





**Lebanon, Maine Planning Board
Regular Planning Board Meeting Minutes
Monday June 1, 2020**

Members Present

 A. LePage - Chairman
 S. O'Brien - Vice-Chair
 D. Harriman
 B. Harris-Howard
J. DuPrie

Others Present

Dana Libby – Tillman Estes Rep
Scott McLeod – Tillman Estes - Contractor
Tillman Estes
Asher Anderson – John Turner Consulting
Jess Brewington – KOA
Mike O'Neil
Mel Warren – Minors/
Tom Casano
Patrick Holtby
Lyle Duell

Vice-Chair O'Brien made a motion to open the meeting. D. Harriman Seconded the motion. The vote was taken. The motion passed. The meeting opened at 6:10 pm.

KOA Campground – Rope Course:

Chairman LePage asked Asher if flowable fill was to be used for the rope course. Asher confirm this and stated that he is comfortable with the project.

Chairman LePage made the motion to accept the KOA campground rope course. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion carried.

A Findings of Fact and Conclusions of Law will be sent via email when complete as well as a hard copy. The Code Enforcement Officer will also receive a copy to go with the building permit.

******Asher asked if he should stay for any discussion in regard to Fielding's Oil. Vice-Chair O'Brien stated that there was no need. A representative from Fire/EMS and the Code Enforcement Officer visited one of Fielding's Oil sites in Lewiston. Vice-Chair O'Brien did receive some pictures from the visit, however the Planning Board has not received any additional information.

Tillman Estes – 106 Sewell Shores Road – Best Possible Location:

A site review took place at 5:15 pm. Measurements were acquired by the Board. Chairman LePage noted that the square footage of the existing principal structure and the decks came out to 1,442 square feet. The square footage of the two (2) outbuildings worked out to be 128 square

feet. For a total of 1,570.89 square feet. A 30% increase would be approximately 2,042.16 square feet. Upon further discussion, the bulkhead (29.93 square feet with 30% increase 38.91 square feet) was removed and the ramp was added (95.31 square feet). The final approved square footage was determined to be 2,098.56 square feet.

Mr. McLeod, Mr. Estes contractor will work with Mr. Estes to revise the plans. The square footage calculated does not include the bulkhead, or the dock, however, it does include the chimney as well as out buildings B & C.

Mr. Libby came to agree with the newly determined square footage and will redraw the plan to reflect the changes.

Chairman LePage mentioned that the stone would need to be added to the lot coverage. The Clerk will email Mr. Libby the updated combined Planning Board application which is now used for Subdivision, Shoreland Zoning and Site Plan Review.

Vice-Chair O'Brien stated that the lot coverage needs to be under 20%.

Mel Warren/Tom Cusano – SPR – Minors/Riverview Restaurant – 1716 Carl Broggi Hwy

Ms. Warren approached the Board in regard to adding a wall in the existing building to create an additional room and entrance. The additional space would be used for Ms. Warren's existing essential oils business "Naturally Holistic".

There would be no change in parking, no additional bathrooms will be added.

Vice-Chair O'Brien made the motion that Ms. Warren does not have to go through the Site Plan Review process. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The Finding of Facts and Conclusions of Law will be sent via email as well as a hard copy mailed when completed. A copy will also be given to the Code Enforcement Officer to go with the building permit.

Patrick Holtby – SPR – Food Truck

Mr. Holtby approached the Board in regard to a food truck that he has been operating on property owned by Lyle Duell located at 689 Carl Broggi Hwy. Mr. Holtby has a food truck "It's a Wrap", as well as two (2) tents on the property. Vice-Chair O'Brien asked if this will be long term and what would the hours be. Mr. Holtby stated that it is currently temporary at the moment and he has been opened Wednesday through Sunday from 11:00 am – 7:00 pm.

It was noted that his State license expires in July/2020.

Vice-Chair O'Brien asked about the parking situation. Mr., Holtby stated that it is not an issue.

Mr. Duell stated that the site can easily accommodate ten (10) cars, but could accommodate twenty (20) cars if need be.

Vice-Chair O'Brien asked if there are tables under the tents. Mr. Holtby stated that the tents were being used for other food items for purchase such as hot dogs, cotton candy, lemonade, etc.

Vice Chair O'Brien asked Mr. Holtby if he planned on continuing in this location. Mr. Holtby stated that the majority of the business would be in the summer months.

Chairman LePage asked the Board if they felt this should go through the Site Plan Review process.

Vice-Chair O'Brien asked where the water supply would come from, bathrooms and if there would be any signage. Mr. Holtby stated that he is currently utilizing Mr. Duels well, there is a port-a-potty on site and flexible signs are being used.

Chairman LePage mentioned that there are no Town Ordinances that specifically ban food trucks. Mr. Holtby offered that the license that he holds from the State of Maine allows Mr. Holtby to utilize the side of the road for his food truck anywhere in the State. The only stipulation is that he cannot be set up within 150 feet of a restaurant.

B. Harris-Howard made the motion that Mr. Holtby does not have to go through the Site Plan Review process. D. Harriman seconded the motion. The vote was taken. The motion carried.

Minutes:

The Board reviewed and approved the minutes of 1/6/2020, 2/3/2020, 3/2/2020 and 4/13/2020. Motion was made by Vice-Chair O'Brien and seconded by D. Harriman. The vote was taken. The motion carried.

Other Business:

The FFCL for Busteed – 160 Sewell Shores Road was reviewed and approved with minor changes. Vice-Chair O'Brien made the motion. D. Harriman seconded the motion. The vote was taken. The motion carried.

The next Planning Board meeting is scheduled for June 22, 2020.

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:30 pm.