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| PLANNING BOARD MINUTES  february 8, 2024 |



**Shaun Carr, Chair– Regular 2024**

**Nicholas Craig, Vice Chair– Regular 2026**

**Dan Leeman- Regular 2025**

**Christopher Huston– Regular 2025**

**Patrick Maloy– Regular 2024**

**William Kuhl- Associate 2024**

**Natalie Thomsen – Associate 2025**

1. **CALL TO ORDER:** The Vice Chairman, Mr. Craig called the meeting to order at 7:00 PM.
2. **ROLL CALL:** Regular members present were Chris Huston, Patrick Maloy, Nicholas Craig and Dan Leeman. Associate Members William Kuhl and Natalie Thomsen were present as well. Shaun Carr was excused. Also present was Mark Stambach, Code Enforcement Officer; Sarah Bennett, Assistant Town Manager; Amy Wiers, Town Assessor; Councilor Larochelle ,Town Council Liaison; and 2 audience members. The Vice Chair extended voting privileges to Ms. Thomsen.
3. **REVIEW OF MEETING RULES:**

The Chairman explained the meeting rules are located in the folder on the wall.

1. **WRITTEN COMMUNICATIONS:** Minutes of January 25 , 2024

The meeting minutes were distributed to all the members. The Chairman asked if there were corrections or additions.

**VOTE: (2024-12)** Mr. Maloy, seconded by Mr. Leeman moved to approve the Minutes of January 25, 2024.

**Vote: 5-0 Carried.**

1. **PUBLIC HEARINGS –** Case #24-02 Subdivision Review Application - Crafts Property

The Vice Chair opened the Public Hearing.   
   
Jay Raitt from Little River Surveying, representing the applicant, stated they are proposing an amendment to a previously approved Sub-division.   
   
The Vice Chair closed the Public Hearing.

1. **UNFINISHED BUSINESS - A. Case #24-02** Subdivision Review Application- Crafts Property   
    Dan & Michelle Oram   
    9 Moxie Lane   
    Lisbon Falls, Maine   
    Map U-3, Lot 25-A & 25-C

Ms. Burch went through the required Checklist.

**VOTE: (2024-13)** Mr. Leeman, seconded by Mr. Maloy moved to approve Case #24-02 Subdivision Review Application- Crafts Property.

**Vote: 5-0 Carried.**

**B**. Reconsideration of the approval of Case #23-22, 10 Memorial St   
 Site Plan Review Application - Outdoor Storage Yard   
 Millett Properties, LLC   
 10 Memorial Street

Lisbon, Me 04250

Map U19, Lot 123

Mr. Stambach stated Mr. Millett notified him that A-1 Appliance has decided to relocate there business, therefore they have withdrawn the current Site Plan Review Application for Case #23-22.

**C**. Findings of Facts Case #23-21 Self Storage Expansion and Case #23-22 Outdoor Storage Yard

**VOTE: (2024-14)** Mr. Maloy, seconded by Mr. Leeman moved to Amend the Findings of Facts to remove Case #23-22 Outdoor Storage Yard.

**Vote: 5-0 Carried**.  
   
**VOTE: (2024-15)** Mr. Leeman, seconded by Mr. Huston, moved to table the Findings of Facts for Case #23-21 Self Storage Expansion till the next meeting.

**Vote: 5-0 Carried**.

**D.** Case #-21-15 King Road Subdivision Amendment   
 Ralph Sawyer   
 King Road   
 Lisbon Maine 04250   
 Map R9 Lot 16D

Ms. Burch said they received additional materials for this amendment. She said the revised plan appears to meet the frontage requirements. She stated the applicant had expressed that he does not believe this project requires a turnaround on the road or driveway. Ms. Burch and Mr. Stambach reviewed the Ordinance, Section 70-641 (c)(4)Rear lots, which reads " The principal access shall be designed, constructed and maintained to permit access and turnaround by emergency vehicles including fire trucks."

Mr. Douglass, representing the applicant, stated Lisbon's Rear Lot Ordinance does not require it. He said the Ordinance reads, "the access to the lot shall be no less than 20 feet wide at all points and may be either an easement or a fee ownership." He said the project has a 30-foot wide access instead of a 20-foot wide access, which is wider than the requirement which is accessing two individual lots on a 12-foot gravel driveway. He said turnarounds are not typically put on a gravel driveway to a home.   
   
**VOTE: (2024-15)** Mr. Leeman, seconded by Mr. Maloy moved to approve Case #21-15 King Road Subdivision   
Amendment-Ralph Sawyer and to waive Section 70-641(c)(4): The principal access shall be designed, constructed and maintained to permit access and turnaround by emergency vehicles including fire trucks. A condition of approval that the first building permit applicant is responsible for the construction of Sawyer Landing Road to be built to town road standards.

**Vote: 5-0 Carried.**

1. **NEW BUSINESS – NONE**
2. **OTHER BUSINESS – NONE**
3. **CODE ENFORCEMENT OFFICER – NONE**
4. **ADJOURNMENT**

**VOTE: (2024-16)** Mr. Maloy, seconded by Mr. Leeman moved to adjourn at 7:30 pm**. Vote: 5-0 Carried**

Respectfully Submitted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lisa B. Smith, Planning Board Secretary

Date Approved: February 22, 2024