

Lebanon, Maine Planning Board Regular Meeting Minutes
Monday November 4, 2019

Members Present

A. LePage – Chairman *[Signature]*
S. O'Brien – Vice-Chair *[Signature]*
D. Harriman *[Signature]*
A. Culver *[Signature]*
J. Duprie – Alternate

Others Present

Paul Philbrick
Don Fortin
Don Leuchs
John Bozak

D. Harriman made the motion to open the meeting. A. Culver seconded the motion. The vote was taken. The motion carried.

The Code Enforcement Office referred a demolition/rebuild at 160 Sewell Shores Road to the Planning Board. The Board will need a full application, surveyed plan and any other supporting documentation for a best possible location scenario. This is to be placed on the December 2, 2019 agenda.

Mr. Fortin would like direction on how to move forward with moving structures to a different location for a business. Since this is a business proposal and it would also be a change of use, the Code Enforcement Office referred Mr. Fortin to the Planning Board for a Site Plan Review. Mr. Fortin feels that this does not need to go before a Site Plan Review and that he has done business on other Towns and did not have to go through this process. The reasoning that this project involves a Site Plan Review was explained several times to Mr. Fortin. He was asked to bring a completed application and a professional survey of the property to the next meeting for the Board to review. Mr. Fortin will be placed on the December 2, 2019 agenda.

The Board signed the Findings of Fact and Conclusions of Law document for Danny Bouzianis, Lebanon Crossing, LLC. for Phase II of the Lebanon Crossing project.

John Bozak and Don Leuchs came before the Board and distributed information in regard to Nesbitt Pond and the future proposal of the property being used by the residents in different capacities such as the Hebo-Hybo project. In 1988 there was a referendum charging both the Conservation Commission and the Planning Board as stewards of the property. This project is in the very beginning stages. The subject of having public hearings/meeting to solicit ideas from the residents

D. Harriman made the motion to adjourn the meeting. A. Culver seconded the motion. The vote was taken. The motion carried. 6:55 pm