

**Lebanon, Maine Planning Board
Planning Board Public Hearing/Regular Meeting
Monday, May 2, 2022**

Members Present

D. Wilson – Vice-Chairman
L. Bragg
A. Bridges
M. Walsworth

Others Present

Nathan Dowling
Al Shaver
Cindy Pedro
Michael Pedro
Brian Huppe

Chairman LePage was not present this evening. Those in attendance rose for the Pledge of Allegiance. The motion to open the Planning Board meeting was made by A. Bridges. The motion was seconded by L. Bragg. The vote was taken. The motion carried 3-0
Vice-Chairman Wilson made the motion to make M. Walsworth a full voting member. L. Bragg seconded the motion. The vote was taken. The motion carried. 3-0

Public Hearing – Al Shaver with Bay State 6:00 pm

Member M. Walsworth recused himself from the Public Hearing and left the room. Although the Planning Board is only reviewing the site and not the type of business, Mr. Walsworth is employed by the Federal Government and at this time, Marijuana is illegal.

The motion to open the Public Hearing for Al Shaver with Bay State at 115 T.M. Wentworth Road was made by Vice-Chairman Wilson. The motion was seconded by A. Bridges. The vote was taken. The motion carried.

Vice-Chairman Wilson read the following note:

The Planning Board follows the Site Plan Review Ordinance criteria which was enacted on Tuesday, November 6, 2018. Additional requirements, restrictions and/or criteria in regard to other Town Ordinances, State laws and or licensing are the responsibility of the applicant to research, apply for and obtain. The Planning Board does not review or approve any of the criteria/requirements or issue licenses, permits, etc. associated with marijuana businesses/establishments of any kind.

Mr. Shaver explained that this is an existing building. He had a copy of the Site Plan which was submitted when he applied for the building permit in 2016. The foot print of the building will not be changing. The parking area will not be paved. Mr. Shaver needs to have four (4) copies of the plan brought to the Planning Board to sign. Once signed, one (1) copy will need to be recorded at the Registry of Deeds and returned to the Planning Board.

L. Bragg made the motion to open the regular Planning Board meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried.

Al Shaver/Bay State – SPR-MLR – T.M. Wentworth Road

The motion to approve the plan for Al Shaver with Bay State minus the paving for it is a gravel lot was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

Cindy Pedro – SPR-MLR – Savannah Lane

Mr. Pedro submitted an update plan to the Board which included both the existing well and leach field. The plan was stamped by an engineer in 2014. The Board went through the list of the requirements. Vice-

Chairman Wilson made the motion to accept the plan for it is a stamped boundary survey. The location of a dumpster still needs to be added to the plan. A Public Hearing was scheduled for Monday, May 16, 2022. An official application and revised plan will need to be submitted as well as payment for the application and publication of the Public Hearing in the newspaper.

Member M. Walsworth returned to the meeting @ 6:40 pm.

Brian Huppe – KOA Campground – Flat Rock Bridge Road

Mr. Huppe submitted a revised plan to the Board. Mr. Huppe is requesting permission to move the safari tent structures before the Shoreland Zoning plan is complete. He is anxious to have the structures moved to the approved area as well as complete the erosion control measures and revegetation in order to existing violations so they are in compliance. Forty-eight (48) trees/saplings are to be replanted to replace trees that were removed in the middle of sites. There is a proposal for eleven (11) additional pre-fabricated cabins. This would include creating pads. The cabins are on wheels and will be set on four (4) sonotubes footings. Electrical permits have already been applied for with the State. Vice-Chairman Wilson noted that the Board is to focus on what is presented. Any possible issues/violations are under the jurisdiction of the Code Enforcement Officer, not the Planning Board.

An example of what the Board is looking for on the plan, such as the 100-year flood high water mark delineated in twenty-five-foot (25') intervals, all existing and proposed structures, wells, etc., will be emailed to Mr. Huppe. Code Enforcement Officer Salvatore requested of the Board that at this time, the Board approve the relocation of the safari tent platforms. He stated that Jeff Kalinich from the State of Maine Department of Environmental Protection was on site and measured the setbacks with the CEO. M. Walsworth asked CEO Salvatore if he will be measuring the safari tent platforms once they have been moved, to which he replied that he would be. Discussion of this project being completed in two (2) phases took place. Phase I would be the relocation of the safari tent platforms, erosion control and revegetation. Phase II would consist of the preparation and placement of the cabins. M. Walsworth made the motion to authorize the moving back of the safari tent platforms with the condition that the plan be revised to include the 100-year high water mark, revegetation and utilities. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

Nathan Dowling – NYTE Walk – Prospect Hill Road

Mr. Dowling presented the proposed project to the Board. He is proposing a walk with lights, soft music and different themes/artwork throughout. The trail is an existing old logging road and would level out with gravel and/or wood chips. Generators will be on site for the lights and music. The project will have minimal impact. A Road Entrance Permit has been applied for and obtained from Road Commissioner Gerrish. Parking will be in a field on the property. A Site Visit was scheduled for Friday, May 6, 2022 at 5:30 pm. Chairman LePage will be notified via email. It was determined that the project falls under item four (4) for applicability in the Site Plan Review Ordinance. L. Bragg made the motion that this project be considered a minor Site Plan Review. M. Walsworth seconded the motion. The vote was taken. The motion carried. 4-0

Other Business

West Lebanon Road LLC, a previously approved Site Plan Review is requesting a second extension for they are still waiting on the State to complete cluster studies. L. Bragg made the motion to approve a second six (6) month extension. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried. 4-0

Lebanon CSG LLC, a previously approved Site Plan Review is requesting a second extension for they are still waiting on the State to finish cluster studies. L. Bragg made the motion to approve a second six (6) month extension. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried. 4-0

Minutes

The minutes of February 7, 2022 were reviewed. The motion to accept the minutes was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

The minutes of March 7, 2022 were reviewed; however, Chairman LePage will also need to review and sign the minutes at the May 16, 2022 Planning Board meeting.

L. Bragg made the motion to accept the Findings of Fact Conclusion of Law for the farm stand present by the Roux Family. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.
4-0

L. Bragg made the motion to adjourn. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The meeting adjourned at 7:55 pm