OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Town of Lisbon, Maine
SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: BETTER LIVING CENTER

This application must be received at the Town Office by close of business on the **2nd Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

2. Name of Applicant: BETTER LIVING CENTER LLC
   Address: 686 LISBON ST, LISBON ME
   Telephone: (207) 578-0755

1. Name of Property Owner (if different): CROSS AMERICA PARTNERS - WILSON LLC
   Address: 645 HAMILTON ST STE 400, ALLENTOWN PA 18101
   Telephone: (617) 930 9545

3. Name of authorized agent (if different): _____
   Address: _____
   Telephone: ( )

4. If applicant is a corporation, check if licensed in Maine: _____ No _____ Yes
   (if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):
   Name: WAYNE DRAKE, OWNER
   Address: 181 FRONT ST, FARMINGTON ME 04938
   Telephone: (207) 778-6018

I have reviewed all submission requirements and completed the remaining pages of this application form.
✓ Attachments Checklist ✓ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

Signature of Applicant

5/9/24
Date

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Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 686 LISBON ST

   Register of Deeds Book 1994 Page 265

   Lisbon Tax Maps Map 005 Lot 216

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

   LESSEE

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

   NONE

9. Are there any easements or restrictive covenants on the property to be developed?

   _____ Yes __X__ No. If yes, please specify:

10. Current zoning of property: VILLAGE

    Current use(s) of property: VACANT

11. Is any part of the project or property(s) in question part of an overlay zone?

    NO Aquifer Protection Overlay NO Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

    NO

Project Information

13. Proposed use of property: RETAIL GROCERY

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

    THIS IS AN ADDITIONAL LOCATION FOR BETTER LIVING CENTER IN FARMINGTON.

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15. Total acreage of parcel: ± 2 Acreage to be developed: N/A

16. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): _____ Tier 1 _____ Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? _____ Yes ✓ No

If yes, please attach a list of all required permits and the status of any permitting activities.

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: N/A

Firm or Licensed Individual: _____

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? _____ Yes ✓ No

If yes, what kind:
_____ streets/roads
_____ sidewalks
_____ fire hydrants
_____ other: _____
_____ sewer lines
_____ storm drains
_____ water lines

20. Proposed water supply:
_____ individual well(s)
_____ central well with distribution lines
✓ connection to public water system (EXISTING)
_____ other: _____

21. Proposed sewage disposal:
_____ individual subsurface disposal system(s)
_____ central on-site disposal with collection lines
✓ connection to public sewer system (EXISTING)
_____ other: _____

22. Does the applicant intend to request waivers of any requirements? _____ Yes ✓ No

(See attached Waiver Request Form if applicable)

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Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Waiver Request Form

Site Plan Review Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of the Chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

1. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

2. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

3. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

4. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

Attach additional page(s) if necessary.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
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Project Name:	*Fee Paid (amount):*
Applicant:	*Tier 1 _____ Tier 2 _____*

Site Plan Application
REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

✓ or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
	For all Tier 1 & Tier 2 Applications:	
✓	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
N/A	Copies of existing covenants or deed restrictions	
✓	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
✓	List of names and addresses of all abutting property owners including those across any streets	
N/A	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
✓	Property owner's name and address	
✓	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
✓	Tax map and lot number of the parcel(s)	
✓	Location map, showing the general location within the town	
✓	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
N/A	Location and dimensions of any existing easements	
✓	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (*see Dimensional Standards table*)	
✓	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
✓	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

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Application Number:	*Project Name:*

✓	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: – open drainage courses – wetlands – significant wildlife habitat – known or potential archaeological resources – designated trails – historic buildings and site – significant scenic areas – mapped sand and gravel aquifers – rare and endangered species – other important natural features	
✓	Location of the 100-year floodplain and its elevation, if applicable	
✓	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
✓	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
N/A	The direction of existing surface water drainage across the site	
N/A	The direction of proposed surface water drainage across the site	
N/A	Methods of controlling erosion and sedimentation during and after construction	
N/A	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
N/A	Design and exterior materials of all proposed buildings and structures	
✓	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	
✓	Location, front view and dimensions of existing and proposed signs	
✓	Location, type and direction of exterior lighting	
N/A	Type, size and location of incineration devices	
N/A	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
N/A	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	
	Additional, specific requirements for Tier 2 Applications ONLY	
N/A	Existing and proposed topography of the site at 2-foot contour intervals	
N/A	Bearings and distances of all property lines of the property to be developed and the source of this information	

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

N/A	For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing: – existing and proposed method of handling stormwater runoff – direction of flow of the runoff through the use of arrows – location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers – engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area)	
	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	
	A high intensity soil survey by a certified soil scientist	
	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature or electrical, telephone and any other utility services to be installed on the site	
	A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site	
	Traffic data shall include: – estimated peak-hour traffic to be generated by the proposal – existing traffic counts and volumes – traffic accident data – the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation – the need for traffic signals and signs or other directional markers to regulate anticipated traffic	
	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	
	Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.	
N/A	When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to: – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.	

