


**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday October 25, 2021**

Members Present



A. LePage – Chairman
B. Jancosko – Vice Chairman
L. Bragg
D. Wilson
M. Walsworth – Alternate

Others Present

Dan & Brenda Heon
Ida & Bob Druge
Drew Vardakis
Ken King
Jase Gregoire
Chase Gagnon
Kayla Corriveau

Vice-Chairman Jancosko made the motion to open the meeting. L. Bragg seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:01 pm.

Dan & Brenda Heon – 27 Sunfish Lane – BPL – SLZ

Mr. & Mrs. Heon presented new survey plan to the Planning Board. The updated surveys have different measurements than the original one submitted last November. The structure will be located the same distance back from the water as the original structure which is over one-hundred (100) feet from the water. The new structure is also to be relocated from the side line to the center of the lot. The structure will fall short of the twenty-five (25) foot setback by approximately two- and one-half feet on each side. The home is not to be more than twenty (20) feet in height. The building permit application states that the new dwelling will be 864 square feet. Vice-Chairman Jancosko made the motion to accept the newly submitted plans. The motion was seconded by L. Bragg. The vote was taken. The motion carried. Full size copies of the plan will need to be signed and recorded at the registry of deeds. Photos before and after the project are complete must be taken and submitted to the Planning Board.

Andrew Vardakis - SPR Solar Project - West Lebanon Road Map U07 Lot 3:

Andrew presented the revised plan with the conditions/criteria added requested by the Planning Board. L. Bragg made the motion to accept the revised plans with the conditions that were requested. The motion was seconded by Vice-Chairman Jancosko. The vote was taken. The motion carried. The plans were signed Mr. Vardakis will bring the plans to be recorded and return copies to the Board.

Jase Gregoire/Chase Gagnon – SUB

Mr. Gregoire presented an application for a minor subdivision to the Board. They will be requesting waivers for the following, road specifications, not to pave driveway, shoulder size, EMS/FIRE turn around requirements, High Intensity Soil Survey. The wetlands have been delineated and flagged by Michael Como, who will also be designing the septic systems. State issued speed limits will be emailed to

Mr. Gregoire. An email to both the Fire Chief and Road Commissioner will be sent in regard to Mr. Gregoire's questions on turn around and road requirements. A pre-construction video will also need to be submitted. Mr. Gregoire will work on the plan for the next few months and will contact the Clerk when they are ready to come back before the Board.

Ken King – 35 Caroline's Way – Revision

Mr. King approached the Board in regard to splitting his lot which is located on Caroline's Way. He would like to split the property, sell the home and live in the office above the garage. The garage has its own septic and well for when his employees who worked in the garage needed to wash up. This property is located within an already approved and recorded subdivision. On the Final approved, signed and recorded plan it states that there may be only one (1) single family home on each lot and that the lots may not be further divided. This is also within in the covenants referenced in the deeds. The Clerk will email Southern Maine Planning Department Commission in regard to this.

Ida Druge – SPR – In-Home Salon:

Mrs. Druge came before the Board to present an In-Home Salon. Mrs. Druge currently owns a salon and would like to relocate to her home. The salon would consist of one chair and she would be the only employee. She would like to have a sign at the end of her driveway. Vice-Chairman Jancosko made the motion that the In-Home Salon does not need to go through the Site Plan Review process as long as Mrs. Druge is the only employee and that if the property is ever sold, the same stipulation holds, that the owner of the home may be the only employee. The motion was seconded by L. Bragg. The vote was taken. The motion carried. Mrs. Druge will need to obtain a sign permit from the Code Enforcement Officer.

Other Business:

Vice-Chair Jancosko made the motion to adjourn. The motion was seconded by L. Bragg. The vote was taken. The motion carried. The meeting adjourned at 7:40 pm.

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.