sign permit, and do not count towards the maximum sign area allowed for a property. Notwithstanding the exemption from permitting requirements, such signs shall be subject to the provisions of Section 70-718 General Standards, except where expressly noted, and, if such sign constitutes a temporary sign, the provisions of Section 70-720 Temporary Signs.

- (1) Signs smaller than two (2) square feet.
- (2) Temporary signs smaller than twelve (12) square feet.
- (3) Signs within the public right-of-way as permitted under 21 M.R.S.A. § 1913-A, except temporary signs exceeding twelve (12) square feet.
- (4) Trespass, hunting, posted property signs. Any signage permitted or required by state or local law to post public notice of no trespassing, no hunting, or otherwise posting a private property.
- (5) Public safety signs.
- (6) Public traffic and roadway signs.
- (7) Informational signs less than two (2) square feet in size. Any property with more than four (4) such signs with additional permitted signs shall be required to submit a signage plan for approval to the code enforcement officer.
- (8) Official business directional signs permitted by the Maine Department of Transportation.

(C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-717. Nonconforming signs.**

The eventual elimination of nonconforming signs is an objective of the town. The elimination of nonconforming signs shall be brought about over a period of time and in such a manner as to avoid undue impact on the vested rights of the sign's owner.

- (1) Nonconforming signs may be maintained, given new lettering, colors or logos, or otherwise altered, so long as none of the events in subsection 4(a) of this section occurs.
- (2) No nonconforming sign may be altered in such a manner as to increase its nonconformity or in a way that would cause a new violation of this division.
- (3) No illumination may be added to any nonconforming sign except in compliance with the provisions of this division.
- (4) Nonconforming signs may be retained and maintained in their nonconforming state until:
  - (a) The business or home occupation that erected or placed the nonconforming sign closes or ceases operation and no new business or home occupation begins operating at the same location within twelve (12) months;

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- (b) The structure or property on which the sign is located is the subject of a review by the planning board for a change of use;
  - (c) Material changes are made to the braces, poles or any portion of the system used to affix the sign to the ground or wall or structure;
  - (d) The condition of the nonconforming sign deteriorates to the point where it is considered a safety hazard or the sign fails to meet the requirements for maintenance under Section 70-718(8) Maintenance of Signs.

(C.M. of 12-2-2014, V. 2014-257)

### **Sec. 70-718. General standards.**

- (1) Signs located adjacent a state numbered roadway shall comply with all applicable state sign regulations under the Maine Department of Transportation and Maine state law (23 MRSA Chapter 21) in addition to the requirements of this division. If there is any apparent conflict found between the state and local regulations, the more restrictive shall apply.
- (2) Except for temporary and portable signs, all signs shall be constructed of permanent materials, such as wood, plastic, metal or stone, and shall be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, frame or structure. Signs may not be permanently attached to trees or utility poles.
- (3) Any sign not classified as a temporary sign shall be treated as a permanent sign and shall be regulated according to this section.
- (4) Size, dimensions, number of signs.
  - (a) No sign or any part of its structure shall exceed 20 feet in height, as measured from the normal grade, and not a landscape mound or berm, at its base.
  - (b) Except as otherwise indicated, no more than two (2) signs requiring a sign permit shall be located on any property. This shall not include temporary or informational signs, or official business directional signs regulated by Title 23 M.R.S. ch. 21.
  - (c) Properties fronting on two or more public streets, such as corner lots, are allowed the permitted number of signs and maximum sign area for each street but may not place or locate more than the permitted number of signs or maximum sign area along any one street. A sign placed on a property fronting on two or more public streets may not be located within one hundred (100) feet, as measured along the street frontage, of a sign on the same property on an adjacent street.
  - (d) Signs requiring a sign permit which are to be located within a single property are subject to the maximum sign area of the zoning district in which the property is located. Except as otherwise indicated, signs not requiring a sign permit are subject only to size and dimensional standards (a) and (b) above. Upon application, the code enforcement officer may permit the following increases to the maximum sign area: For properties abutting Route 196, an increase of up to 50% of the maximum sign area; for properties abutting the westerly side of Main Street in Lisbon Falls, between Union Street and Route 196, an additional 20 square feet of maximum sign area for signs located on the rear of a building and visible from Route 196. The maximum sign area may not be increased as provided herein except upon a written determination by the code enforcement officer or planning board (where planning board review is required) that doing so would not otherwise conflict with or frustrate the purposes of this division.

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(Supp. No. 40)

- (e) The maximum sign area shall only apply to the physical dimensions of a freestanding sign, such that if the sign is two-sided the dimensions will not be counted twice.
- (f) Where a property is included within two different zoning districts, the more restrictive standard shall apply.
- (g) The table below indicates the maximum total sign area and number of signs within each zoning district. Signs not requiring a permit under this division shall be subject to the maximum total sign area but not to the maximum number of signs.

Zoning District	Maximum Total Sign Area (sq. ft.)	Maximum Number of Signs
Resource Protection	24	2
Limited Residential	24	2
General Residential	24	2
Rural Open Space I	24	2
Rural Open Space II	24	2
Limited Rural Residential	24	2
Village	24	2
Commercial	40	2
Industrial	40	2
Diversified Development	40	2

(5) *Location and placement.*

- (a) No sign may be erected in such a manner as to obstruct clear and free vision, or another sign, nor, by reason of its position, shape, color, or illumination interfere with, obstruct the view of, or be confused with any authorized public safety or traffic sign, signal or device or otherwise constitute a hazard to pedestrian or vehicular traffic.
- (b) No sign or any portion of a sign or its structure may be located within four (4) feet of a street right-of-way or other lot line, except for signs that are expressly allowed within a right-of-way. A property owner may apply to the code enforcement officer for a waiver of this setback standard for properties within the Village District. The code enforcement officer may not grant a waiver except upon a written determination that such waiver would not otherwise conflict with or frustrate the purposes of this division.

