



## MINUTES PLANNING BOARD FEBRUARY 28, 2019

Dan Leeman- Regular 2020  
Curtis Lunt- Regular 2019  
Don Fellows - Regular 2019  
William Kuhl - Associate 2019  
Karin Paradis - Regular 2018  
Shaun Carr- Associate 2018  
Scott T. Hall - Regular 2018

1. **CALL TO ORDER:** The Chairman, Mrs. Paradis called the meeting to order at 7:00PM.
2. **ROLL CALL:** Regular members present were Karin Paradis, Scott Hall, Don Fellows and Curtis Lunt. Associate members, William Kuhl and Shaun Carr were present as well. Dan Leeman was excused. Also present was Code Enforcement Officer, Dennis Douglass, Town Planner Ben Smith, City Councilor Allen Ward and 3 citizens in the audience. Mrs. Paradis extended voting privileges to Mr. Carr.
3. **CHAIR'S REVIEW OF MEETING RULES:**  
The Chairman explained the meeting rules are located on the back of each agenda, available in the document holder by the door.
4. **WRITTEN COMMUNICATIONS:**  
Minutes of February 7 , 2019

The meeting minutes of February 7, 2019 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

The members of the Planning Board had a Site Visit on February 23 for Case #19-1, 85 Lisbon Street. Also present were the Town Council Chair Norm Albert and applicant Christopher Brunelle. Mr. Hall mentioned that the restoration of the building was remarkably done.

5. **PUBLIC HEARING - CASE #19-1 –Tier 2 Site Plan Review application**  
**Medical Marijuana Retail Store**  
BBB Pharmaceutical Alternatives, LLC  
Christopher Brunelle  
85 Lisbon Street, Lisbon Maine 04250  
Tax Map U13 Lot 005

The Chair opened the Public Hearing at 7:01 PM

There were not comments.

Mrs. Paradis closed the Public Hearing at 7:02 PM

6. **UNFINISHED BUSINESS- Case #19-1 – Tier 2 Site Plan Review application**  
Mr. Fellows stated that due to the fact that Mr. Brunelle does not have permission from the apartment owners to use the right-of-way, the Planning Board presented him with an alternate plan that would work.  
  
**VOTE (2019-13)** Mr. Fellows, seconded by Mr. Carr, moved to approve the application contingent on Barn Way approval for One Way site plan, Two Way Site plan as submitted, pedestrian access barrier to meet Town requirements, off street parking and loading, and Landscape plan to be completed by July 1, 2019  
**VOTE: 5-0 Passed**

7. **PUBLIC HEARING – Town of Lisbon – Comprehensive Plan Update**  
The Chair opened the Public Hearing at 7:21 PM  
Mr. Lunt asked what changes had been made to the Comp Plan  
Mr. Smith Stated that some wording had been changed, and he updated staffing and facility information that came from the City Manager, Public Works, Fire Chief, Library and Economic Development.

He will now send the Plan to the State for review. He recommended that the hearing be continued to March 28, 2019 for final reading.

**VOTE: (2019-14)** Mr. Lunt, seconded by Mr Carr, moved to continue the reading of the Comprehensive Plan to March 28, 2019.

**VOTE: 5-0 Passed**

**Mrs. Paradis closed the Public Hearing at 7:25 PM**

**8. NEW BUSINESS - Case #19-2 – Tier 2 Site Plan Review application**

**Laffely Handy Man Shop**

**Wood Power and Steel**

**Mathew Laffely**

**12 Village Street, Lisbon Maine 04250**

**Tax Map U16 Lot 108**

Mr. Laffely decided to withdraw the application pending further development

**9. OTHER BUSINESS – NONE**

**10. TOWN PLANNER – Ben Smith, Town Planner – Comprehensive Plan Update**

Mr Smith stated that the Comp Plan would be sent to the State on Friday.

He recommended they start working on the Home Day Care Ordinance.

**11. CODE ENFORCEMENT OFFICER – Nothing to Report**

**12. ADJOURN/ADJOURN TO WORKSHOP –**

**VOTE (2019-15)** Mr. Carr, seconded by Mr. Fellows moved to adjourn to a workshop at 7:51 PM.

**VOTE: 5-0 passed.**

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Lisa B. Smith, Assistant Clerk  
Date Approved: March 14, 2019