NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Planning Board
Through Mark Stambach, Code Enforcement Officer

CC: Better Living Center, LLC
Wayne Drake, Owner
Ross Cunningham, applicant's authorized agent

From: Kate Burch, Senior Planner, North Star Planning

RE: Site Plan Review Application, Better Living Center – Planning Board meeting June 13, 2024

Date: June 6, 2024

Overview

The applicant proposes to redevelop the former Getty station at 686 Lisbon Street to a small retail grocery store. This will be a second location for Better Living Center, which has a store in Farmington, Maine.

The applicant proposes to renovate the interior of the building to accommodate the retail use. On the exterior, the applicant will replace the siding, install new signage, replace exterior lighting, stripe the parking lot, and create a barrier between the parking lot of the site and the neighboring building. No other building or site work is proposed. The site will maintain existing water and sewer connections.

In an email dated May 22, 2024, the applicant's agent provided additional details:

- The business will be open 7 AM to 7 PM, Monday through Saturday
- 2-4 employees
- Expecting 75-125 visitors per day
- Dumpster will be located in the rear, serviced by Casella
- No outdoor storage of materials
- Exterior lighting will be passive solar lighting, and the sign will be lit
- Labor will be hired as needed and most work will be done by the Better Living Center
- Cement planters will be installed as a barrier between the parking area and the neighboring lot (Lisbon House of Pizza)
- Flower boxes and greenery will be installed beneath the sign and along the road.

The project is located within the Village Main Street Character District for the Route 196 Design Standards. The applicant requests a waiver of three of the Route 196 Design Standards:

- Sec. 70-833 1(f)5: Dumpsters and propane or other fuel tanks are screened with wood or vinyl fencing, landscaping, or located within an accessory structure
- Sec. 70-833 2(b)3: Building architecture reflects traditional New England building forms
- Sec. 70-833 1(a)2.a: Off-street parking is located to the side or rear of the building

The Board should discuss if a waiver of dumpster screening is appropriate. This is a corner lot and the rear of the building faces Union Street, so a dumpster at the rear would be visible.

Because the applicant is renovating an existing building and parking area, and is not proposing any new construction, the waivers for building architecture and off-street parking are reasonable.

Applicant: Better Living Center, LLC

Owner: Wayne Drake

Location: 686 Lisbon Street

Zoning: Village

Tax Map Number: Map U05 Lot 216

Existing Land Use: Vacant (former gas station)

Proposed Land Use: Commercial (retail grocery)

Acreage: .2

Waivers: The applicant has requested waivers of three of the Route 196 Design Standards.

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this project has not yet been scheduled.

Completeness Review: The applicant should provide evidence of right, title, and interest for the property before the application can be considered complete.