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- (c) Signs must be placed on the property on which the use or activity referred to or served by the sign occurs, except that off-premises signs may be permitted with appropriate permission from the property owner as follows, unless said sign conflicts with any issued permit or with state or federal law:
- 1) Off-premises signs located within 5 miles of the use or activity being advertised;
  - 2) Public safety signs;
  - 3) Portable signs may be located on the sidewalk immediately in front of the property on Village Street and Main Street within the Village District, if the signs do not represent a pedestrian hazard or interfere with ADA accessibility standards; and
  - 4) Signs placed by the town.
- (d) *Building-mounted signs.* Building mounted signs will be considered part of the building design and should be scaled and designed appropriate to the building on which they are placed. Building-mounted signs should not obscure architectural details on the building. The following additional standards shall be met:
- 1) All building-mounted signs will be counted towards the property's allowed maximum signage area (square feet) and the number of permitted signs allowed and must meet applicable dimensional standards. This shall include lettering and advertising graphics placed directly on the building facade.
  - 1) The height of a building-mounted sign, as measured from the highest part of the sign, shall not exceed the height of the building.
  - 2) Hanging signs on buildings shall not interfere with vehicle, pedestrian, or cyclist safety, and shall extend no lower than ten (10) feet above ground level. All hanging signs must comply with applicable lot and sign setback standards.
  - 3) Canopy signs and the canopies on which they are displayed are considered part of the building design and should be scaled and designed appropriate to the building on which they are placed.
  - 4) Wall graphics or signs stenciled, printed, painted or affixed directly onto the wall of a building, including any lettering and text, or any graphics associated with the use being made of the property, or with an off-site use by agreement with the property owner, will be counted towards the allowed maximum signage area, dimensional standards, and number of signs per property.
- (e) *Gas station canopy signs.* Gas station canopies are limited to displaying the fuel company or product and shall not count towards the property's allowed sign area or number of signs. Other freestanding canopies that include the business or use name or any kind of related product or service, shall be counted towards the property's allowed sign area and number of signs. (f) *Signage on vehicles.* Cars, trucks or other vehicles shall not be used as signage. Commercial vehicles with advertising information shall not be regularly or permanently parked or placed in a location where a sign would not be permitted, or used in a way that has the effect of circumventing these standards or Lisbon's Ordinances.
- (i) *Portable signs.* One (1) portable sign, such as a sandwich board sign, is allowed per property, provided the sign is only placed outside during the business or operation hours for that use (not overnight), and not placed in a manner that would otherwise be construed to be intended for permanent (non-portable) use. A portable sign is not considered a temporary sign, but is for prolonged and/or regular use. Chalkboard or white board signs are allowed, and changeable message or readerboard signs are allowed for portable signs. The maximum allowable size is six (6) square feet on each face. Portable signs shall not be internally or externally illuminated.

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(6) *Graphics, color, lettering.*

- (a) Signs shall be simple, legible, and use simple geometric shapes. Complex graphics or colors, and signs with excessive wording are discouraged due to their negative visual impact and reduced legibility.
- (b) Animated signs are prohibited.
- (c) Lettering and graphics on signs visible from a public way should be sized appropriately to be legible to motorists traveling at the posted speed limit of the public way, unless expressly intended for pedestrian use.
- (d) Hand lettered signs are prohibited unless the lettering is stenciled and laid out in a well-designed, professional manner.

(7) *Lighting.*

- (a) Signs may not be illuminated except by stationary, shielded, non-flashing light sources, directed solely at the sign and not casting light off the property on which the sign is located.
- (b) External lighting illuminating a sign shall be fully shielded and may not produce a glare that is distracting or poses a safety hazard to motorists, pedestrians, or cyclists. External lighting fixtures shall be placed to direct light only onto the sign. Top-mounted shielded lighting or indirect lighting is preferred over ground-mounted lighting due to its lower impact on light pollution and glare.
- (c) Internally illuminated signs may not create glare that would distract or pose a safety hazard to motorists. Internally illuminated signs may not direct light toward or disturb any surrounding residential properties or contribute to light pollution.
  - 1) Neon signs. Neon tube lettering or graphics may be used only for window signs, and may not exceed 25% of the window area in which they are located.

(8) *Maintenance of signs.*

- (a) Every sign shall be maintained in a legible condition and in sound mechanical and structural condition, with timely replacement of defective parts and periodic cleaning and painting when necessary. The construction, alteration, maintenance and repair of all signs shall conform to all applicable building and electrical codes adopted by the town.
- (b) Signs erected by any business or use that has been closed or discontinued for more than twelve (12) months shall be removed or covered by the permit holder or property owner or by the Town at the permit holder or property owner's expense.
- (c) The code enforcement officer shall cause to be removed any sign that endangers public safety, including signs which are materially, electrically or structurally defective, or signs for which no permit has been issued.

**Sec. 70-719. Additional standards.**

(1) *Signage for multi-tenant buildings or multi-building properties.*

- (a) Multi-tenant buildings or multi-building properties may have up to one (1) sign identifying the property or building and tenants or buildings at the primary entrance from a public way. Multi-tenant buildings or multi-building properties fronting on two or more public ways, such as those on corner lots, are allowed an identification sign for each street if the signs are located at least 500 feet apart, as measured along the street frontage.



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- 1) For a multi-tenant building or multi-building property permitted for a residential use, the maximum sign area of any sign permitted under this section shall be thirty (30) square feet, with no more than four (4) square feet of such sign used to identifying any individual tenant or building.
  - 2) For a multi-tenant building or multi-building property permitted for a non-residential or mixed-use, the maximum sign area of any sign permitted under this section shall be forty (40) square feet; except within the Commercial, Industrial, or Diversified Development Districts, in which the maximum sign area of any sign permitted under this section shall be sixty (60) square feet. No more than four (4) square feet may be used to identify any individual tenant or building.
  - 3) A multi-tenant building or multi-building site where the total footprint of all structures exceeds five thousand (5,000) square feet may apply to the code enforcement officer for a waiver from the maximum sign area provided under this section. The code enforcement officer may not grant a waiver except upon a written determination that a waiver is necessary to enable the applicant to appropriately advertise or call attention to all tenants or buildings and that issuance of a waiver would not otherwise conflict with or frustrate the purpose of this division. A waiver may not allow more than a 50% increase in the maximum sign area permitted for a multi-tenant building or multi-building site under this division.
    - (b) Individual businesses within a multi-tenant building or multi-building property shall be allowed only one (1) exterior or building mounted sign with a maximum sign area of twelve (12) square feet.
    - (d) All multi-tenant buildings and multi-building properties seeking site plan review approval and permitting must submit a master signage plan that describes the size, location, lighting, color, and material for all proposed signs, including directional and informational signs.
  - (2) *Readerboards.* Readerboards attached to a permanent sign may not occupy more than 50% of the total sign area.
  - (3) *Electronic or digital signs.* The following standards apply to electronic or digital signs, including changeable sign and readerboards:
    - (a) Animated signs are prohibited.
    - (b) Except as otherwise provided herein, changeable electronic or digital signs shall comply with 23 M.R.S.A. § 19144(11-A). Changeable electronic or digital signs must satisfy the following criteria to be permissible:
      - 1) Changes to any display may not occur more than once every ten (10) seconds;
      - 2) Changes to the display shall occur as quickly as possible and may not include any phasing, rolling, scrolling, flashing, or blending of messages or light intensity;
      - 3) The display may not flash, phase, scroll, or display continuous streaming of information or video animation; and
      - 4) The display or the brightness may not obscure or interfere with traffic control devices or traffic safety.
  - (4) *Home occupations signs.* No more than one (1) exterior sign not to exceed eight (8) square feet may be allowed. No exterior storage of materials or any other exterior indicator of the home occupation that would circumvent the requirements of this division is allowed unless otherwise permitted by the Town of Lisbon Code of Ordinances.
  - (5) *Directional signs.* Directional signs must be located on the property to which they pertain, and may not create signage clutter on the property.

