


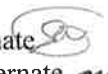



**Lebanon, Maine Planning Board
Site Visits & Meeting Minutes
Monday, April 3, 2023**

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
A. Bridges
L. Bragg 
S. Nugent, Alternate 
M. Kennedy, Alternate 

Others Present

	Site Visit	Meeting
Glenn Griswold	X	X
James & Wendy Neal	X	X
David Martin	X	X
William Harris		X
Nick Boston		X
Wade Bryant		X
John Hutchins		X
Lisa Thompson		X
Andrew Kovacs		X

A. Bridges made the motion to open the meeting with audio only. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Pledge of Allegiance

Wade Bryant – 172 Creamery Hill Road, Unit 3 – Site Plan Review – “Campah Life”

The Board discussed the Site Visit from January 21, 2023. Mr. Bryant will complete the application.

William Harris – 41 Oak Hill Rd – Site Plan Review - “Liberty Metal Works”

The Board reviewed Mr. Harris’ application which included a notarized letter giving permission to utilize the property, as well as a survey plan. Currently there is a small sign at the end of the driveway on a tree. If there is to be another sign, a building permit will need to be obtained from the Code Enforcement Officer. There will not be a dumpster on site. A Google Earth plan will need to show the location of the septic and well. A Site Visit was scheduled for Saturday, April 8, 2023 at 8:00 am. The motion to accept the application for Liberty Metal Works was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

Glenn Griswold, Norway Plains/Neal – 64 Sewell Shores – Best Possible Location

Mr. Griswold and the Board discussed the site visit today. Photos were taken at the Site Visit prior to the meeting. The Neals are proposing to remove an existing bunk house and expand the existing home. The expansion would be on a slab. There will be minimal site work, no trees to be removed. Access to the addition will be through the existing home. The proposed expansion sits further back from the water than the bunk house. This is one (1) lot, but two (2) tracts. One tract is 100’x 100’ by the water and the secondary tract is up to the road side. The height may not exceed 18’ on the water side or 20’ on the road side. Once the bunk house is removed, it is to be loamed and seeded. The septic and well are shown on the plan as well as erosion control measures.

The motion to accept the plan for 64 Sewell Shores Road, James Neal, with the expansion, the total lot coverage will be 17.7%, which includes the driveway, was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The Board signed the Plan. Recorded copies are to be returned to the Board.

Glenn Griswold, Norway Plains/Martin – 34 Dolby Rd – Best Possible Location - Garage

Mr. Griswold submitted an application and revised plan to the Board. The proposed garage is 35' x 40' which is smaller than the original garage presented last year. Although this is a non-conforming lot of record, which can be built upon, lot coverage cannot exceed 20%, to which this project would cover over 20% of the lot.

L. Bragg made a motion to deny the application for 34 Dolby road, U17-13 and U17-13A, due to (*Shoreland zoning Ordinance*) Section 12. Non-conformance, E. Non-conforming Lots, (1) Non-conforming lots. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0
The Board explained to Mr. Martin that if he chooses, he can Appeal the decision. The Code and Land Use Clerk will send Mr. Griswold information on the process.

Wade Bryant – 172 Creamery Hill Road, Unit 3 – Site Plan Review – “Campah Life”

Mr. Bryant submitted a completed application to the Board and reviewed the check list. Vice-Chairman Wilson made the motion to accept the application of Wade Bryant, Campah Life with the following waivers: Boundary Survey, Existing Conditions, Topography, Stormwater Management and Erosion Control. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0
Vice-Chairman Wilson made the motion to approve Wade Bryant, Campah Life on the stipulation that the Findings of Fact Conclusions of Law, including the Google earth/map document be recorded at the York County registry of Deeds. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Nick Boston – 403 Carl Broggi Highway - Site Plan Review – “The Can Man Can”

Erosion control was discussed. Mr. Boston stated that he spent \$1,000.00 for material. Currently the area is all mud and it needs to be stabilized. A Site Visit was scheduled for Saturday, April 8, 2023 at 7:30 am.

John Hutchins/Lisa Thompson – Subdivision Lot Line Adjustment - Wilder Acres /Little River Rd

Mr. Hutchins came before the Board with a lot line change for Wilder Acres. A buyer purchased two lots and would like to combine them.

Vice-Chairman Wilson made the motion to accept the revised final plan for Wilder Acres combining portion of lot two (2) and three (3). The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to waive the Public Hearing for Wilder Acres. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to waive the fees for Wilder Acres. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

The Board signed the plan. Copies of the recorded plan will be returned to the Planning Board.

Andrew Kovacs, DK Transportation – Site Plan Review – Livery Service (*van pool*) –

Mr. Kovacs came before the Board to propose a livery service for shipyard employees. Mr. Kovacs will be the only employee and there is only one vehicle. Passengers will be picked up, therefore there will be

no customers on his property. There are no plans of having a sign at this time. The Board determined that the project did not have to go through the entire Site Plan Review process. Vice-Chairman Wilson made the following motion; Andrew Kovacs of DK Transportation does not need to go through Site Plan Review at this time, at this stage of his business. The motion was seconded by A. Bridges. The vote was taken. The motion carried 4-0

Dimension Solar Extension – A. Bridges made the motion to extend the site plan approval for six (6) months. Vice-Chairman Wilson second the motion. The vote was taken. The motion carried. 4-0

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0 7:30 pm