


**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday June 21, 2021**

Members Present

A. LePage - Chairman 

S. O'Brien

D. Harriman

B. Jancosko 

Others Present

J. Corliss

SPR - Ryan Godin - Electrician

Gerald Paquette

Jeremy Paquette

Vice-Chair O'Brien made the motion to open the meeting. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:09 pm.

Ryan Godin – SPR - Electrician:

Mr. Godin is an electrician and approached the Board in regard to starting his own company. The following information was discussed:

- There would not be any employees
- No commercial vehicles
- No storage buildings
- No customers on site
- Possible sign

It was discussed and decided by the Board that a complete Site Plan Review is not needed at this time. However, if there are any changes in the future, Mr. Godin would be required to come back before the Planning Board.

Vice-Chair O'Brien made the motion that at this time a Site Plan Review is not needed. The motion was seconded by D. Harriman. The vote was taken. The motion carried.

Chairman LePage stated that if he were to have a sign that Mr. Godin would need to see the Code Enforcement Officer for a building permit.

John Corliss – Blue Rose Lane:

Mr. Corliss returned to the Planning Board in regard to the property on Blue Rose Lane, Map U5 Lot 3. The property is known as one lot with two (2) duplexes. The property was to be split into two lots in 2018. The deeds that were presented along with the proposed plan for the division were never recorded at the registry of deeds. The division never took place. The Town still has the property as one parcel, with two (2) duplexes. Mr. Corliss was asked to bring copies of the recorded deeds to this meeting.

Mr. Corliss had presented two (2) recorded construction mortgages to the board. Mr. Corliss' lawyer told him that the construction mortgage deeds were sufficient in determining that the property was split.

Vice-Chair O'Brien explained to Mr. Corliss that the Town does not receive recorded mortgage documents, therefore the division of the property was never done and why the Town still has the property as one lot.

Mr. Corliss stated that he went to the Code Enforcement Officer and he told him to come to the Planning Board in order to receive approval for a building permit of a shed.

Discussion of the inquiry of an additional house, illegal subdivision, sprinkler systems and building permits took place.

Mr. Corliss was referred to the Town Clerk, Marybeth Pordon explain that the property was never divided and ask what the steps would be to correct the situation. The Planning Board does not have the authority to issue a building permit.

Matt O'Meara – SUB – Minor

Not in attendance

Gerald & Jeremy Paquette – SPR – Sugar Shack:

The Paquette's addressed the Board during Public Participation in regard to expanding their hobby of producing maple syrup to the next level. Currently they are producing more than they can utilize in a year. They are looking to have a small farm stand in order to sell the over abundance of syrup that is being produced.

They explained that their intentions are not to expand to a "commercial" business and participate in Maple Syrup Sunday and or have people visiting the property on consistent basis. They have spoken with both Fire Chief Flynn and Code Enforcement Officer Salvatore in regard to what measures would need to be taken to adhere to any safety and or Town codes and apply for an obtain any permits that may be needed. The State only requires that the structure has a sweepable floor.

After discussion, the Board decided that a Site Plan Review is not needed. Vice-Chair O'Brien made the motion that a Site Plan Review is not needed for it falls under the agriculture exemption. The motion was seconded by B. Harris-Howard. The vote was taken. The motion carried.

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 6:54 pm.

Thank you to both Vice-Chair O'Brien and D. Harriman for all the years that they have served on the Planning Board. Thanks also goes to R. Harlow, III for the time that he served on the Planning Board as well.