


**Lebanon, Maine Planning Board
Planning Board Site Visit Minutes
Friday, January 15, 2021**

Members Present

 A. LePage – Chairman
S. O'Brien – Vice-Chair
J. Bradshaw

Others Present

Rachelle Conde
Seth Russell, Conde Legal
Davis Bartlett – Corner Post

Rachelle Conde – 1654 Carl Broggi Highway – Site Plan Review

History: Mrs. Conde opened "The Shack 420" without approaching the Planning Board for a Site Plan review. Mrs. Conde and Seth Russell, then came before the Planning Board after the fact. After the Board reviewed the information that was given, it was determined that a full Site Plan Review was necessary.

Information of additional businesses operating at 1654 Carl Broggi Highway was brought to the attention of the Planning Board. Mrs. Conde and her legal counsel, Seth Russell, were notified that Mrs. Conde is required to come back before the Planning Board for these businesses to go through the Site Plan Review process.

The following concerns/observations were discussed/addressed:

- * Vice-Chair O'Brien - Are events being held where there is a charge and ID's are being checked - it was mentioned to the Board, so the question needed to be asked
- * Mrs. Conde - The only "event(s)" have been for family and friends
- * Chairman LePage - Parking - ample amount of room to back up and or turn around
- * Vice-Chair O'Brien - Entrance/Exit Route 202/Carl Broggi Highway – State highway requires defined/designated entrance/exit
- * Chairman LePage - A good turn around should be constructed
- * Mr. Russell - Parking area can be measured and create additional room
- * Chairman LePage asked if the parking area would be paved and if so, please note the areas that are to be paved, grassed and or have walkways on the plot plan.
- * J. Bradshaw - Septic system – are porta potties permanent solution for employees and customers
- * Mr. Russell - How would porta potty correct the situation – would there be the need for more than 1- how is this determined
- * Vice-Chair O'Brien – A professional would have to inspect the current septic system and determine if it is adequate to accommodate those who live in the home, does it need to be inspected and or replaced? This should be submitted to the Board in writing.
- * J. Bradshaw asked about signage.
- * Mr. Russell - David said the open flag signs were ok
- * J. Bradshaw - Why are "open" flags/signs needed if clients are seen by appointment

- * Mr. Russell - something is needed, the driveway is very narrow and hard to see, I drove right by it's dangerous go past and turn around
- * Mr. Russell made mention that if Mrs. Conde is controlling the public flow by means appointments, why is this process necessary. Seth the board asked at January 4, 2021- mtg like to see people who live in house move their cars to allow the additional room needed for turning around
- * Vice-Chair O'Brien asked how many spots will the additional businesses require? Potentially there are 4 employees at one time in addition to those who reside in the home. Vice-Chair O'Brien explained the other businesses were not mentioned at the previous site plan review workshop and therefore the additional parking spots/turn around concerns were not a factor. You cannot have people backing out onto Route 202/Carl Broggi Highway.
- * Chairman LePage asked if the dumpster was going to be fenced in
- * Mr. Russell asked why he had to drive an hour to meet the Board at the property
- * J. Bradshaw, it is easier for the Board to actually see the lot to see exactly how the parking entrance etc. was currently set up
- * Chairman LePage stated that the Site Plan Review Ordinance has requirements that must be reviewed and the Board must go through these
- * Mr. Russell stated that the Board doesn't have all the say to which Chairman LePage replied that regardless, the board still needs to follow the Site Plan Review Process.

Mr. Russell would like clarification of the key concerns

- ** make sure septic is adequate to accommodate current usage –
- ** something in writing if more than 1 porta potty will be required
- ** apply for a sign with CEO and include the location bring information to the next meeting
- ** plan for the parking situation/driveway
- ** if paving – specs
- ** Plan showing detailed marked parking, turn around, edge of driveway, what will be grassed/paved
- ** driveway permit from both the State and local level
- ** changes how many open signs - # could be inaccurate
- ** Seth requesting that CEO is present at the next meeting – so all are on the same page

No decisions were made during this Site Visit.

Dixon Overlook – Corner Post Survey:

No quorum – Vice-Chair O'Brien is involved with this proposed subdivision and recused herself which created the lack of a quorum.

Andy & Jeremy walked the site (road side due to the snow) with Davis Bartlett to view where the driveways will be located. No discussion as a board

Andy did ask Davis if the humps would be flattened – cutting it out? Would like the Rd Comm opinion on the project.