

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Thursday April 6th, 2017**

Members Present

P. Philbrick - Chairman
S. Bright - Vice-Chairman
D. Harriman
S. O'Brien
B. Thompson – Alternate
J. Griffin – Clerk

Others Present

Deborah Wilson - Resident
Dana Coull – Tax Payer
Dana Libby – Corner Post Surveying
Mike Beaulieu – Lebanon Code Enforcement
Officer
Faye Wiswell
Royce Heath - Resident

A request was made by Chairman Philbrick to open the meeting. A motion was made by Vice-Chairman Bright and seconded by S. O'Brien. The vote was taken and carried unanimously. Chairman Philbrick opened the meeting at 6:05 pm.

There was a quorum of members present and there were no conflicts of interest with any of the posted agenda items. Alternate B. Thompson was made a full voting member by Chairman Philbrick due to C. Lunderville not being in attendance.

Eastwood Condominiums – Dana Libby with Corner Post Surveying, Inc., representing his client Faye Wiswell, questioned what the procedure would be to re-apply for a subdivision previously approved in January of 2009 but was revoked in 2015 due to inactivity. Considering that the initial approval was 8 years ago, the subdivision should be resubmitted to the Planning Board with all fees associated with the project to be paid. Mr. Libby asked the Board if his client would need to begin the process at sketch plan phase or if once information is updated, could the subdivision be brought before the Board at the May meeting as a preliminary plan/application. A site-walk will need to be scheduled once the application has been submitted.

Informational Meeting – Vice-Chairman Bright asked for an Informational Meeting update. The posters, which are made, have not been hung as of yet due to rain and snow. As soon as the weather cooperates, J. Griffin will hang that posters around Town.

Vice-Chairman Bright stated that the meeting to be held on April 15th will be a recap of the previous meeting, review and clarify the ballot questions, and to have a question and answer session.

Ms. Wilson offered the Planning Board an area to place the April 15th meeting information at the “Meet the Candidates” event on April 11th. Residents may want to know if new information will be presented at this meeting.

Chairman Philbrick mentioned that he recently attended a General Assistance Class and during the breaks, Marijuana was the main topic. Vice-Chairman Bright added that the Town of York is considering becoming a “Dry Town” so to speak. This is definitely a hot topic for many Towns.

Ms. Wilson stated that it is imperative to be absolutely clear to the residents that their right to smoke/grow recreational marijuana will not be affected in anyway by the ballot questions for the May 9th vote. Perhaps a mailer could be sent to the residents explaining this. S. O'Brien offered that a mailer could cost approximately \$1,000.00. Although it is a good idea, the funds are not available.

Other Business – Code Enforcement Officer, Mike Beaulieu handed Planning Board members a copies of the current “DRUG PARAPHERNALIA ORDINANCE OF LEBANON” which was adopted March 14, 1981. Considering the passing of legal recreational marijuana and retail marijuana businesses and establishments, by the vote of the people on November 8th, 2016 this ordinance should be updated to reflect this decision. Vice-Chairman Bright offered that he feels that the current ordinance should go before legal to be reviewed and edited instead of rewriting the ordinance. The Board of Selectmen would need to contact the M.M.A., Maine Municipal Association legal department for further information.

Mr. Beaulieu mentioned a multi-unit building which is proposed to be located on Route 202 - Carl Broggi Highway. Because the Town does not have commercial zoning, this project is not required to come before the Planning Board nor can the Code Enforcement Officer deny a building permit.

Deborah Wilson asked if this was where the rumored Dunkin' Donuts would be located as well if an application has been received as of yet or if this is just an idea someone was thinking about. Mr. Beaulieu stated that no application has been received as of yet, he was bringing this information to the Planning Board as a courtesy. Ms. Wilson asked Mr. Beaulieu who the owner was. Keith Gray is representing the owner.

Code Enforcement Officer Mike Beaulieu gave a quick update on the medicinal marijuana building on T.M. Wentworth.

Mr. Beaulieu suggested that the Comprehensive Plan be on the agenda from this point forward. This way, even if there are no updates, it will show in the minutes.

Minutes -

The minutes of 3/23/2017 were reviewed. The motion to accept the minutes of 3/23/2017 as corrected was made by Vice-Chairman Bright and seconded by B. Thompson. The vote was taken and carried unanimously.

Chairman Philbrick made the motion to adjourn the meeting. B. Thompson seconded the motion. The vote was taken and the vote carried. The meeting was closed at 7:51 pm by Chairman Philbrick.

*Minutes were reviewed 5/4/2017
D. Harriman made the motion to approve
minutes as is. S. O'Brien seconded the motion.
The vote was taken. The vote carried*