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- (6) *Building mounted signs.* Building mounted signs should be considered part of the building design and should be scaled and designed appropriate to the building on which they are placed. Building mounted signs should not obscure architectural details on the building. All building mounted signs are counted towards the property's allowed maximum signage area (square feet) and the number of permitted signs allowed, and must meet applicable dimensional standards. This shall include lettering and advertising graphics placed directly on the building facade.
- 1) The height of a building mounted sign, as measured from the highest part of the sign, may not be taller than the highest point of the building.
  - 2) Building mounted signs may not interfere with vehicle, pedestrian, or cyclist safety, and may extend no lower than ten (10) feet above ground level. All hanging signs must comply with applicable lot and sign setback standards.
  - 3) Canopy signs and the canopies on which they are displayed are considered part of the building design, and should be scaled and designed appropriate to the building on which they are placed.
  - 4) Wall graphics or signs stenciled, printed, painted or affixed directly onto the wall of a building, including any lettering and text, symbols, or graphics that advertise a commercial use, product, service or activity, shall count towards the allowed maximum signage area, dimensional standards, and number of signs per property. This will not apply to wall graphics that are not intended or construed to be intended for commercial use, such as artistic, political, religious, or community non-profit graphics or messages.
- (7) *Gas station canopy signs.* A sign erected or placed on a gas station canopy to display the fuel company name may not count toward the maximum sign area or number of signs for the property. All other signs shall be counted towards the maximum sign area and number of signs for the property.
- (8) *Window signs.* Window signs do not count towards the maximum sign area if they constitute directional signs and are not scaled to be legible from a public or private way. Window signs and graphics may not cover more than 30% of the total glass surfaces of any building facade facing any public road. Buildings with more than one side facing a public road are allowed 30% window coverage per side/frontage.
- (9) *Vehicular signs.* Cars, trucks or other vehicles may not be used as signs. Commercial vehicles with advertising information may not be regularly or permanently parked or placed in a location where a sign would not be permitted, or used in a way that has the effect of circumventing this division or the Town of Lisbon Code of Ordinances.
- (10) *Portable signs.* One (1) portable sign, such as a sandwich board sign, is allowed per property, provided the sign is only placed outside during the business or operation hours for that use (not overnight), and not placed in a manner that would otherwise constitute placement of a permanent sign. A portable sign is not considered a temporary sign. The maximum sign area of a portable sign is six (6) square feet. Portable signs may not be internally or externally illuminated. |

[KMC2]

## **Sec. 70-720. Temporary signs.**

- (1) *Size, dimensions, number of signs.*
  - (a) No temporary sign or any part of its structure may exceed 20 feet in height, as measured from the normal grade at its base, and not a landscape mound or berm. A banner hung over a street in compliance with this division is exempt from the height limitation.
  - (b) The total number of temporary signs on a single property may not exceed four (4) signs per residence or business at any one time. [Notwithstanding the restrictions of this paragraph, within the first six \(6\)](#)

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(Supp. No. 40)

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~~months after a new business has commenced operations, it may display up to two (2) temporary on-premises signs, which shall not count toward the maximum number of temporary signs provided by this paragraph.~~

- (c) A temporary sign or banner placed in compliance with this division is allowed in addition to any non-temporary sign permitted under this division and does not count towards the number of signs allowed or the maximum sign area for an individual property.
  - (d) No temporary sign larger than twelve (12) square feet may be placed without first obtaining a permit, paying any required permit fee, and complying with any additional standards applicable under section 70-718 General Standards. Temporary signs for community, charitable or non-profit events and activities shall be exempt from the permit fee.
  - (e) No temporary sign may exceed the maximum sign size for the zoning district in which it is located.
  - (f) No temporary sign may be illuminated either internally or externally.
  - (g) Temporary signs may not be repeatedly replaced with signs of similar content or purpose in a manner intended to circumvent the permit requirements that would apply if the sign were permanent.
- (2) *Location and placement.*
- (a) Temporary signs may not be ~~attached to fences, trees, utility poles (except where expressly allowed), or the like; may not be~~ placed in a position that will obstruct or impair vision or traffic, either pedestrian or vehicular; may not infringe on handicap accessibility; and may not be located or placed in any manner that creates, in the judgment of the code enforcement officer, a hazard or disturbance to the health and welfare of the general public.
  - ~~(b) No temporary sign may be placed within the public right of way, except in accordance with 21 M.R.S.A § 1913-A as such may be amended.~~
- (3) *Duration of sign use or posting; sign removal.*
- (a) A temporary sign may not be used in any location for more than ninety (90) consecutive days in any 12-month period, except as otherwise provided in this section.
  - (b) Temporary public safety signs erected or required to be erected by the town or other local, state or federal governmental body or agency pursuant to any ordinance, regulation, rule or law shall not be limited in duration of use or posting.
  - (c) A temporary sign addressing an event occurring on a specific date or dates shall be removed within fifteen (15) days of the relevant date or dates.
  - (d) Temporary signs directly related to a use or activity that has been inactive or discontinued for more than fourteen (14) days shall be removed.
  - (e) A temporary sign used to indicate the change in location for a business or use is allowed to remain in place for up to six (6) months after the date of change in location.
- (4) *Exceptions.*
- (a) With the exception of the maximum height restriction set forth in subsection 1(a) of this section, the code enforcement officer may grant a waiver from the restrictions and requirements set forth in subsections 1 and 3 of this section for temporary signs used to supplement or temporarily replace permanent signage that has been partially or fully obstructed due to construction or other activity not undertaken by the sign permit holder or to supplement or temporarily replace permanent signage that has been damaged or destroyed due to unforeseen natural or other causes outside the control of the sign permit holder.

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- (b) Temporary signage located or placed pursuant to a waiver granted under this subsection shall be removed within fourteen (14) days after the date on which the relevant permanent signage is no longer obstructed or is repaired or replaced.

**Secs. 70-721—70-730. Reserved.**

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**Sec. 91-35. Signs.**

~~No sign advertising any business or commercial enterprise or activity or any political sign, shall be allowed on property covered by this policy. Signs for a limited time and for the limited purpose of advertising community events or events sponsored by non-profit agencies may be permitted with the issuance of a permit as provided under section 91-36.~~

No sign advertising any business or commercial enterprise or activity shall be allowed on property covered by this policy. Temporary signs as defined by Sec. 70-715 posted for a noncommercial purpose may be placed in certain designated locations without permit. Any other sign shall not be placed on property covered by this policy except with the written permission of the Town Manager.

(Sel. Ord. of 9-20-2005, § 5.078)

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## Sec. 91-36. Permits.

