

## Lebanon, Maine Planning Board Regular Meeting Minutes Monday March 2nd, 2020

### Members Present

A. LePage – Chairman  
S. O'Brien – Vice-Chair  
D. Harriman  
B. Harris-Howard  
A. Culver  
J. DuPrie – Alternate

### Others Present

Steve Oles  
Andrew Turcotte  
David Salvatore  
Steve Beckwith  
Karen Abbott  
Corinna Cole  
Jeremy Bradshaw  
Eddie Bruede

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Vice-Chair O'Brien made the motion to open the meeting at 6:00 pm. D. Harriman seconded the motion. The vote was taken. The motion carried.

**Steve Oles – 160 Sewell Shores – Busted** – Mr. Oles presented the erosion control and revegetation plans to the Board. He also informed the Board that his clients would be replacing the septic tank only. Vice-Chair O'Brien made the motion to accept both the erosion control and revegetation plans. D. Harriman seconded the motion. The vote was taken. The motion carried.

**Steve Beckwith** – Mr. Beckwith approached the Board to determine whether a project would need to go through the site plan review process. Mr. Beckwith is a registered Nature Guide and currently holds workshops at the Berwick Gun & Rod Club. Some of Mr. Beckwith clients need to reserve a room at a hotel due to the distance that they traveled. Mr. Beckwith is proposing to have a "workshop area" in his room as well as a "bunk room" for clients to stay overnight instead of having to reserve hotel room. Chair LePage determined that Mr. Beckwith will need to go through the site plan review process. The question of if the current septic system would be sufficient to handle additional usage. Mr. Beckwith stated that the workshops would be held about once a month. A plot plan and application need to be submitted.

**Andrew Turcotte** – Mr. Turcotte currently has an auto body shop in Town and is looking for the Board to determine if applying for a dealer's plate in order to sell perhaps two or three cars would call for a site plan review. Vice-Chair O'Brien asked if the parking area be enlarged. The parking area would not change, it is currently gravel/reclaim material. This area will only hold two or three cars at a time. B. Harris-Howard added that if Mr. Turcotte planned on a new sign, that he would need to go through the Code Enforcement Officer. Vice-Chair O'Brien made the motion that this does not require site plan review and referring applicant to Code Enforcement. A. Culver seconded the motion. The vote was taken. The motion carried.

**Karen Abbott – Old Milton Mills Road** – Ms. Abbott has a lot on Old Milton Mills Road that was sold and the closing is in a week. The lot in question is the remaining land of the Nesbitt Pond Ridge subdivision created many years ago. A letter was presented to the Board by Ms. Abbott for the Board to sign confirming that this lot is not a part of the subdivision. Vice-Chair O'Brien reviewed the letter and changed/added the following: this is not a part of the subdivision therefore not subject to restrictions of

Nesbitt Pond Ridge.” Vice-Chair O’Brien made the motion to accept/confirm that the lot in question is considered remaining land. D. Harriman seconded the motion. The vote was taken. The motion carried. B. Harris-Howard recused herself from the vote.

**Eddie Bruedele** – Mr. Bruedele approached the Board during public participation. He would like to place a 50’x60’ garage on his property. Much discussion took place of whether or not this would have to go through the site plan review process. B. Harris-Howard made a motion that this must go through the site plan review process. A. Culver seconded the motion. The vote was taken. The motion carried. Vice-Chair O’Brien voted in opposition.

**David Salvatore** – David has taken the Code Enforcement Officer position and wanted to introduce himself to the Board. He stated that he is interested in attending the meetings.

**Fielding’s Oil** - At this time there are no further updates. Asher Anderson from John Turner Consulting, Inc., has yet to hear back from Bill Fielding or Mike Gotto in regard to fees that are owed and information that was requested for review. Vice-Chair O’Brien brought up that currently the Fire Chief is on leave, who would assist the Planning Board with this project when it moves forward. Selectwoman Cole stated that we do have an interim Fire Chief from the York County Office of Fire & EMS who could assist the Planning Board if and when needed.

**Other Business** – J. Griffin presented an application from another Town that is only for Best Possible Location. The Board will look into this at a later time.

State changes to SLZ. Do the people have to vote on adding State required changes? Yes because it is an Ordinance regardless if it is a State imposed change or a Town imposed change.

Starting in April, the Board will be holding meetings the first & third Monday through October, unless otherwise noted.

Vice-Chair O’Brien made a motion to submit the release of the “Ayden’s Way” subdivision escrow to the Selectboard. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

J. Duprie asked the Board their thoughts on increasing setbacks for cannabis related establishments/structures/grows due to odor. Current setbacks 25’ from side lines, 50’ feet from road looking for perhaps, 75’ feet sidelines and 100’ feet from road. Discussion of non-conforming lots, existing establishments/structures/grows.

**Minutes:** Vice-Chair O’Brien made the motion to accept the minutes of 11/4/2019 and 12/16/2019 as written. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

D. Harriman made the motion to adjourn. A. Culver seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 8:25 pm.