



**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday February 9, 2021**

Members Present

 A. LePage - Chairman

 S. O'Brien - Vice-Chair

 D. Harriman

J. Bradshaw

Others Present

Paul Delisle - BPL - 22 Ridgewood Drive

Mark Stuart - SUB & SPR

Glenn Griswold - BPL -

Ryan Sostak - SPR

Austin Fagan - SPR

Alden Small - SUB

Ed Bruedle - SPR

D. Harriman made the motion to open the meeting. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion carried. Meeting opened at 5:30 pm.

(Member B. Harris-Howard arrived at 5:52 pm)

Austin Fagan/Ryan Sostak- Avery Property Holdings, LLC:

Discussion took place in regard to the construction time frame to complete the project. Mr. Sostak stated that the contractors are lined up awaiting approval for the addition to the existing structure. The question of the time frame to complete the remainder of the project which entails the new building was discussed again. J. Bradshaw feels that a limit of three (3) years should be a condition of approval. Mr. Sostak is agreeable to that timeframe.

A gate will be in place fifty-five (55) feet back from the road. Any waste on site will be cleaned and disposed of in the proper manner. Enclosed/locked dumpsters will be placed on site for the disposal of plant waste and will be removed from the site. Mr. Sostak made the decision to pave the parking area instead of gravel. The paving will be constructed to top coat. Once the construction of the new building is complete, the final coat of paving will be added. Chairman LePage made the motion to accept the application as complete with changes. The motion was seconded by D. Harriman. The vote was taken. The motion carried.

A Public Hearing has been set for Monday, March 1, 2021 at 5:30 pm and will be held at the Town Office

Mark Stuart - Minor Subdivision: - Mr. Stuart presented information in regard to his proposed "Sam Shapleigh" minor subdivision off of Shapleigh Road. Much discussion took place as to whether or not the proposal would be considered a "minor subdivision". J. Bradshaw had been answering questions and explaining what Mr. Stuart was proposing and presented information to the Board in regard to what is considered a subdivision. Vice-Chair O'Brien asked J. Bradshaw if he had a conflict of interest in this proposal for, he was partially presenting the project, to which he replied that he did not. The decision for

the Clerk to contact Lee Jay Feldman with Southern Maine Department of Planning Commission to confirm whether or not the project would constitute a minor subdivision or not.

Mark Stuart – Minor Subdivision & SPR for In-home Salon – Mr. Stuart presented a two chair In-home salon to the Board, however three chairs would be preferred. He explained that his wife and daughter are cosmetologists and would like to work from home. The proposed salon would be built as an addition to the back of his home. A septic design has already been completed. Mr. Stuart is interested in heating the addition with Geothermal heat. This would require a well and or pond to be placed behind the home most likely within the 100-year flood plain. Mr. Stuart had information from LOMA that the property had been removed from flood status. A commercial project would require a setback of 250 feet versus a home business which would fall under resource protection.

J. Bradshaw asked if the salon would be open to the public or by appointment only. Mr. Stuart stated that it would be by appointment only. The existing structure is currently 237' on one side and 175' on the other. J. Bradshaw made the motion to consider this a home occupation IF no more than three chairs, no more than two employees outside of owner or someone living there, that this is to remain a home occupation, cannot be rented and at least one of the primary owners of the salon must be a home owner. D. Harriman seconded the motion. B. Harris Howard voted against. Mr. Stuart is to come back with a Shoreland Zoning Application.

Paul Delisle - BPL - 22 Ridgewood Drive: Mr. Delisle presented to the Board updated plans. The revised plan creates less impact/disturbance to the property, compared to removing the existing foundation and creating a new foundation. J. Bradshaw made the motion to approve the revised plan that shows the cutting of the existing foundation by six (6) feet so the 25'x30 foot structure will be six (6) feet further away from the property line. The structure may not be more than one floor or twenty-five (25) feet in height. No deck will be constructed and the existing "driveway" will be used instead of creating an underground garage. The following items must be on the final plan prior to signing:

- Erosion Control
- Revegetation
- Foot print, existing and proposed
- Septic
- Well
- Driveway
- Trees

A revised plan will be presented to the Board at the March 1, 2021 meeting for review and signing.

Glenn Griswold – Dorothy Hersom – Final plan was presented and signed by the Board.

Richard Small – Minor Subdivision: Mr. Small presented a revised plan to the Board for review. The Board reviewed the plan and requested that the plan be revised to include the septic locations. J. Bradshaw made a motion to approve the application and the plan once it is updated with the septic locations. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion carried.

Ed Bruedle – Eddie B's Towing – SPR – Mr. Bruedle approached the Board in regard to creating an office in the garage recently build on the property. Mr. Bruedle is actively applying for the ability to have transfer plates and the State requires an office in the garage. A review of the previous visits with the Board took place. Mr. Bruedle came to the Board last year to build a garage in order to house work trucks. The Board determined that this would be considered a change to an existing business which is required to go through Site Plan Review. Mr. Bruedle did not return to the Board after presenting an application. At a later time, a building permit for a personal garage was obtained and a garage was built. Vice-Chair O'Brien asked if Mr. Bruedle currently uses the garage for business. He explained that he currently uses the garage to work on his company trucks. Vice-Chair O'Brien explained that as soon as he

parked a wrecker in the garage, it was no longer a personal, residential garage, but a commercial business garage. The addition of adding an office requires a Site Plan Review. Chairman-LePage mentioned that there was concern for water run off during a previous meeting. Mr. Bruedle explained that the building is now half the size when it was originally presented. A 4'x4' sign will be on the property on posts. A permit from the Code Enforcement Officer will be obtained.

A new application was given to Mr. Bruedle and discussion of what needed to be submitted took place. A rough plot plan was submitted previously, Vice-Chair O'Brien suggested using the same idea, and place all structures, driving patterns, parking etc. on it. This is considered a minor Site Plan Review. This will be placed on the March 1, 2021 meeting.

J. Bradshaw made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 8:11 pm.