

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Thursday March 23, 2017**

Members Present

P. Philbrick - Chairman
S. Bright - Vice-Chairman
C. Lunderville
D. Harriman
S. O'Brien
B. Thompson – Alternate
J. Griffin – Clerk

Others Present

Royce Heath - Selectman
Dana Coull – Tax Payer
Bettie Harris-Howard – Appeals Board Chair
Mike Beaulieu – Lebanon Code Enforcement
Officer

By the request of Planning Board Chairman Philbrick, Vice-Chairman Bright will be running the meeting this evening. A motion was made by Vice-Chairman Bright to open the meeting. A motion was made by D. Harriman and seconded by C. Lunderville. The vote was taken and carried unanimously. Vice-Chairman Bright opened the meeting at 6:05 pm.

There was a quorum of members present and there were no conflicts of interest with any of the posted agenda items.

Lot Size Ordinance - Much discussion took place on this topic. The Board reviewed the most recent version of the Lot Size Ordinance received from legal. Chairman Philbrick did receive a reply from legal and the updated version was distributed to the Planning Board members to review. Bettie Harris-Howard, Appeals Board Chair asked for a copy of the proposed Ordinance. Mike Beaulieu, Lebanon Code Enforcement officer and Select Board Chairman Royce Heath also requested copies.

Vice-Chairman Bright asked Ben Thompson as the Lebanon Town Assessing Agent if additional wording should be added. Mr. Thompson replied not at the moment. Mr. Beaulieu added that additional wording does not have to be added at this time. The Ordinance is written and approved by legal for the May 9th vote. Vice-Chairman Bright added that the Ordinance can always be amended in the future if need be. Examples of items that will possibly need to be revisited in the future would be mobile homes and campgrounds.

Chairman Philbrick made the motion to accept the Revised Lot Size Ordinance which will be voted upon by the people May 9th. D. Harriman seconded the motion. The vote was taken and carried. The Ordinance was signed by the Planning Board members for the Planning Board files. Copies were also given to the Select Board, the Town Clerk as well as the Code Enforcement Officer.

Marijuana - Much discussion took place. Some items that were touched upon were:

- * State Fees associated with retail marijuana
- * What percentage of these fees go to law enforcement
- * What percentage of these fees go back to the municipalities
- * Where would remaining funds be distributed
- * Who will be monitoring these establishments
- * Would tiered licensing be considered

* Is there the possibility that Municipalities could be fined by the Federal Government for allowing Retail Marijuana establishments then charging and accepting fees.

At this time, the State is still in the process of making their own revisions. This makes it difficult for Municipalities to create guidelines, ordinances as well as possible fees.

Informational Meeting - Code Enforcement Officer Mike Beaulieu commented on the great job that Vice-Chairman Bright and C. Lunderville did at the Informational Meeting held March 11th. Discussion took place about scheduling a second Retail Marijuana Informational Meeting.

Mr. Beaulieu suggested that permit fees associated with Retail Marijuana should be clearly outlined for the second meeting. Municipalities will receive (50%) fifty percent of the licensing fees collected from the State for licenses granted for their municipality. Individual Municipalities may then require fees in addition to State fees. The Municipality does not however receive any percentage of the taxes collected for Marijuana products.

Several residents that attended the meeting had questions in regard to medicinal marijuana. Touching base on that the Municipalities have no jurisdiction on medicinal marijuana facilities, these establishments are monitored by the State. One of the requirements for medicinal marijuana grow houses and or facilities is that they must have security in place. Recreational marijuana establishments do not.

The motion to allow Select Board Chairman Heath to address the Board was made by Vice-Chairman Bright. The motion was seconded by C. Lunderville.

Select Board Chairman Heath made the suggestion of using a microphone during the meeting to ensure that everyone can hear the information being presented.

Chair of the Appeals Board Bettie Harris-Howard asked to address the Board. Chairman Philbrick made the motion to allow Ms. Harris-Howard to address the Board. C. Lunderville seconded the motion.

Appeals Board Chairman Ms. Harris-Howard asked if the information could be presented at the annual Town Meeting to be held on Saturday 4/29/2017. The Planning Board feels that with the amount of time it takes to review the ballot questions, there would not be the time to properly present the information.

Early distribution and posting of meeting information should be started as soon as possible. Saturday April 15th at 1:30 pm at the Lebanon Elementary gymnasium was proposed to hold the meeting. Arriving at the school at 11:00 am for set up was decided upon to ensure that all media equipment is set up and working properly.

The Planning Board Clerk will contact the Principal, Mrs. Gilley to request reserving this date. Once this date is confirmed, flyers, posters and signs can be distributed and/or hung throughout Town. C. Lunderville will update the previous flyer with the new date and time to be printed.

S. O'Brien suggested that the meeting be advertised via social media. She volunteered to handle this. C. Lunderville offered to approach businesses for permission to leave flyers as well as create a sign in sheet for those residents who may be interested receiving additional information when available. J. Griffin will make up posters, print flyers, e-mail Chief Meehan to post information on the Fire Department sign on Route 202, place on town website calendar, agenda, public notice and news.

Other Business – Mr. Beaulieu suggested that the Planning Board should start the process in creating a Comprehensive Plan. The previous Comprehensive Plan which was proposed in 1991, has the format, the information just needs to be updated. Mr. Beaulieu added that each agenda should have the Comprehensive Plan listed to discuss new information.

Vice-Chairman Bright offered now that the Lot Size Ordinance has been completed and the Marijuana project is slowing down, that we should consider starting this project. B. Thompson suggested that the Planning Board first take a vote as to if this project should be taken on. Once decided, this should be brought before the Select Board for approval.

It was proposed that a committee be created for this project once the election in May is finished. These committees would be formed only if approval by the Select Board was given. How the information is to be sorted and delegated would need to be decided.

Survey(s) were discussed in order to collect information from residents as to what they would like to see in town.

Minutes -

The minutes of 2/2/2017 were reviewed. The motion to accept the minutes of 2/2/2017 was made by Chairman Philbrick and seconded by D. Harriman. The vote was taken and carried unanimously.

The minutes of 2/16/2017 were reviewed. The motion to accept the minutes with correction was made by Vice-Chairman Bright and seconded by D. Harriman. The vote was taken and carried unanimously.

The minutes of 2/23/2017 were reviewed. The motion to accept the minutes with correction was made by Vice-Chairman Bright and seconded by Chairman Philbrick.

The minutes of 3/2/2017 were reviewed. The motion to accept the minutes with correction was made by Vice-Chairman Bright and seconded by D. Harriman. The vote was taken and carried unanimously.

Vice-Chairman Bright called for a motion to adjourn the meeting. The motion was made by C. Lunderville and seconded by D. Harriman. The vote was taken and carried unanimously. The meeting was closed at 8:36 pm by Vice-Chairman Bright.

Minutes were reviewed 4/6/2017

Vice-Chairman Bright made the motion to accept minutes as corrected.

B. Thompson seconded the motion.

The vote was taken. The vote carried