

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Thursday May 4th, 2017**

Members Present

S. Bright - Vice-Chairman
D. Harriman
S. O'Brien
C. Lunderville
B. Thompson – Alternate
J. Griffin – Clerk

Others Present

Dana Coull – Tax Payer
Dana Libby – Corner Post Surveying
James Dube
Al Shaver - TM Wentworth Business Owner
A.J. Capano – Legal Representative/Al Shaver
Mike Beaulieu – Town of Lebanon Code
Enforcement Officer

Chairman Philbrick was unable to attend the meeting. Vice-Chairman Bright ran the meeting.

Eastwood Condominiums – Dana Libby with Corner Post Surveying, Inc., presented the Board with the previously approved subdivision plans from 2009. Vice-Chairman Bright questioned the letter in the previous application from the Fire Chief and if it was valid. Vice-Chairman Bright recommended that the current Fire Chief update the letter. The Planning Board Clerk will send Dana Libby the Fire Chief's contact information. Mr. Libby feels that the acreage allows for 12 units instead of the proposed 10. This will have to be revisited at the next meeting. A Site Review was tentatively scheduled for Monday June 15th at 6:30 pm. The Clerk is to contact Chairman Philbrick to confirm this date as well as to confirm what should be flagged on the property, such as driveways and wetlands. Dana Libby will need a weeks' notice in order to have the property staked for the Site Review.

Informational Meeting- Questions from a resident who had attended the first informational meeting were discussed. The Board feels that these questions should be referred to the Select Board. The Clerk will notify the resident.

Comprehensive Plan – Code Enforcement Officer Mike Beaulieu questioned the Board as to when the start of a Comprehensive Plan may take place. At this time the Board feels that it should wait until the new Select Board is in place prior to further discussion.

Other Business – Code Enforcement Officer Mike Beaulieu introduced A.J. Capano, Al Shaver's legal representative and 2 formal complaints that were filed. One on the behalf of his client, the other from Micheal Panteno. The complaints were in regard to referendum questions 1-6 on the upcoming ballot. The first complaint was for the proposed ordinance to enact a Moratorium in regard to the Recreation a Retail Marijuana Establishments. The second complaint included the proposed Prohibition Ordinances for Retail Marijuana Establishments as well as Retail Marijuana Social Clubs, they felt they were misleading and inaccurate. Mr. Capano is requesting that the questions be rewritten. It was explained to Mr. Capano that the vote is scheduled for May 9th and that the questions could not be rewritten. It was explained that the questions were reviewed extensively by the Select Board as well as the Planning board and sent to legal for final approval prior to placing on the ballot. There were 2 informational meetings on the subject as well as a Public Meeting reviewing all of the referendums on the ballot. If his client(s) would like to see

the wording changed or repealed, a citizen's initiative petition would need to be brought before the Select Board to review.

Minutes – D. Harriman made the motion to accept the minutes of 4/6/2017 as is. S. O'Brien seconded the motion. The vote was taken. The vote carried.

D. Harriman made the motion to adjourn the meeting at 8:15 pm. S. O'Brien seconded the motion. The vote was taken and the vote carried.

8/7/2017 S. Bright, C. Lunderville and B. Thompson are no longer Members of the Planning Board. Chairman Philbrick was not In attendance. These minutes are not formally accepted, however They have been reviewed by the remaining members who were present.