

**Lebanon, Maine Planning Board
Regular Meeting Minutes
Monday July 1, 2019**

Members Present

S. O'Brien – Chairman
A. LePage – Vice-Chair
D. Harriman
A. Culver

Others Present

Charles Hayden
Amanda Welch
Jeremy Welch

D. Harriman made the motion to open the meeting at 6:06 pm. A. Culver seconded the motion. The vote was taken. The vote carried.

** Vice-Chairman LePage will be arriving late for the meeting **

** Member B. Harris-Howard was not in attendance **

Our new full member A. Culver was introduced to the Board.

Amanda Welch - Amanda approached the Board in regard to determine if she would have to go through the Site Plan Review process in order to open an in-home daycare. After going through the Site Plan Review criteria it was determined that Ms. Welch did not have to go through Site Plan Review. This determination will be noted in a Findings of Fact and Conclusions of Law document which she will receive. Chairman O'Brien made the motion that the in-home daycare did not qualify for Site Plan Review. D. Harriman seconded the motion. The vote was taken. The motion carried.

Don Fortin – Site Plan Review for an in use consignment business on the corner of Route 202 & West Lebanon Road which had not come before the Board. Mr. Fortin did not attend.

Chuck Hayden – Maple Ridge Golf Course – Mr. Hayden approached the Board for a Site Plan Review workshop to determine what would be needed to open a golf course. Mr. Hayden had submitted pictures and a business plan to the Board and had a plan to for the Board to view to get an idea of what was being proposed. This information was compiled approximately 15-18 years ago when the project was being considered.

Mr. Hayden explained to the Board that the area used to be a gravel pit which his father owned. Artificial grass will be utilized which will alleviate any concerns of pesticides and or fertilizer impacting the surrounding area.

There will be a small “ticket booth” and port-a-potties on site. There will be no food served on the premises. The entire area encompasses approximately 12 acres +/- . The property is to be accessed by an existing private right of way which Mr. Hayden owns. There are two homes on this right of way as well.

Chairman O'Brien questioned if a private right of way criteria would be different since a business would be accessing it and is located at the end.

The Board feels that there should be a site review of the property. The area in question may fall within the 100 year flood plain. Mr. Hayden mentioned that there are three (3) manmade ponds on the property. Which do not show on the Lebanon Shoreland Zoning map which was created in 2010. Would these ponds be considered structures for they are manmade. Would the ponds be considered a "wild life" habitat since it is not natural if wild life currently lives there? The question of would the artificial grass be considered a "structure" in the Shoreland Zoning regulations? The DEP will be contacted for input on this. On-line wetland map shows that the area in question just may be, it seems as though it may be on the border. If the mapping on –line wasn't clear, then Mr. Hayden was advised to have the plan delineated by his surveyor prior to moving forward with the review.

The motion that Mr. Hayden's project of the Golf Course will need to go through the Site Plan Review process was made. D. Harriman seconded the motion. The vote was taken. The motion carried.

Questions in regard to the right of way and the wetlands will need to be addressed.

Vice-Chair Le-Page arrived at 6:50 pm

Minutes: The minutes of 4/1/2019 were reviewed by the Board. Chairman O'Brien made the motion to accept the minutes. D. Harriman seconded the motion. The vote was taken. The motion carried. The minutes of 4/15/2019 were reviewed. D. Harriman made the motion to accept the minutes as corrected. Vice-Chairman LePage seconded the motion. The vote was taken. The motion carried.

Chairman O'Brien suggested that the Board meet twice a month April through September. The meetings would be held to one and one half hours on the first and third Monday of each month. This would allow the Board to discuss matters in a timely manner. Chairman O'Brien made the motion to hold meetings the first and third Monday of each month between the months of April and September. D. Harriman seconded the motion. The vote was taken. The motion carried.

** If a holiday falls on a meeting date – the Board has held the meeting the following Monday in the past. The Secretary will check with the Selectboard Assistant if another Board has a standing reservation for Tuesdays. **

** It was mentioned that the Board needs to determine which businesses are exempt from coming to the Board for Site Plan Review. **

Engineer Submissions: The Engineer Proposals will be reviewed at the next meeting which will be held, Monday, July 15th, 2019 at 6:00 pm.

The motion to adjourn was made by D. Harriman. The motion was seconded by Chairman O'Brien. The vote was taken. The motion carried. 7:33 pm

*Minutes were reviewed and
Approved August 26, 2019*