







**Lebanon, Maine Planning Board**  
**Meeting Minutes**  
**Monday, February 5, 2024**

Members Present

A. LePage, Chairman   
Mr. D. Wilson, Vice-Chairman   
L. Bragg   
A. Bridges   
M. Kennedy   
S. Nugent, Alternate 

Others Present

Deborah Wilson  
Keith Vallarta  
Jared Lusk  
Chip Fredette  
Danny Bouzianis  
Joseph M. Godin  
Chris Byers  
Steve Blake

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*L. Bragg* made the motion to open the meeting. The motion was seconded by *A. Bridges*. The vote was taken. The motion carried. 5-0 The meeting opened at 6:00 pm.

**Chris Byers – West Lebanon Road – Site Plan Review -CSG, LLC** - came before the Board with a correction to item “H” in the conditions of approval. Vice-Chairman Wilson made the motion to revise the Finding of Fact Conclusions of Law conditions for the ME West Lebanon Rd Solar, LLC to omit the following sentence from section “H”, “which must be recorded at the York County Registry of Deeds and a copy returned to the Planning Board.” L. Bragg made the motion to make S. Nugent a full voting member. The motion was seconded by A. Bridges. The vote was taken. The motion carried 5-0

The motion from Vice-Chairman Wilson was voted on. The motion was seconded by A. Bridges. The vote was taken. The motion carried 3 in favor with members L. Bragg & M. Kennedy and Chairman LePage abstaining.

**Deborah Wilson – 25 Bigelow Road – Site Plan Review – Food Pantry:**

Vice-Chairman Wilson made the motion to approve the Findings of Fact Conclusions of Law for the Adams Community Food Bank, a program of Lebanon Momentum Network, LLC. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

**Joseph Godin – Site Plan Review – Site work - 1721 Carl Broggi Hwy – Map U01 Lot 66:**

Mr. Godin had spoken with Jude Hogan with the Maine Department of Transportation and was awaiting a call back from an engineer concerning the right of way. Mr. Godin cleared over 2,500 square feet of land and erected a fence which triggered Site Plan Review. There is a concern that the clearing as well as the fence both fall in the State right of way and his property. Vice-Chairman Wilson made the motion that this be considered a minor review. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

**Fred Cotreau – Site Plan review – Lebanon Fabrication & Repair – 572 Upper Guinea Rd, R06-47:**

Mr. Cotreau received a letter from the E911 Coordinator to remove a wooden sign with the house address and properly display the house numbers according to the Addressing Ordinance. Mr. Cotreau submitted a building permit for a sign. Since this was going to be a sign that also advertised his business, he was referred to the Planning Board for a Site Plan Review. Mr. Cotreau stated that this was an existing business and there are to be no changes. A. Bridges made the motion that Fred Cotreau of Lebanon Fabrication and Repair, does not need to go through Site Plan Review. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 Mr. Cotreau will see the Code Enforcement Officer to obtain a permit for the sign.

**Karen Milne – Shoreland – Remove well house/replace shed – 39 Pickeral Cove Map U13 Lot 10:**

Karen Milne came before the Planning Board with a revised version of a replacement shed. The property already exceeds the maximum 20% lot coverage within the Shoreland Zone. The proposal is to replace the existing shed with the new shed extending four feet towards the water. The existing shed is estimated to be twenty-eight (28) feet back from the water, extending the shed four feet would cause a portion to be within the 25' highwater setback. The Board is requesting a plan surveyed to show the 100' highwater line delineated every twenty-five (25) feet. The Board would like input from Jeffrey Kalinich with the Department of Environmental Protection.

**Glenn Griswold, Norway Plains/Melissa Bradshaw – Tucker Acres Subdivision – Map R12 Lot 88:**

Mr. Griswold presented a revised plan to the Board. The Board would like to contact Southern Maine Department of Planning Commission before moving forward due to several changes in the property lines.

**Monte Pike – General Information on Comprehensive Plans:**

Mr. Pike gave a brief history of the comprehensive plan process and the several revisions through the years that went before the voters and did not pass. Mr. Pike mentioned the possibility of creating a committee to create a new Comprehensive Plan to bring before the voters.

L. Bragg made the motion to accept the Site Visit Minutes of January 13, 2024. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to accept the minutes of January 8, 2024 meeting minutes. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

L. Bragg made the motion to accept the minutes of December 4, 2023. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

L. Bragg suggested to change the wording in the Site Plan Review Ordinance in regard to recording plans to "At the discretion of the Planning Board, an approved Site Plan may be required" to be recorded at the York County Registry of Deeds.

L. Bragg made the motion to adjourn. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 The meeting adjourned at 8:11 pm.