



MINUTES PLANNING BOARD NOVEMBER 12, 2020

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

- 1. CALL TO ORDER:** The Chairman, Mr. Lunt called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were, William Kuhl, Shaun Carr, Chris Huston and Lisa Ward. Associate members present were, Dan Leeman and Patrick Maloy. Also present was Code Enforcement Officer Dennis Douglass, Town Council Representative Don Fellows and Economic Development Director Brett Richardson. There were no audience members.

CHAIRMAN'S REVIEW OF MEETING RULES:

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

- 3. WRITTEN COMMUNICATIONS:** Minutes of October 22, 2020
The meeting minutes of October 22, 2020 were distributed to all the members. The Chairman asked if there were corrections or additions.
VOTE (2020-33) Mrs. Ward, seconded by Mr. Carr, moved to approve the Minutes of October 22, 2020 as presented.
Vote 5-0 Carried.
- 4. NEW BUSINESS – Case #20-07 – Conditional Use Application – Maine Cannabis Exchange**
Code Enforcement Officer Dennis J. Douglass presented a completed application for a medical marijuana cultivation business to be located at 41 Capital Ave., in Lisbon Falls Maine. Recommended to move to Site Visit / Public Hearing.
Site visit scheduled for December 10 at 6:30pm – On site at 41 Capital Ave.
Public Hearing scheduled for December 10 at 7:00pm – Lisbon Town Office
VOTE (2020-34) Mrs. Ward, seconded by Mr. Carr move to accept the application and schedule a Site Visit for December 10, 2020 at 6:30pm and a Public Hearing to follow at 7:00pm.
Vote 5-0 Carried.

5. PUBLIC HEARING – NONE

6. UNFINISHED BUSINESS – NONE

7. OTHER BUSINESS – Worumbo Redevelopment update – Lisbon Economic Development Director:

Brett Richardson presented a description of work being done through the Lisbon Development Committee on the redevelopment of the Worumbo Mill site.

The Town of Lisbon purchased this property a couple of years ago. Work has been done to clean up the site and clear as many barriers as possible to increase the value for prospective developers.

A survey was completed with community input. The results showed favor to a balanced use of green space and business/residential use, Parking for downtown business', extending downtown business' to the waterfront, and complementing our existing downtown.

Currently working on Floodplain vs. Floodway criteria through FEMA and with the use of a local Survey Engineer, Little River Land Survey, Jay Raitt.

Researching grant programs to help fund a feasibility study.

Brett Richardson talked about “Live, Work, Play” examples in Portland and Westbrook.

Brett Richardson brought up the need to look at current zoning to ensure potential development is allowed.

Don Fellows talked about the public input on the survey. Keeping waterfront views and Town Use of the property. Mr. Fellows mentioned that the property is currently zoned as Village and that should work for most development options. A simple overlay zone for this property could be the best solution.

Curtis Lunt mentioned a possible “Village Zone II” option.

Lisa Ward talked about the public input event. Great feedback. Green Space and Access to river were priorities.

William Kuhl asked Mr. Richardson what the plan of the LDC is. Is it to improve the land and sell off? Mr. Richardson explained that was the idea plus town use of some of the property. William Kuhl mentioned deed restrictions as a way to maintain some town control.

8. TOWN PLANNER – None

9. CODE ENFORCEMENT OFFICER – None

10. ADJOURNMENT TO WORKSHOP

VOTE: (2020-35) Mr. Huston, seconded by Mr. Kuhl moved to adjourn at 7:28 p.m.
Vote 5-0 Carried.

Respectfully Submitted.

Dennis J. Douglass, CEO

Date Approved: _____, 2020