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

	Other Site Plan application attachments that may be required: *These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.*	
	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	
	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	
	If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	
	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	
	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	

Ross Cunningham

From: Wayne Drake <blcfarmington@gmail.com>
Sent: Friday, May 10, 2024 11:59 AM
To: Ross Cunningham
Subject: Re: Lease of the Getty in Lisbon Falls

Ross,

I have paid the $250 site review fee and authorize you to further advocate and or sign materials related to this permitting process.

Thank you!
Wayne Drake

On May 10, 2024, at 10:26 AM, Ross Cunningham <RCunningham@lisbonme.org> wrote:

Wayne –
This is fantastic! I will be reaching out to the codes office to make sure I have a handle on tier next steps so be ready to walk that parallel path as well. You will need a building permit as the building has not been used in so many years. I will assist in making this as easy as possible.

Thanks!

Ross

Ross H. Cunningham
Director of Economic and Community Development
Town of Lisbon
300 Lisbon St
Lisbon, Me 04252

O: (207) 353-3000 x 122
C: (207) 751-2417

PLEASE NOTE: I will be out of the office on the following dates. I will be checking email while at conferences. If you need to meet with me directly, please plan accordingly.

May 2 – May 8 – National Main st Conference
May 23-May 28 – Vacation
May 29-30 Brownfields Conference.

From: Wayne Drake <blcfarmington@gmail.com>
Sent: Friday, May 10, 2024 10:16 AM
To: Ross Cunningham <RCunningham@lisbonme.org>
Subject: Fwd: Lease of the Getty in Lisbon Falls

Ross Cunningham

From: Wayne Drake <blcfarmington@gmail.com>
Sent: Friday, May 10, 2024 10:16 AM
To: Ross Cunningham
Subject: Fwd: Lease of the Getty in Lisbon Falls

Check out this deal! We are full speed ahead. I'm almost done with the financial package for the town. (its a lot) I'll finish it this weekend. It won't slow us down. I'll figure out a way to get the building up and running even if the financial package from the town comes in late. We need to be open in time for Moxie.

---------- Forwarded message ---------
From: **Wayne Drake** <blcfarmington@gmail.com>
Date: Fri, May 10, 2024 at 10:10 AM
Subject: Re: Lease of the Getty in Lisbon Falls
To: Wilson Liu <wliu@caplp.com>

Hi Wilson,

I appreciate you advocating for me. Keep me posted. This all sounds good. I'll start lining up contractors for June.

Thanks!

On Fri, May 10, 2024 at 10:01 AM Wilson Liu <wliu@caplp.com> wrote:

> Wayne. All the details in this email make good sense. That will be great if you can get all the work done for less than $18,000. At about $2,000 in rent, that would come out to nine months of free rent. I will ask for twelve months of free rent to give you some cushion. After the first year, we will charge about $2,000 for the remainder of the lease. This will be easier to account for than what you proposed. You will pay for taxes and utilities from day one. I hope this is satisfactory. Let me know please
>
> Thank you
>
> Wilson
>
> **From:** Wayne Drake <blcfarmington@gmail.com>
> **Sent:** Thursday, May 9, 2024 11:38 AM
> **To:** Wilson Liu <wliu@caplp.com>
> **Subject:** Lease of the Getty in Lisbon Falls

Hi Wilson,

I think we are ready to bring this deal to a close. I'd love to sign by the end of this month so we can begin renovations in June. This would allow for a target opening in July.

The town is requiring me to do the following:

1. Scrape and paint or replace the siding
2. Remove current Getty signage
3. Make current exterior lighting safe/replace
4. Place some sort of barricade or median between the Getty and neighboring business, Lisbon House of Pizza
5. Stripe the parking lot to make traffic flow safe

Previous estimates for this work came in around $25K. I believe it can be done for $18K.

I would propose a three year contract as follows.

