



# MINUTES PLANNING BOARD JANUARY 25, 2018

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

- 1. CALL TO ORDER:** The Vice Chair, Karin Paradis, called the meeting to order at 7:00PM.
- 2. ROLL CALL:** Regular members present were Karin Paradis, Curtis Lunt, Scott Hall and Dan Leeman. Associate members, William Kuhl and Eric Metivier were present as well. Don Fellows was excused. Also present were Councilor Allen Ward and Councilor Fern Larochelle, Associate Town Planner Ben Smith, Code Enforcement Officer, Dennis Douglass, and applicant Jason Smith.
- 3. CHAIR'S REVIEW OF MEETING RULES:**  
The Vice Chair explained the meeting rules are located on the back of each agenda, available in the document holder by the door. Mrs. Paradis granted voting privileges to Eric Metivier due to Don Fellows not being present.
- 4. WRITTEN COMMUNICATIONS:**

### Minutes of January 11, 2018

The meeting minutes of January 11, 2018 were distributed to all members. The Chair asked if there were corrections or additions. Seeing none, Mrs. Paradis declared the minutes approved.

- 5. PUBLIC HEARING: NONE**
- 6. NEW BUSINESS: NONE**
- 7. OTHER BUSINESS:**

### **Emergency Moratorium Ordinance - Medical Marijuana Storefronts**

Mrs. Paradis stated at the January 16th Town Council meeting the council passed an Emergency Moratorium Ordinance on Medical Marijuana and has directed the Planning Board to work on the land use regulation for Medical Marijuana and Medical Marijuana Storefronts.

### **Review of Site Visit for Case #18-1 - Medical Marijuana Retail Store**

Mrs. Paradis stated the site visit had been canceled.

Mr. Jason Smith stated he felt the building formerly occupied by Benoit's Bakery would provide a better location for his business. Mr. Smith stated the location also had better parking as well as better traffic flow. Mr. Smith said the building has a working kitchen so he would be able to provide edible goods at this location as well. Mr. Smith also stated the owner is willing to work with him regarding financing and understands the approval process may take some time.

Mrs. Paradis stated the moratorium excluded Case 18-1 at 95 Lisbon Street, but to her understanding of the moratorium it did not include a different location from what is proposed in the original application.

Mr. Hall asked if the application location changed does that mean the application Number has changed. Mr. Douglass said he felt the application was the same except the location so it would still be exempt.

Mr. Ben Smith stated that typically the application goes with the property. Mr. Smith said usually the determination is made by the Code Enforcement Officer.

Mrs. Paradis stated the board would ask the town manager to speak with the attorney again for clarification. Mrs. Paradis said Mr. Smith would be able to proceed with the current property or wait the 90 days and submit an application for the new property with the possibility of a permanent ordinance.

Councilor Ward stated the intent of the moratorium was to give the Planning Board the time to work out these types of issues.

#### **Chapter 70. Zoning Ordinance Division 13. District Uses Section 70-530. Land Use Chart**

Mr. Douglass Stated the land use chart was used to reference where a particular type of business can be located in the Lisbon area. Mr. Douglass proposed several areas in either the Residential or Commercial zones in which a medical marijuana storefront could be categorized. Mr. Douglass stated that creating a new Medical Marijuana category would be another option to consider. Mr. Douglass said revising the land use chart would be an easier approach rather than drafting ordinance language.

Mr. Metivier said creating a separate category would be the best option.

Mrs. Paradis suggested the board move to a workshop to discuss the Land Use Chart after completing the agenda.

### **8. TOWN PLANNER – OFFICIAL BUSINESS:**

#### **Comprehensive Plan Timetable/ Survey Update**

Mr. Ben Smith stated the online survey would be open at least one more week. Mr. Smith stated there were 67 responses to date, but he would like to see twice as many responses before the survey is closed.

Mr. Smith stated, at last week's workshop, a goal was set to present a draft of the Comprehensive Plan to the board for approval by the end of June. Mr. Smith said he would like to schedule a workshop to review the first draft of the Comprehensive Plan at the board level around the end of May or early June with a final revision workshop at the end of June.

Mr. Smith said he would like to schedule a workshop to discuss Future Land Use: where the town wants to see future growth directed and what areas the town wishes to inhibit future growth. Mr. Smith said he would like to schedule on a weekend in March so that more members of the public would be able to attend. Mr. Smith stated he would like to have a workshop for the board to review Future Land Use in April.

#### **Budget Request for Fiscal Year 2018/ Planning Board Budget Request**

Mrs. Paradis stated the Town Planner budget comes out of the Planning Board budget.

Mr. Smith stated he felt the town has made good use of the planning services over the last five years. Mr. Smith said the progress he has seen in the Downtown planning, the Route 196 planning, and the zoning support made it clear there was some value in the planning services. Mr. Smith stated he felt the level of service going forward would depend on what the goals the town set for the upcoming years.

### Planning Board Goals for Fiscal Year 2018

Mr. Douglass stated the Town Manager had requested that all Departments and Committees put together a list of goals to be submitted to the town Council at the March 6th Meeting.

Mr. Douglass stated that Mr. Don Fellows had submitted a list of goals he would like to see the planning board complete. Mr. Douglass said some of the goals included finishing the Comprehensive Plan, revisiting excess management, establishing rules for Medical Marijuana storefronts, and dealing with light and street acceptance issues. Mr. Douglass stated he would need a complete list of goals from the board by March 1st.

Councilor Ward stated he would like the Planning Board to make sure the School Department and the Fire department were included in the Comprehensive Plan discussions. Councilor Ward said he would like the board to work with the Town Manager and let her know if there was any information they would like to get from the various departments.

Mr. Lunt stated he would like to have an assessment of the progress from the last Comprehensive Plan.

Mr. Smith said a report would be compiled showing what goals and growth were accomplished from the last Comprehensive Plan.

Mrs. Paradis stated she felt the Planning Board was going to have a busy year. Mrs. Paradis said the Planning Board heard 13 cases last year and she expects to have at least that many cases this year along with the completion of the Comprehensive Plan.

**9. CODE ENFORCEMENT OFFICER – OFFICIAL BUSINESS: NONE**

**10. ADJOURN TO WORKSHOP:**

**VOTE (2018-4)** Mr. Leeman made a motion, seconded by Mr. Lunt to adjourn to workshop to discuss the Land Use Chart at 07:38 PM.

**VOTE: 5-0 carried**

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Michelle Rene Foss, Assistant Town Clerk  
Date Approved \_\_\_\_\_