- (a) *Permit required.* Prior to the erection, removal, demolition, relocation or construction of any structure or appurtenance to the structure a permit shall be issued by the town manager. A permit from the town manager shall also be required prior to the placement of any object, or the establishment, removal, replacement or relocation of any planting within any area governed by this policy. ~~No person shall erect, or cause to be erected, any sign upon property governed by this policy without a permit issued in advance by the town manager.~~
  - (b) *Request form.* All requests for permits under the provisions of this policy shall be submitted on a form supplied by the town.
  - (c) *Exceptions to permitting requirement.*
    - (1) *Maintenance.* Maintenance activities to all areas governed by this policy by town staff, employees, agents or subcontractors of the town, or individuals or groups who, with town approval, have undertaken maintenance of these areas, shall not require a permit.
    - (2) *Holiday decorations.* The installation and removal of holiday decorations by town staff, employees, agents or subcontractors, shall not require a permit.
  - (d) *Discretion of the manager.* The manager shall have the discretion to determine the appropriateness and location of any item or activity requiring a permit under this policy. However, he shall not allow any structure, object, or planting, to be erected or placed, or to be located in a manner that will obstruct or impede vehicular or pedestrian traffic.
  - (e) *Appeal.* Any person dissatisfied with the decision of the manager with respect to any permit requested under the provisions of this policy may appeal that decision to the town council.
  - (f) Applicant provide the town with a certificate of insurance issued by a reputable insurance company providing liability insurance of at least \$1,000,000.00 per occurrence for bodily injury or death and \$300,000.00 per occurrence for property damage. The insurance policy shall name the town as an additional insured and shall contain a clause providing that the policy may not be cancelled by either party except upon not less than 30 days' written notice to the town.
- (Sel. Ord. of 9-20-2005, § 5.078; C.M. of 6-7-2016, V. 2016-125 )



**Property Information**

6. Location of Property (Street or Road) Larry Street

Register of Deeds Book 7735 Page 182

Lisbon Tax Maps Map R-8 Lot 30

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

Fee Ownership

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

None

9. Are there any easements or restrictive covenants on the property to be developed?

Yes  No. If yes, please specify:

10. Current zoning of property: General Residential

Current use(s) of property: Mobile Home Park

11. Is any part of the project or property(s) in question part of an overlay zone?

no Aquifer Protection Overlay no Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

Yes, previous applications and Plans should be on file within Code Enforcement

**Project Information**

13. Proposed use of property: Additional Lot to Existing Mobile Home Park

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

Adding Lot 9 to and existing approved Plan dated 9-28-1989 on Alma & Larry Streets - Lots 1-8





<i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i>	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

**Waiver Request Form**  
**Site Plan Review Application**

***If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.***

*Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of the Chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.*

*Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.*

*Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.*

1. Standard/requirement to be waived: \_\_\_\_\_  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_
  
2. Standard/requirement to be waived: \_\_\_\_\_  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_
  
3. Standard/requirement to be waived: \_\_\_\_\_  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_
  
4. Standard/requirement to be waived: \_\_\_\_\_  
 Need/reason for waiver: \_\_\_\_\_  
 \_\_\_\_\_

*Attach additional page(s) if necessary.*

<i>OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)</i>	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

## Site Plan Application REQUIRED ATTACHMENTS CHECKLIST

**Tier 1 Applications:** all attachments must be included with the completed application form.

**Tier 2 Applications:** for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

*REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances*

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	<b>For all Tier 1 &amp; Tier 2 Applications:</b>	
X	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
X	Copies of existing covenants or deed restrictions	
X	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
X	List of names and addresses of all abutting property owners including those across any streets	
N/A	A list of all required state and federal permits.	
	<b>The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:</b>	
X	Property owner's name and address	
X	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
X	Tax map and lot number of the parcel(s)	
X	Location map, showing the general location within the town	
X	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
N/A	Location and dimensions of any existing easements	
N/A	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (see <i>Dimensional Standards table</i> )	
X	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
X	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

Application Number:

Project Name:

N/A	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: <ul style="list-style-type: none"> <li>– open drainage courses</li> <li>– wetlands</li> <li>– significant wildlife habitat</li> <li>– known or potential archaeological resources</li> <li>– designated trails</li> <li>– historic buildings and site</li> <li>– significant scenic areas</li> <li>– mapped sand and gravel aquifers</li> <li>– rare and endangered species</li> <li>– other important natural features</li> </ul>	
N/A	Location of the 100-year floodplain and its elevation, if applicable	
N/A	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
N/A	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
N/A	The direction of existing surface water drainage across the site	
N/A	The direction of proposed surface water drainage across the site	
N/A	Methods of controlling erosion and sedimentation during and after construction	
N/A	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
N/A	Design and exterior materials of all proposed buildings and structures	
N/A	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	
N/A	Location, front view and dimensions of existing and proposed signs	
N/A	Location, type and direction of exterior lighting	
N/A	Type, size and location of incineration devices	
N/A	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
N/A	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	
	<b>Additional, specific requirements for Tier 2 Applications ONLY</b>	
X	Existing and proposed topography of the site at 2-foot contour intervals	
X	Bearings and distances of all property lines of the property to be developed and the source of this information	

Application Number:

Project Name:







N/A	<p>For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing:</p> <ul style="list-style-type: none"> <li>– existing and proposed method of handling stormwater runoff</li> <li>– direction of flow of the runoff through the use of arrows</li> <li>– location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers</li> <li>– engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area)</li> </ul>	
N/A	<p>Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land</p>	
N/A	<p>A high intensity soil survey by a certified soil scientist</p>	
N/A	<p>A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone and any other utility services to be installed on the site</p>	
N/A	<p>A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site</p>	
N/A	<p>Traffic data shall include:</p> <ul style="list-style-type: none"> <li>– estimated peak-hour traffic to be generated by the proposal</li> <li>– existing traffic counts and volumes</li> <li>– traffic accident data</li> <li>– the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation</li> <li>– the need for traffic signals and signs or other directional markers to regulate anticipated traffic</li> </ul>	
N/A	<p>Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks</p>	
N/A	<p>Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.</p>	
N/A	<p>When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>– schools, including busing</li> <li>– street reconstruction</li> <li>– maintenance and snow removal</li> <li>– solid waste disposal</li> <li>– recreation facilities</li> <li>– police and fire protection.</li> </ul> <p>A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.</p>	

	<b>Other Site Plan application attachments that may be required:</b> <i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i>	
N/A	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	
N/A	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	
N/A	If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	
N/A	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	
N/A	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	







For informational purposes, applicant not required to submit this form.

## Site Plan Review Local Ordinances Checklist:

This checklist is provided to ensure that all municipal ordinances have been considered for applicability and that appropriate standards are met. Full ordinance text available on the Town website or at the town office. **Applicants are encouraged to contact Code Enforcement to review applicability of any special standards or provisions under the Lisbon Code of Ordinances to their project.**





<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Table of Land Uses, Table of Dimensional Requirements.</b> Chapter 70, Article IV, Division 13 and Division 14 <i>These tables list all permitted and non-permitted land uses by zone/district, and indicate dimensional requirements (lot size, density, frontage, setbacks) by zone.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Manufactured Housing, Mobile Homes and Trailers, [Parks].</b> Chapter 22, Article II <i>No manufactured housing, house trailer or mobile home park shall be established in the town except upon application to the planning board and the town council.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Entrances onto Public Ways.</b> Chapter 46, Article V <i>Any new entrance onto a public way requires a permit and must meet specified standards. <b>Access Management (Sec. 46-134):</b> This chapter includes specific standards and permitting for driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Building Code.</b> Chapter 54, Article II <i>In accordance with 30-A M.R.S.A. § 3003, the Town of Lisbon has adopted the mandatory standards and regulations of the International Building Code 2003 and the International Residential Code 2003, both published by the International Code Council, Inc.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Floodplain Management.</b> Chapter 58, Article II <i>Land uses within any special flood hazard areas (Zones A and A1-30 identified by FEMA) are subject to evaluation and to land use and control measures to reduce future flood impacts, in accordance with the National Flood Insurance Program.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Shoreland Zoning.</b> <i>The standards and provisions of shoreland zoning apply to any development, structure, or land use activities in land areas within 250 feet horizontal distance of (1) the normal high-water line or any great pond or river, (2) the upland edge of a coastal wetland, (3) the upland edge of a freshwater wetland, (4) all land areas within 75 feet horizontal distance of the normal high-water line of a stream. This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.</i></p>

For informational purposes, applicant not required to submit this form.

