




Lebanon Planning Board Minutes
Monday, April 20, 2020. 6:00 pm
(This meeting was held using ZOOM)

Board Members Present

 A. LePage - Chair
 S. O'Brien - Vice Chair
 D. Harriman
B. Harris-Howard
A. Culver

Guests in attendance

Jessica Brewington - KOA
Jessica Nichols - KOA
Mike O'Neil - KOA
Michael Johnson
Brian Newcomb - KOA
Tom Zartman - KOA
Steve Oles - Norway Plains
Eddie Bruedele - Eddie B's Towing
Tillman Estes
Chip Harlow

D. Harriman made the motion to open the meeting. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:13 pm. Chairman LePage asked requested roll call. Vice-Chair O'Brien, A. Culver, D. Harriman and B. Harris-Howard were in attendance.

Lebanon KOA - Chairman LePage asked if everyone received the stamped plans and if they were able to drive by the site. Everyone received the plans. D. Harriman and A. Culver drove by the site. This review is considered a Major Review.

A complete application was submitted and a site plan. It is however lacking an erosion control plan for the earth moving procedures. Mr. Zartman stated that the only disturbance would be when the auger drilled the holes for the posts and replaced the dirt. They will seed and hay immediately. It is typically an 18" hole. Mr. O'Neil added that a silt fence would also be placed around the site Mr. O'Neil will be adding dirt to holes 1, 2, 3 with compaction and 4" of concrete on top of that. Chairman LePage stated that would need to be on the erosion control plan. A construction entrance should also be shown on the plan.

Chairman LePage asked the Board if they had anything that they would like to add. All members had nothing further to add at this time.

The stamped plans will need to be submitted directly to the 3rd party engineer from KOA. J. Griffin will send Jess Brewington their contact information. Mr. Zartman asked Mr. O'Neil if he would be sending the drawings. Mr. O'Neil said that he will get them over to the engineer first thing in the morning.

Chairman LePage asked the Board if they felt a public hearing was necessary. Vice-Chair O'Brien feels that it is not needed. Chairman LePage made the motion to waive a public hearing. D. Harriman seconded the motion. The vote was taken. The motion carried.

The third party review will take place preconstruction. After the third party engineer have reviewed the project, a meeting will need to be scheduled with the Planning Board, Third Party reviewer and those involved in the project through Lebanon KOA/Blue Water Development. Once meeting has taken place, the third party engineers will deal directly with the contractor(s) on site. Once they have inspected and approved the project and the Board have their findings in writing, the review will be closed.

Chairman LePage asked for a motion to accept. D. Harriman made the motion to accept the application and to submit to the 3rd party engineer. A. Culver seconded the motion. The vote was taken. The motion carried.

Steve Oles – 260 Sewell Shores/Bonsaint – Mr. Oles sent updated plans via email for the Board to review. This is a proposed demo/rebuild within the shoreland zone. Chairman LePage would like to schedule a site review. The lot is very limited and the Board should view the property first hand.

Vice-Chair O'Brien asked if the applicant wants to keep the septic. Mr. Oles stated that the system has recently been replaced and has been State approved.

A site review is scheduled for next Monday, April 27, 2020 at 6:00 pm at 260 Sewell Shores Road. A workshop will be held via ZOOM at 7:00 pm.

Eddie Bruedele – Mr. Bruedele addressed the Board during the March 2, 2020 meeting during public participation in regard to placing a 50'x60' garage to park trucks for his towing. The Board was split if this should be required to go through site plan review. A complete application was requested for tonight's meeting.

Chairman LePage asked the Board what their thoughts were currently in regard to having this project go through the site plan review process.

Mr. Bruedele stated that his business would not be expanding. He has no interest in pursuing auto body work or mechanics this will just be for parking/housing tow trucks. He has spoken with the Code Enforcement Officer who feels that this did not fall under a site plan review.

Chairman LePage is concerned with the size of the roof and the runoff it will create. An erosion control plan may need to be submitted. Is the area going to be paved or gravel?

Mr. Bruedele stated that there is going to be 15' of concrete around three sides of the building and if anything else were to be used it would be stone based. No intentions of paving at this time.

Chairman LePage stated that this will be considered a minor site plan review and inspections will be made by the Code Enforcement Officer. Vice-Chair O'Brien stated that a public hearing is not required.

Mr. Bruedele stated that the Code Enforcement Officer told him that because his business was already in place prior to the site plan review ordinance being enacted, he would not have to go through site plan review. Vice-Chair O'Brien stated that there is no grandfathering.

Mr. Bruedele will speak with Mr. Lapierre in regard to drawing a storm water plan due to the size of the roof for the next regular meeting Monday, May 4, 2020. Mr. Bruedele will also stake the area where the building is to be placed for the Board to view.

Tillman Estes – 106 Sewell Shores Road - Mr. Estes addressed the Board in regard to the steps he would need to go through to apply for a demo/rebuild of his home located within the Shoreland Zone. J. Griffin took Mr. Estes email address and phone number and will contact Mr. Estes to go over the process.

Vice-Chair O'Brien made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting ended at 7:31 pm.