


**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday January 3, 2022**

Members Present

A. LePage – Chairman 

D. Wilson – Vice-Chairman 

L. Bragg 

A. Bridges - Alternate 

Others Present

Grace Charland

Lindsey Melo

Scott Couture

Zach Thone

Kenneth Fredette

Shaun Booker

Eric Flynn

Alfred LaPierre

Aaron Carvalho

Vice-Chairman Wilson made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken, the motion carried. The meeting opened at 6:02pm.

Eric Bergendahl – SPR – 270/272 Carl Broggi Highway

Not in attendance

Scott Wallingford – SPR - 214/218 Center Road

Not in attendance

Brett Scott – SPR – 826 Carl Broggi Highway

Not in attendance

Scott Couture – SPR – 178 Creamery Hill Road

Several things were discussed including a review of the Site Visit from Saturday, December 18, 2021,

- The existing sign will be removed
- There will not be outside traffic, employees only
- There is not the need for a stop sign for the entry/exit is off of Creamery Hill Road
- Placement of the dumpster must be determined. Dumpsters must be completely enclosed by a fence, example six-foot (6') stockade or chain link with privacy slats – applicant inquired if they had bins instead of a dumpster if the bins would need to be enclosed, the Board felt that if there were only bins, that they would not have to be enclosed.

Discussion of whether this is a minor or major review took place. Vice-Chairman Wilson made the motion that this be considered a minor site plan review. The motion was seconded by A. Bridges. The vote was taken. The motion carried.

The Board reviewed the application checklist. Vice-Chairman Wilson made the motion that the application was complete. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

A Public Hearing for Monday, February 7, 2022 at 6:00 pm was scheduled. The application fee of \$100.00 as well as the cost for publishing the Public Hearing Notice need to be submitted.

Grace Charland – SPR – 1104 Carl Broggi Highway

Several things were discussed including a review of the Site Visit from Saturday, December 18, 2021,

- waiting for the survey to be completed for the parking lines and setbacks to be added to the plan, buildings need to be labeled
- Has appointment with the dumpster company to determine the best place to set the dumpster
- A completed application still needs to be submitted no later than ten (10) days prior to the Public Hearing
- Applicant is unsure whether or not the existing entrance off of Mills Road will continue to be utilized or closed, Lindsey spoke with Van from the Maine Department of Transportation and waiting for a reply.

The Board discussed whether this is a minor or major review. A. Bridges made the motion that this project should be considered a minor Site Plan Review. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

A Public Hearing for Monday, February 7, 2022 at 6:10 pm was scheduled. The application fee of \$100.00 as well as the cost for publishing the Public Hearing Notice need to be submitted.

Eric Flynn – SPR – 1 Wiggin Road

Several things were discussed including a review of the Site Visit from Saturday, December 18, 2021,

- The question of whether or not “No Parking” signs should be installed on Wiggin Road was brought up at the Site Visit. The Road Commissioner stated they are not necessary.
- A plot plan draft was submitted
- The parking area has been repaved
- Handicap parking & a stop sign to place at the entrance of parking lot have been ordered
- There is a concern of the limited parking area
- Measurements of the parking area as well as the parking spots are to be added to the plan
- Location of shrubs/plantings are to be placed on site plan
- Letter of intent with the completed application to be submitted at least ten (10) days prior to the Public Hearing
- Applicant is to see the Code Enforcement Officer for a sign permit
- The Board discussed whether this is a minor or major review. Vice-Chair Wilson made the motion that this project should be considered a minor Site Plan Review. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

A Public Hearing for Monday, February 7, 2022 at 6:20 pm was scheduled. The application fee of \$100.00 as well as the cost for publishing the Public Hearing Notice need to be submitted.

Tim Bragdon – SPR – 1384 Carl Broggi Highway (Attorney Fredette/Shawn Booker)

M. Bragdon’s Attorney Mr. Fredette came before the Board in regard to a Site Plan Review for an existing business. A complete application will need to be submitted. The Land Use Clerk will email the Site Plan Review Ordinance as well as an application.

The Board discussed whether this is a minor or major review. L. Bragg made the motion that this project should be considered a minor Site Plan Review. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried.

A Public Hearing for Monday, February 7, 2022 at 6:30 pm was scheduled. The application fee of \$100.00 as well as the cost for publishing the Public Hearing Notice need to be submitted. A Site Visit was scheduled for Saturday, January 15, 2022 at 8:00 am.

The minutes of December 6, 2021 were reviewed. L. Bragg made the motion to accept the minutes as written. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

The minutes of December 18, 2021 were reviewed. L. Bragg made the motion to accept the minutes with correction. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusions of Law for Christopher Estes of 20 Maggie's Lane Site Plan Review. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

Findings of Fact Conclusion of Law for Lebanon West Lebanon Solar 1, LLC were reviewed. Correction will be needed. This will be reviewed at the February 7, 2022 Planning Board Meeting.

The Land Use Clerk brought up the suggestion of members reviewing the Site Plan Review Ordinance to determine if anyone feels that it should be modified. If so, the changes could be brought before the voters during the June election.

L. Bragg the motion to adjourn. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. The meeting adjourned at 7:46 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 Ordinance, 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.