<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Subdivisions.</b> Chapter 66, Article I  <i>All subdivisions are subject to review and must meet the standards and provisions of this chapter according to state statute 30-A M.R.S.A. § 4401. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period beginning on or after September 23, 1971, including the creation of or division of structure(s) to have 3 or more dwelling units within a 5-year period, or conversion from a non-residential use to residential creating 3 or more dwelling units. <b>Subdivisions in ROS Districts:</b> All subdivisions in ROS zones greater than 10 acres must meet the Open Space Subdivision standards. <b>Open Space Subdivisions:</b> This chapter includes specific provisions to allow for open space preservation through increased flexibility in subdivision standards and requirements.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Groundwater &amp; Wellhead Protection.</b> Chapter 70, Article V, Division 2  <i>Includes special regulations to protect the town's sensitive sand and gravel aquifers and public drinking water supplies (wellheads) from development impacts, based on the mapped overlay zones.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Supplementary Zoning Regulations.</b> Chapter 70, Article VI, Division I  <i>Includes additional regulations for the following:</i></p> <ul style="list-style-type: none"> <li>• Accessory buildings</li> <li>• Agriculture</li> <li>• Campgrounds</li> <li>• Filling, grading, dredging, earth moving</li> <li>• High-intensity farming</li> <li>• Home occupations</li> <li>• Sanitation</li> <li>• Drainage</li> <li>• Conversion of existing building to multi-unit housing</li> <li>• Water quality</li> <li>• Archeological sites</li> <li>• Roads and driveways</li> <li>• Essential services</li> </ul>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Rear Lots.</b> Chapter 70, Article VI, Division 2, Sec. 70-641  <i>The creation of a rear lot may be permitted through conditional use review, and must meet the requirements within this section.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Off-Street Parking and Loading.</b> Chapter 70, Article VI, Division 3  <i>Includes standards for the provision of off-street parking and loading areas, excluding single-family and duplex units.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Marine Structures.</b> Chapter 70, Article VI, Division 4  <i>Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</i></p>



For informational purposes, applicant not required to submit this form.

<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Signs.</b> Chapter 70, Article VI, Division 5  <i>Includes standards for all public and private signage. (See also Table of Land Uses, Chapter 70, Article IV, Division 13, for permitted zones.)</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Timber Harvesting and Clearing Vegetation.</b> Chapter 70, Article VI, Division 6  <i>Includes standards for all timber harvesting within 250 feet horizontal distance of the normal high-water line of a river or the upland edge of a freshwater wetland, or within 75 feet of the normal high-water line of a stream.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Planned Unit or Cluster Development.</b> Chapter 70, Article VI, Division 7  <i>Specific provisions applying to a planned development under unified management, planned and developed as a whole according to comprehensive and detailed plans.</i></p>
<p>N/A</p> 	<p>Met</p> <input type="checkbox"/>	<p><b>Expansion of Sand and Gravel Mining within Aquifer Protection Overlay District.</b>          Chapter 70, Article VI, Division 9  <i>Standards applying to overlay district zones 2 or 3, zone 1 expansions not permitted.</i></p>

Gary & Betty Grimmel  
Grimmel's Mobile Home Park, LLC  
5342 62<sup>nd</sup> Avenue  
St. Petersburg, FL 33715

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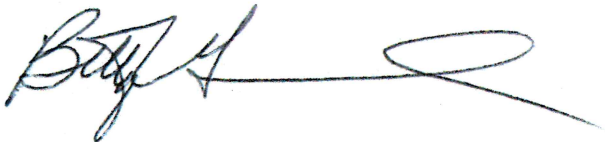
August 9, 2022

Town of Lisbon  
Planning Board  
300 Lisbon Street  
Lisbon, ME 04250

Dear Board Members,

I authorize Stuart Davis of Davis Land Surveying, LLC to act as my agent for Applications to the Town of Lisbon in regards to my property on Larry Street within Lisbon Tax Map R-9, Lot 30.

Sincerely,

A handwritten signature in black ink, appearing to read "Betty Grimmel", followed by a long horizontal line extending to the right.

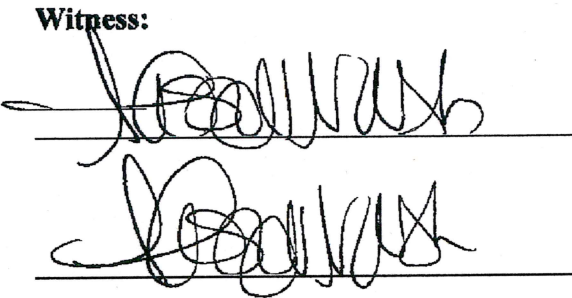
**WARRANTY DEED**

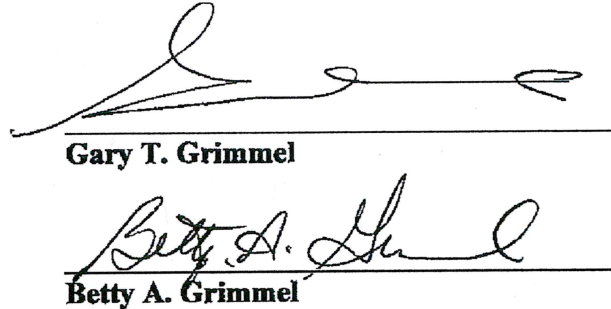
N O T N O T

**Gary T. Grimmel** and **Betty A. Grimmel** both with a mailing address at P.O. Box 246, Rensselaer, New York 12144, for consideration paid, grant to **Grimmel's Mobile Home Park, LLC**, a Maine Limited Liability Company with a mailing address at 80 Pejepscot Village M, Topsham, Maine 04086, with **Warranty Covenants** on a certain lot or parcel of land, together with any buildings situated thereon, located in **Lisbon**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the Grantors have hereunto set their hands and seals effective on this 23<sup>rd</sup> day of April, 2009.

Witness:

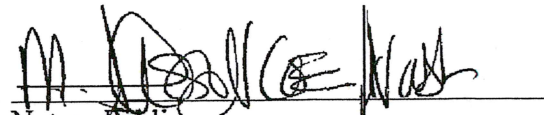
  
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\_\_\_\_\_  
**Gary T. Grimmel**  
\_\_\_\_\_  
**Betty A. Grimmel**

NO MAINE R.E. TRANSFER TAX PAID

STATE OF NEW YORK  
COUNTY OF Rensselaer SS.

