




**Lebanon, Maine Planning Board
Site Visit Minutes
Friday, September 22, 2023**

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
L. Bragg
A. Bridges *(not in attendance for Fire Department)*
M. Kennedy 
S. Nugent

Others Present

Jamie Scott
Jason DiDonato
Zacharia Matthews
Michael Walsworth

5:00 pm- Grace Ventures - Site Plan Review - 77 Carl Broggi Hwy:

The Board met Mr. Scott and Mr. DiDonato at the site. The following was discussed:

- The grading of the parking area
- Remove Batting cage concrete pad in back of the barn and replace with a “stamped” concrete pad with a roof.
- The deck and ramp on the west side will be removed

The following are to be added to the plan:

- Stop sign
- Dumpster w/ enclosure
- Sign
- Well & Septic
- Lighting
- Parking

5:30 pm – 5:40 pm - Buzzed Bakery - Site Plan Review – 178 Carl Broggi Hwy:

The Board met Zacharia Matthews at the site. The following was discussed:

- Hours will be from 8:00 am – 5:00 pm
- Delivery only – no customers on site
- No stop sign needed
- No dumpster needed
- At this time 1-2 employees in future could be up to 7 employees
- Waiting on report on leach field
- May move forward with the Code Enforcement Officer with plumbing at own risk

6:00 pm - 6:45 pm – Town of Lebanon Fire Department – Site Plan Review – 3 Upper Cross Road:

The Board met Selectman Walsworth at the site. The following was discussed:

- Existing septic & water to be tied into proposed structure
- Structure proposed to be set 12' from existing building
- Proposed structure to be placed on a gravel pad for erosion control
- Generator would be moved
- Power would be directed from the "office trailer"
- Proposed as a 13' 4" x 70' single wide trailer