






Lebanon, Maine Planning Board
Regular, Meeting Minutes
Monday, March 6, 2023

Members Present

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

Others Present

Glenn Griswold
James & Wendy Neal
David Martin
William Harris
Jeffrey Travers
Lucas
Nick Boston

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Pledge of Allegiance

Wade Bryant – 172 Creamery Hill Road, Unit 3 – Site Plan Review – “Campah Life”

Mr. Bryant was not in attendance

Nick Boston – 403 Carl Broggi Highway - Site Plan Review – “The Can Man Can”

Mr. Boston came before the Board in regard to a business he has been operating since March of 2022. Mr. Boston is utilizing the property for the storage of containers for trash/debris removal.

No structures will be built and there will be no paving. The containers sit on gravel. An erosion control plan showing the material used and a plot plan with the driveway entrance, ditching, etc., was requested due to property being cleared and stumped and removed from the property. The top soil/loam was removed and placed in a different location on site.

The Board reviewed the criteria for applicability. The Board decided that the project is required to go through the Site Plan Review process according to item four:

(4). The establishment of a new nonresidential use even if no buildings or structures are proposed, including uses such as gravel pits, golf courses, and other nonstructural nonresidential uses.

A Site Visit was scheduled for Saturday, April 1, 2023 at 8:00 am. Mr. Boston was asked if he had a plan or survey of the property, which he does not. The Code and Land use Clerk will check the map/lot file. Businesses on Route 202 are required to have an entrance and an exit. The Board will determine if the project falls under a major or a minor Site Plan Review during the Monday, April 3, 2023 Planning Board meeting when they discuss the Site Visit on Saturday, April 1, 2023.

William Harris – 195 Oak Hill Rd – Site Plan Review - “Liberty Metal Works”

Mr. Harris came before the Board in regard to a business he began operating in November of 2022. The garage sits in the middle of the property which consists of 12 acres and is accessed off of Oak Hill Road via a 500' gravel driveway. There is a Road Maintenance agreement for Oak Hill Road, question of if any additional traffic from the business would need to be approved by the association.

Mr. Harris is proposing no modifications to either the interior or the exterior of the garage or the property itself. There is ample parking for five (5) vehicles. Mr. Harris will be the only employee. No other businesses have been operating at this location. The majority of the customer base will visit the site through appointments. There is an existing sign on Oak Hill Road. A Site Visit was scheduled for Saturday, April 1, 2023 at 8:30 am.

Glenn Griswold, Norway Plains/Neal – 64 Sewell Shores – Best Possible Location

Mr. Griswold presented the following information to the Board, the addition of a full bath in the existing structure, office and bedroom, will be on a concrete slab on the new addition. The septic has been inspected and paperwork was provided, there will be no trees removed and a silt fence will be in place during construction. Mr. Griswold asked the Board if it would be possible to grant a conditional approval and sign the plans tonight, pending a site visit. The Board agreed that a conditional approval would not be given tonight. A Site Visit was scheduled for Saturday, April 1, 2023 at 9:30 am

Glenn Griswold, Norway Plains/Martin – 34 Dolby Rd – Best Possible Location - Garage

Mr. Griswold presented the proposed project. Mr. Martin owns two pieces of property, U17-13 and U17-13A, on Dolby Road, one of which is across the road slightly diagonal like a “checkerboard”. These properties have not been combined and have separate deeds. Mr. Martin would like to move an existing shed back to the utility pole on the property and place a garage on the lot. Mr. Martin came before the Planning Board last year and the Board requested a delineated plan for the property is within the 250’ Shoreland Zone setbacks. Mr. Griswold presented the Board with an elevation certificate. The structure would be approximately 150’ from the water and at least 10’ from the sidelines. The nearest corner would be 170’ back from the water. The garage is proposed to be 35’ x 40’ with one (1) or Two (2) doors and would be 1,400’ square feet in total. A Site Visit was scheduled for Saturday, April 1, 2023 at 9:00 am. An official application and the fee will need to be submitted.

Jeffrey Travers – 133” B” Oak Hill Road – Site Plan Review – Mow to Snow

Mr. Travers stated that he went to Corner Post Surveying today and they reviewed plan in regard to the easement and boundary markers. Mr. Travers would like to place concrete “holding areas” to store mulch, rocks, loam, etc. Customers would not come to the property; the materials would be delivered. The matter of the lack of road frontage was discussed and it was reiterated that Mr. Travers cannot have a business on the property.

L. Bragg made the motion to accept the letter from Bragdon Holdings, 1384 Carl Broggi Highway for nature’s Gift and grant the extension for the Site Plan Review for an additional six (6) months.

The Motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to accept the De minimis change for Bragdon’s Holdings for the temporary structure. A. Bridges second the motion. The vote was taken. The motion carried. 4-0

A. Bridges made the motion to accept the Planning Board meeting minutes for Monday, February 6, 2023 as written. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for the Dairy Operation of Michael and Jennifer Roux was made by A. Bridges. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for Brian Wolfinger for the approval of the minor Site Plan Review for Grassy Roads Garden, a marijuana grow, was made by A. Bridges. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

The motion to accept the revised conditions for Nate Dowling, NYTE Walk was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion to accept the revised conditions for Rene Doiron, Center Road, Lebanon Pines Golf Course was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion to accept the revised conditions for Cindy Pedro of Savannah Lane was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion to accept the revised conditions for Al Shaver of T.M. Wentworth was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The discussion of Pre-construction meetings took place after reviewing processes and conditions for Shoreland Zoning, Subdivisions and Site Plan Review.

Vice-Chairman Wilson addressed Social Media and that there are several sites for the Town of Lebanon. He wanted to make clear that if a member of the Planning Board, including himself, comments on a post, that comment does not represent the Planning Board as a whole, it is that individuals view and or opinion.

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0 7:58 pm