On the 23<sup>rd</sup> day of April, in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Gary T. Grimmel** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and that by his signature on the instrument, acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public  
Print Name Melissa Coe Nash  
My Commission Expires: 4.2.11

**Title Not Searched, Description Not Verified**

M. Alison Coe  
Notary Public, State of New York  
No. 01006056845  
Residing in Albany County  
Commission Expires 4-2-11

STATE OF NEW YORK  
COUNTY OF Persepolis, SS.  
OFFICIAL

NOT  
AN  
OFFICIAL  
COPY

On the 20th day of April, in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Betty A. Grimmel** personally known to me and appeared to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and that by her signature on the instrument, acknowledged to me that she executed the same.

M. Alison Coe  
Notary Public  
Print Name: M. Alison Coe  
My Commission Expires: 4.2.11 **SEAL**

M. Alison Coe  
Notary Public, State of New York  
Notary Public, State of New York  
No: 61006056845  
Residing in Albany County 4.2.11  
Commission Expires

**Title Not Searched, Description Not Verified**







# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

Corporate Name Search

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Aug 03 2022 10:07:17. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
GRIMMEL'S MOBILE HOME PARK, LLC	20092375DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/18/2009	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
PINEWOODS ESTATES, LLC	A

### Clerk/Registered Agent

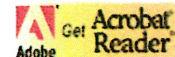
SHAWN K BELL  
C/O THE BELL FIRM, P.A.  
P.O. BOX 1776  
LEWISTON, ME 04241 1776

[Back to previous screen](#) [New Search](#)

Click on a link to obtain additional information.

- List of Filings [View list of filings](#)
- Obtain additional information:
  - Additional Addresses [Plain Copy](#) [Certified copy](#)
  - Certificate of Existence [\(more info\)](#) [Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



# National Flood Hazard Layer FIRMette



70°7'37"W 44°1'30"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°7'W 44°15'N  
 Reseman, JIGCS National Man. Orthoimagery. Data refreshed October 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee (Zone D)
	NO SCREEN Area of Minimal Flood Hazard (Zone X)
	Effective LOMRS
	Area of Undetermined Flood Hazard (Zone X)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2022 at 11:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

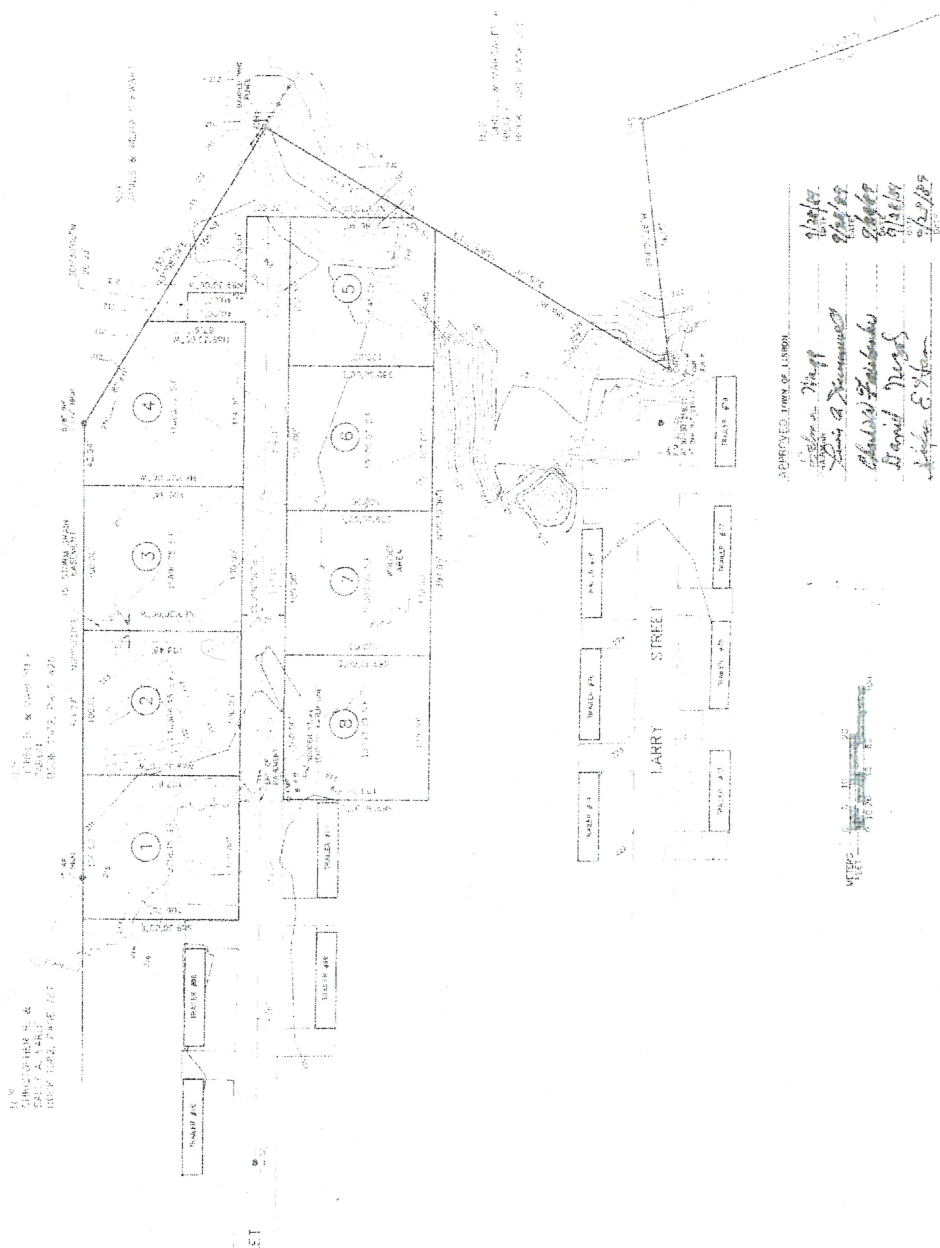


**LEGEND**

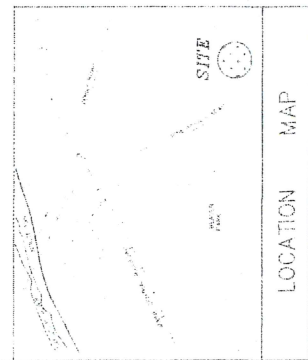
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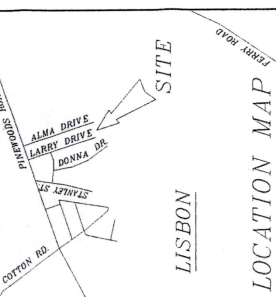
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APPROVED: [Signature]  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]



LOCATION MAP



**LEGEND**

- PROPERTY LINES (SUBJECT PARCEL)
- PROPERTY LINES (EXISTING LOTS PER PLAN REF. 1)
- PROPERTY LINES (NEW LOT)
- ADJUTING LOT LINES
- CONTOURS (LIDAR)
- IRON PIN FOUND (AS NOTED)