Start June 1st. Lease waived first month to assist with renovations.

July 2024 to July 2025 rent to be $1000/month to recoup Code Enforcement expenses.

July 2025 to end of agreement $2000/month.

Let me know if this is in line with what you are looking for.

Best,

Better Living Center

Lisbon Falls Former Getty – 686 Lisbon St

List of abutters

Dimitiros Kombakis (Lisbon House of Pizza)

688 Lisbon St

Lisbon Falls

Rusty Lantern Stores

689 Lisbon St

Lisbon Falls

Madelyn Huston

685 Lisbon St

Lisbon Falls

Ellie Sue Diamond

2 Union St

Lisbon Falls

Daniel Nolan

4 Union St

Lisbon Falls

Garcia Hansel

6 Union St

Lisbon Falls

686 Lisbon St

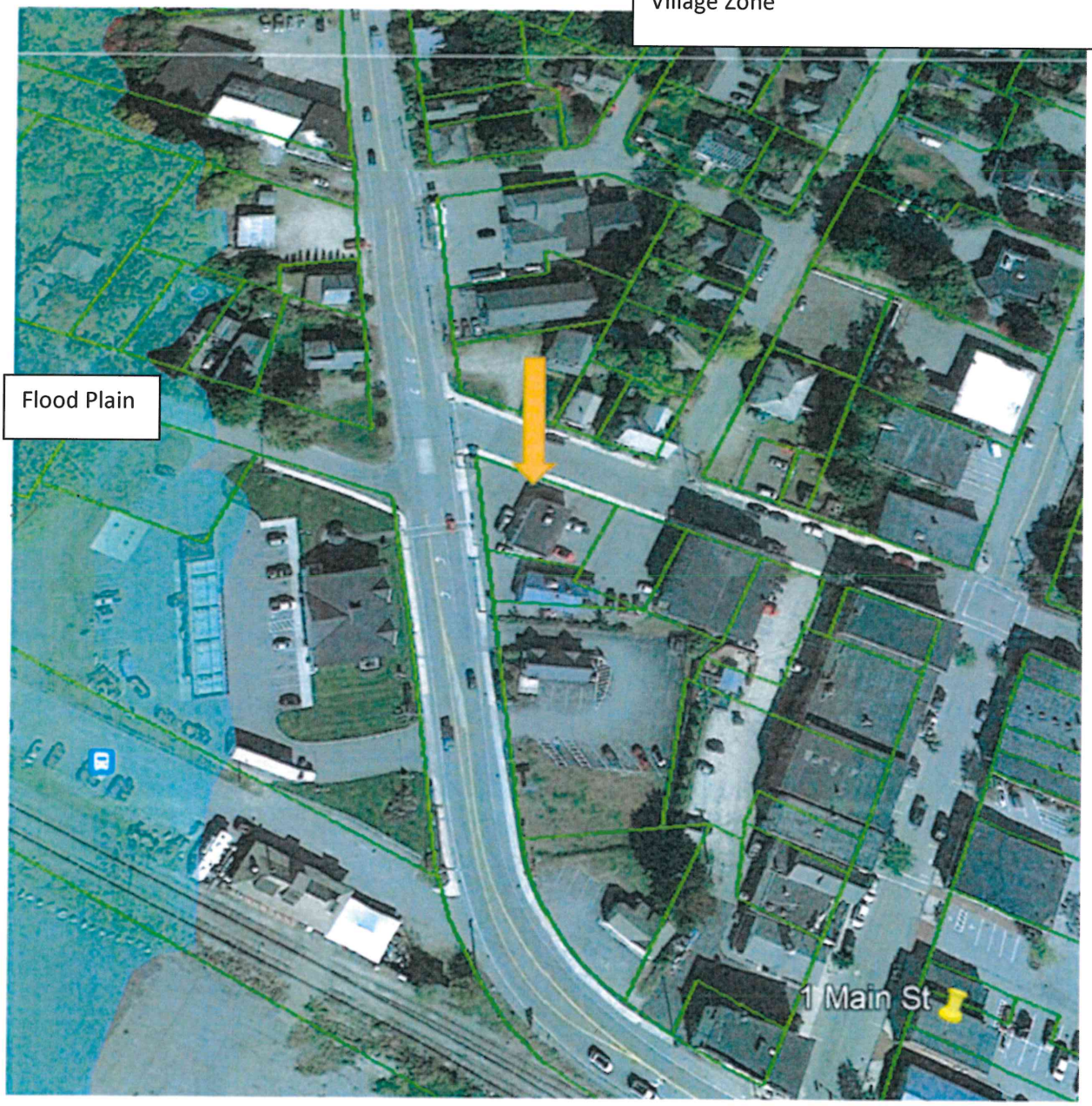
Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216

