





**Lebanon, Maine Planning Board
Planning Board Site Visit Minutes
Saturday, December 18, 2021**

Members Present

A. LePage – Chairman 
D. Wilson – Vice-Chairman 
L. Bragg 
A. Bridges 

Others Present

Scott Couture
David Salvatore - CEO
Brett Scott
Grace Charland
Lindsey Melo
Steven Flynn
Eric Flynn
Aaron Carvalho

7:00 am - Scott Couture – 178 Creamery Hill Road

The Board met on site with Mr. Couture and CEO David Salvatore. This property will not be utilized as a store, therefore not open to the public. There will be between 6-8 employees. The Board requested a plot plan which shows where the septic/leach field, well, dumpster, propane tank and fencing are located.

7:30 am - Brett Scott – 826 Carl Broggi Highway

The Board met on site with Mr. Scott and CEO David Salvatore. Discussion in regard to the potential subdivision with two new buildings took place. If the property were to be subdivided, the new buildings would be built one at a time.

No changes are to be made to the exterior of the existing structures. This property will not be utilized as a store, therefore not open to the public.

The Board requested a stop sign as well as a revised plot plan showing septic, well, structures, proposed structures and dumpster placement.

8:00 am - Grace Charland – 1104 Carl Broggi Highway

The Board met on site with Grace Charland, Lindsey Melo and CEO David Salvatore. This property will include three separate businesses. Signage will be placed in order to direct customers to the appropriate building. There are currently two entrances/exits for the property, Carl Broggi Highway and Mills Road. Parking for employees will be in back of the buildings. The customer parking area will be redone in the future. The Board requested a plot plan showing all structures, septic, well, parking areas, fencing, dumpster and signs.

8:30 am - Eric Flynn – 1 Wiggin Road

The Board met on site with Eric Flynn, Stephen Flynn, Aaron Carvalho and CEO David Salvatore. This will be used as a retail property. The parking lot has been repaved and minor aesthetic renovations are and have taken place. The Board requested that parking, dumpster placement, any fencing, well and septic location as well as signage be included on a plot plan.

There was mention of stop signs and potential no parking signs. The Clerk is to contact the Road Commissioner in regard to his thoughts.