**NOTES:**

1. REFERENCES ARE REFERENCED TO MAGNETIC NORTH MAY 1989 PER PLAN REFERENCE #1.
2. DEED REFERENCES ARE MADE TO THE ANDROSCOGG COUNTY REGISTRY OF DEEDS.
3. EXTERIOR BOUNDARY & LOTS ARE BASED ON PLAN REFERENCE #1.
4. ALMA STREET AND LARRY STREET ARE PRIVATELY MAINTAINED STREETS.
5. THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL ZONING DISTRICT.
6. THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL.
7. CONTOURS BASED ON LIDAR POINT CLOUD DATA EXTRACTED FROM A LARGER CLASSIFIED DATA SET AND ONLY INCLUDING POINTS CLASSIFIED AS GROUND FROM THE NATIONAL OPEN DATA ARCHIVE (NODATA). THE DATA IS DOWNLOADED FROM THE NATIONAL OPEN DATA ARCHIVE (NODATA) AND IS PROVIDED AS IS. DIGITAL CHART DATA ACCESS VIEWER. CUSTOM PROCESSING OF 3000 USGS CHARTAL MANAGEMENT. ACCESSED JULY 20, 2024.
8. HTS://COAST.WALDORF.DATAPAPER.

**PLAN REFERENCES:**

1. STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN - CRIMMEL'S MOBILE HOME PARK, ALMA & LARRY STREETS, LISBON, MAINE, DATED JULY 2, 2024.
2. TOWN OF LISBON TAX MAP R-6.

**CERTIFICATION**

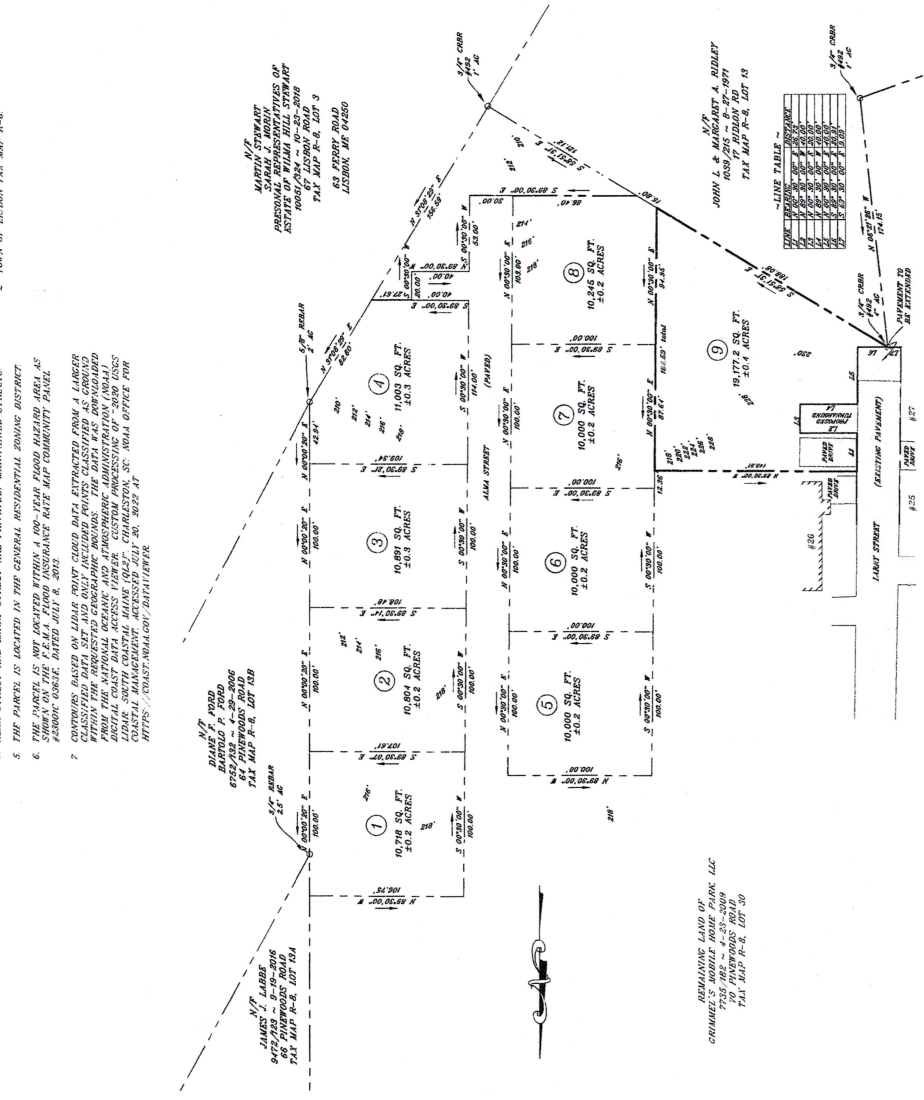
990 MOUNT AEGEAN  
AUBURN, MAINE 04210

OFFICE (207) 545-9991 - (207) 782-9875 - CELL (207) 240-0919  
WEBSITE: www.davislandsurveying.net

DATE: 11/20/2024

PREPARED FOR: CRIMMEL'S MOBILE HOME PARK, LLC  
3522 62ND AVE SOUTH - ST. PETERSBURG, FL 33716

FILE NO.: 22-059  
JOB NO.: 22-059



**AREA**

LOT #	SQ. FT.	ACRES
1	10,716	0.2
2	10,804	0.2
3	10,891	0.3
4	11,003	0.3
5	10,000	0.2
6	10,000	0.2
7	10,000	0.2
8	10,245	0.2
9	10,245	0.2
<b>TOTAL</b>	<b>108,308</b>	<b>2.5</b>

**OWNER OF RECORD:**  
CRIMMEL'S MOBILE HOME PARK, LLC  
ST. PETERSBURG, FL 33716  
7735 962 - 4-83-2009  
79 PINEWOODS ROAD  
TAX MAP R-6, LOT 30

**RECORDING INFORMATION:**  
STATE OF MAINE, ANDROSCOGG, 23  
REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_, MAINE, AND RECORDED  
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**CONDITIONS OF APPROVAL:**

TOWN OF LISBON PLANNING BOARD: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMISSIONER: \_\_\_\_\_



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## Sec. 70-614. Building and property maintenance standards.

(a) *Generally.* The appearance of the Town of Lisbon as an attractive, well kept, safe and clean community is essential to the economic health of its businesses and to the corresponding employment opportunities for its residents. The purpose of this section is to set a minimum standard for the maintenance of the grounds, buildings and structures on individual properties in order to protect public health, public safety, property values and to prevent nuisance conditions.

(b) *Definitions.*

*Abandoned buildings—Mobile homes—Structures.* See subsection (f).

*Building* means a structure designed or intended for the shelter or protection of persons, animals, chattels or property (as initially defined in section 70-1 of this ordinance).

*Casualty damage* means any unforeseeable, unintended accident affecting a property.

