


**Lebanon, Maine Planning Board  
Planning Board Meeting Minutes  
Monday April 19, 2021**

Members Present

Others Present

 A. LePage - Chairman

Matt O'Meara – SUB - Minor

 D. Harriman

Robert Normandeau

B. Harris-Howard

 C. Harlow

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**Everett's Cove Marina – Site Visit: 5:00 pm**

Chairman LePage, D. Harriman, C. Harlow, Donald Scott (abutter), owners Bill Mahoney and Mark Mahoney and Steve Haight were in attendance.

D. Harriman made the motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:03 pm.

**Glenn Griswold, Norway Plains – 62 Dolby Road** – Client withdrew application for SLZ BPL EXP.

**Everett's Cove Marina to be renamed “New Bridge Marina” – SPR**

The owners were not present at the meeting. The Planning Board members in attendance at the Site Visit reviewed the information that was discussed.

The proposal is to expand and define the parking area to one (1) acre. They are not looking to clear cut the trees, they want to leave as many trees as possible as a buffer. The proposed expansion would allow them to implement a traffic pattern to optimize the flow of traffic within the Marina. The parking area is proposed to comfortably accommodate approximately fifty (50) trucks and boat trailers. This would be a graveled parking area.

The applicants have met with the Department of Environmental Protection in regard to a boat launch. All work will take place outside of the Shoreland Zoning area. The driveway location into the marina may move in order to create a boat wash which was recommended by the Department of Environmental Protection when visiting the property. A maintenance building is being proposed along with boat storage. The placement of a proposed well and septic system for a new proposed structure, had been already determined. A fence would be erected by the ice cream stand to prevent vehicles driving on the lawn.

The engineer for the project offered that there would be minimum grading and or disturbance. The wetlands will be delineated sometime next week. Mr. Haight will follow up with a complete application as well as a revised set of plans which will include erosion control measures during construction.

The possibility of signage on New Bridge Road, such as “No Parking” and or “Vehicles Entering and Exiting” was mentioned. Site distances will need to be verified.

**Mel Warren/Tom Cusano – SPR – Change of Use/Location**

Not in attendance

**Robert Normandeau – SPR – Recycling Business**

Mr. Normandeau addressed the Board to determine if a Site Plan Review would be required to change a current part time metal recycling business to a full-time business. Mr. Normandeau has been periodically recycling metal on a part time basis for approximately two and one half (2 ½) years and would like to transition to a full-time business.

Currently he is picking up metal and bringing it to the recyclers. He is looking into obtaining a license for removing refrigerant coolants. Depending on the growth of the business, he would like to have a building for storage.

Mr. Normandeau is environmentally aware and ensures that items such as lawn mowers for example, will have the fluids drained and disposed of properly.

Chairman LePage asked Mr. Normandeau if the proposal to make this a full-time business would be any different from what he is currently doing in regard to the process, storage or if clients would be coming to the property. Mr. Normandeau stated that the process would not change, storage would be the same until the business grows, at which time he would see the Code Enforcement Officer for a building permit. Clients would not be coming to the property; he goes to them for pick up. Eventually he would like to expand to commercial recycling. Chairman LePage asked if there were concerns from the neighbors with the current situation. The abutters are his son and son-in-law.

The Board made the determination that there is not a change of use to the property for it is already being utilized for recycling. D. Harriman made the motion that Mr. Normandeau does not have to go through the Site Plan Review process. The motion was seconded by B. Harris-Howard. The vote was taken. The motion carried unanimously.

If Mr. Normandeau makes any changes to the property or business in the future, he will need to come back to the Planning Board for a full Site Plan Review.

*Added note: Mr. Normandeau is responsible for contacting State or other agencies for additional permits that may be required.*

**Matt O'Meara – SUB – Minor**

Mr. O'Meara approached the Board requesting a letter of denial to bring to the Appeals Board. B. Harris-Howard stated that there is nothing to object. Mr. O'Meara offered to sign a letter stating that there would be no further division of land for five (5) years if he is able to sell "31 Austin's Mill Road" with three (3) to five (5) acres of land.

Much discussion took place in regard to why selling 31 Austin's Mill Road creates a subdivision and road standards that are required for a minor subdivision.

Mr. O'Meara stated that it does not make any sense to pave the road to sell one (1) house. Mention that there are illegal subdivisions in Town and that the roads are terrible was made several times throughout the discussion. It was explained that unless someone makes the Town aware, how would they know. The items needed to complete the application were discussed. Mr. O'Meara felt that some of the items weren't necessary. It was mentioned that the Board does have the authority to grant waivers if they agree that they are justified.

Chairman LePage stated regardless if the rules don't make sense, the Board's responsibility is to ensure that the requirements in the Subdivision Regulations as well as State Law are followed.

Mr. O'Meara stated that he doesn't want to sell right away, maybe in another year, year and a half or so, but even then, he would not have owned the property for five (5) years. He wants to get started on the process now.

Mr. O'Meara was given another copy of the subdivision submission checklist to ensure that he acquired the necessary paperwork for the next meeting. There was more discussion in regard to the road requirements for a minor subdivision.

Mr. O'Meara stated that he doesn't want to build on the lot now, he is frustrated. He would like to sign a letter that states that he will not further subdivide the property for at least five (5) years. He doesn't want to sell the house with all of the land, only three (3) to five (5) acres.

C. Harlow started the discussion of what prevents someone from splitting the property without going through the Planning Board. What would trigger a subdivision to come to the Planning Board, who would pick up on it. The Code Enforcement Officer should be able to determine or should research when a building permit application is submitted if it is a part of a recent subdivision of land or not. The registry of deeds does not notify the Town.

Mr. O'Meara stated that someone told him to just go ahead and sell the lot, who is going to catch you. But he wanted to go about it properly, he did not want to be like Savannah Lane. He figured he would get a letter with permission to sell the land with the requirement that it cannot be sold for five (5) years.

Chairman LePage explained that the Board cannot do that. Technically by the rules, this is a minor subdivision, if you wait three years then it will not be an issue.

Mr. O'Meara asked what if he sold the house with all the land. It was reiterated that the property cannot be split without it being a minor subdivision no matter who owns it for five (5) years. Mr. O'Meara said that he will finish the application

B. Harris-Howard made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:52 pm.

*Minutes reviewed & approved*

*Motion to accept – C. Harlow*

*Seconded – D. Harriman*

*Motion passed - June 8, 2021*