Village Zone

Lisbon Falls Former Getty – Map View - Overhead



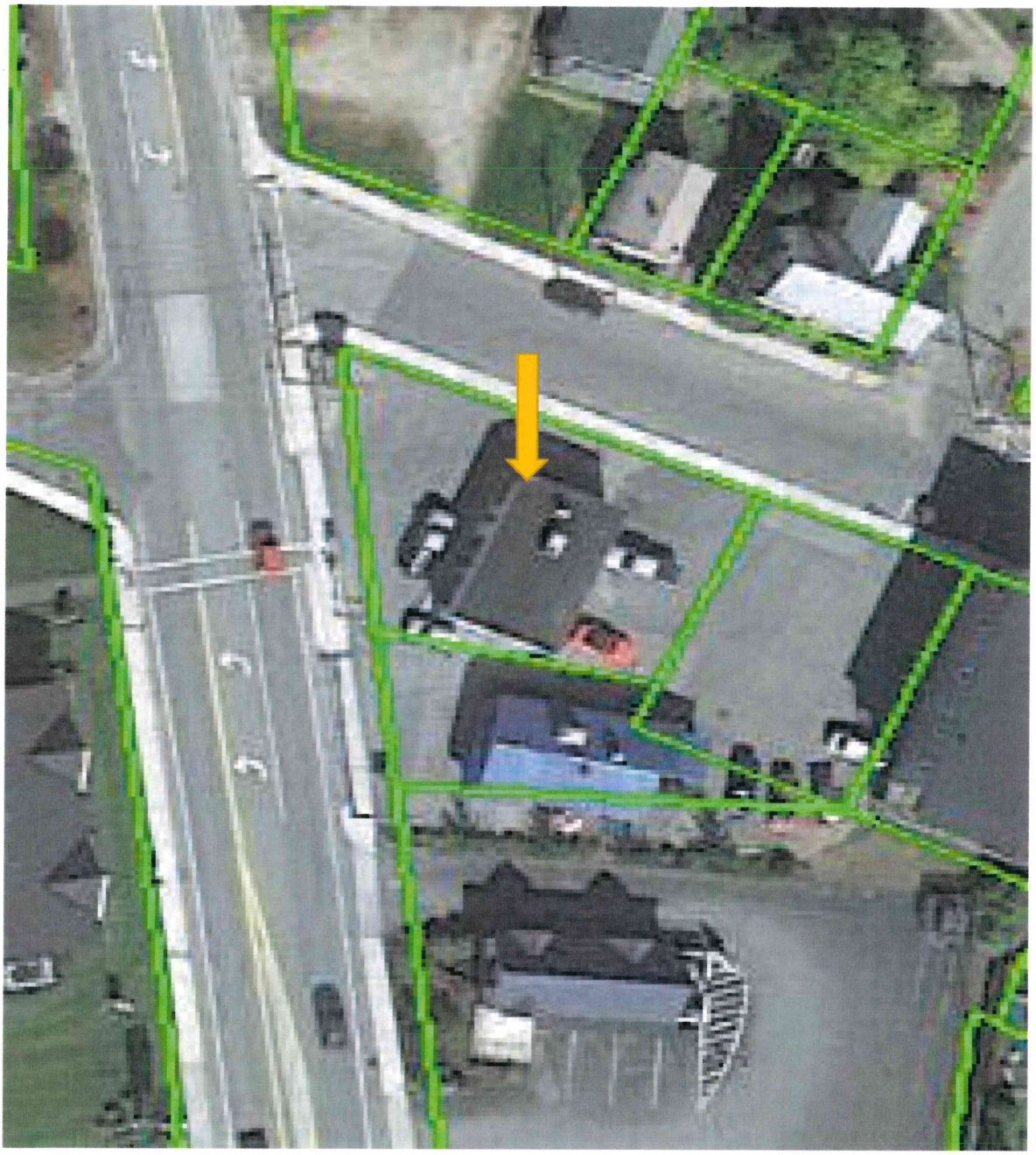
686 Lisbon St

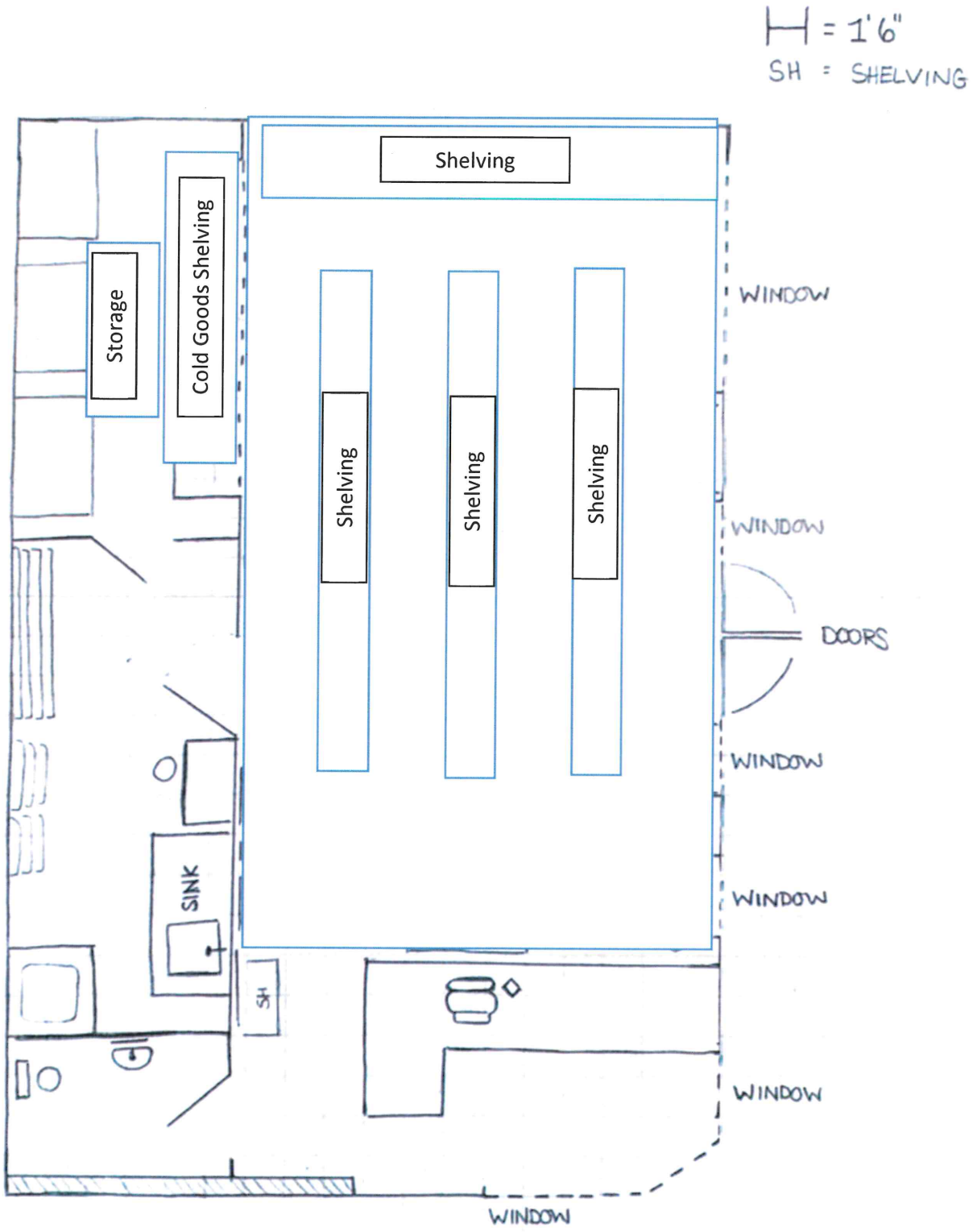
Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

U05-216

Lisbon Falls Former Getty – Map View - Boundaries




H = 1'6"
SH = SHELVING
Shelving
Storage
Cold Goods Shelving
Shelving
Shelving
Shelving
WINDOW
WINDOW
DOORS
WINDOW
WINDOW
WINDOW
SINK
SH
WINDOW

686 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

Map/Lot U05-216

Exterior design plan –



New design to resemble storefront of existing business in Farmington as seen below.



686 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

Map/Lot U05-216

Signage Plan –



686 Lisbon St

Owner – Cross America Partners

645 Hamilton St, Ste 400, Allentown, PA 18101

Map/Lot U05-216

Overhead Design