*CEO* is an acronym meaning the Code Enforcement Officer for the Town of Lisbon.

*Components* means all electrical, gas, oil and other similar type accessories/attachments to the grounds, structures or buildings.

*Dangerous buildings* (includes structures). See subsection (e).

*Grounds* means the part of a property not covered by buildings or structures, including but not limited to driveways, pathways, flowers, trees and lawns.

*Property* means any lot, plot, or parcel of land including all buildings and structures.

*Structure* means anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected, the use of which requires a fixed location on or in the ground or attachment to something on or in the ground. The term excludes paved drives, streets, walks, patios and the like, septic systems, utility poles and fences. The term includes items regardless of the temporary nature of the construction such as decks and satellite dishes (as initially defined in section 70-1 of this ordinance).

(c) *References.* This section was established from the guidance taken in these Maine Revised Statutes. Other sources may have been used but are not specifically mentioned here.

- (1) ~~17 M.R.S.A. Title 17 M.R.S. § 2707-2851~~—2859: Crimes/nuisances (includes §§ 2851—2859— Dangerous buildings);
- (2) ~~Title 30-A M.R.S. 30-A M.R.S.A.~~ § 3106A: Abandoned mobile homes;
- (3) ~~Title 30-A M.R.S. 30-A M.R.S.A.~~ § 3106B: Abandoned properties;
- (4) ~~Title 30-A M.R.S. 30-A M.R.S.A.~~ §§ 3751—3760: Junkyards and automobile graveyards;
- (5) ~~Title 30-A M.R.S. 30-A M.R.S.A.~~ § 4452: Enforcement of land use laws and ordinances.

(d) *Required maintenance.*

- (1) All grounds or parts thereof shall be maintained to prevent unsafe, unsanitary and/or nuisance conditions in accordance with ~~Title 17 M.R.S. 17 M.R.S.A. §§ 2707—2859~~ in order to avoid any adverse effect on the value of adjacent properties.
- (2) All grounds or parts thereof shall be maintained so as not to violate any requirements or conditions set forth in ~~Title 30-A M.R.S. 30-A M.R.S.A. §§ 3751—3760~~: Junkyards and automobile graveyards.
- (3) All buildings and structures and all parts thereof shall be maintained in a safe, sanitary and hazard free condition. All devices, safeguards, equipment and means of egress shall be kept in good working order.

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The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as to preserve the safe condition of such and so that hazards to public health and safety are avoided.

- (e) *Dangerous buildings.* In accordance with ~~Title 17 M.R.S. 17 M.R.S.A.~~ § 2851, whenever the Town Councilors of the Town of Lisbon find that a building or structure or any portion thereof or any wharf, pier, pilings or any portion thereof that is or was located on or extending from land within the boundaries of the town as measured from low water mark, is structurally unsafe; unstable; unsanitary; constitutes a fire hazard' is unsuitable or improper for the use or occupancy to which it is put; a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property, they may after notice and hearing on this matter adjudge the same to be a nuisance or dangerous and may make and record an order prescribing what disposal must be made of that building or structure. Specific requirements for declarations of dangerous buildings as identified in ~~Title 17 M.R.S. 17 M.R.S.A.~~ §§ 2852—2859 shall apply.
- (1) Any building or structure partially or totally destroyed by fire, flooding or other causes shall be deemed a casualty (as determined by the code enforcement officer and or fire chief) and shall be made secure immediately. The same building or structure may also be designated a dangerous building and as such would be subject to the governing Maine state statutes as well.
  - (2) A permit for building/structure demolition or reconstruction shall be obtained within ninety (90) days from the date of fire or other such casualty. Work to either remove or restore all damaged building(s) or structures must begin no later than one year from the date of the casualty. Removal without planned restoration must begin within 180 days and be finished according to the schedule established by the demolition permit.
  - (3) If demolition is considered for any dangerous buildings or structures, the provisions set forth in subsection (g) shall apply.
- (f) *Abandoned buildings—Mobile homes—Structures.*
- (1) In accordance with ~~Title 30-A M.R.S. 30-A M.R.S.A.~~ §§ 3106-A and 3106-B, the Town Councilors of the Town of Lisbon may regulate the care, maintenance and security of a mobile home or of property determined to be abandoned under provisions of those statutes if the responsible parties fail to address the property defects after notice and opportunity to comply. The town may recover its costs from the responsible parties.
  - (2) If demolition is considered for abandoned buildings, mobile homes or structures, the provisions set forth in subsection (g) shall apply.
- (g) *Demolition process—For all buildings—Structures—Mobile homes.* In the case of building demolition whether partial or total and whether because of casualty, or if such building, mobile home or structure has been officially declared a dangerous building, or for any other reason demolition is considered; the provisions listed in subsections (1)—(8) are applicable.
- (1) If reconstruction is not planned to commence within one year of the date of the casualty or planned demolition date for any other reasons, it must be so stated at the time of demolition permit application.
  - (2) Provisions must be made and so stated in the permit application to ensure all debris is removed or buried as lawfully allowed.
  - (3) The demolition must be completed such that the property is graded to existing land contours where structures formally stood. The footprints of all buildings and structures must no longer be visible.
  - (4) Current erosion and sediment control practices as established by the Maine Department of Environmental Protection must be followed in order to preclude erosion and sedimentation.

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- (5) If reconstruction is not planned to commence within a year of the date of the casualty or planned demolition date for any other reasons, these post demolition standards must be met within 180 days.
  - (6) If these requirements are not feasible due to an unforeseen condition, a waiver may be requested. The CEO shall award or deny waiver requests or defer to the planning board for its consideration.
  - (7) The town may recover its costs from any actions taken to ensure compliance with these standards.
  - (8) The time limits set forth in this section be deemed to commence and be applicable to any partial or total demolitions of buildings, mobile homes or structures that occur prior to or after the date of enactment.
- (h) *Enforcement, penalties and appeals.*
- (1) *Enforcement.* The Code Enforcement Officer of the Town of Lisbon shall be herein specifically authorized by the Councilors of the Town of Lisbon and shall enforce the provisions of this section. As with other enforcement matters, the CEO shall first seek voluntary cooperation from the alleged violator, allowing no more than sixty (60) days for the completion of corrective action. If complete and satisfactory correcting of the violation is not possible within the sixty (60) day allowance, such action shall be initiated in accordance with the provisions set forth in section 70-91—Informal adjustment of land use violations.
  - (2) *Penalties.* If a violation is not corrected within the time frame allowed the town shall pursue all remedies and relief available by law and/or in equity for land use ordinances, including without limitations the remedies and relief provided [Title 30-A M.R.S. 30-A M.R.S.A.](#) § 4452. The town shall retain all monetary penalties collected pursuant to enforcement of this section.
  - (3) *Appeals.* The alleged violator(s) may appeal the CEO's decision to the Zoning Board of Appeals of the Town of Lisbon for consideration. Appeals must be made in accordance with section 70-120(a) (Administrative appeals) and (d) (Informal adjustment agreement).
- ( C.M. of 5-3-2016, V. 2016-103 )