




# Lebanon, Maine Planning Board

## Regular, Meeting Minutes

~~Wednesday~~, May 1, 2023  
Monday

### Members Present

A. LePage, Chairman   
Mr. D. Wilson, Vice-Chairman   
L. Bragg  
A. Bridges Not in attendance, excused  
S. Nugent, Alternate   
M. Kennedy, Alternate

### Others Present

Brian Huppe  
Nick Boston  
Allyn Gee

Chris Roux  
Mark Stuart

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Member A. Bridges was not in attendance this evening.

L. Bragg made the motion to open the meeting. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried. 3-0

### **Pledge of Allegiance**

#### **Geoff Aleva – Powers – 82 Sewell Shores Road – Shoreland Zoning:**

Mr. Aleva nor his clients Mr. & Mrs. Powers were in attendance.

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

Mr. Boston came back before the Board in regard to his application for a Site Plan Review. Mr. Boston had disturbed a large area within what appears to be forested wetlands when cutting trees and removing stumps on the property. This has caused the redirection of water and drainage issues and a Permit by Rule through the State should be applied for. A professional plan confirming the wetland area, erosion control measures, revegetation plan, stormwater management plan will need to be submitted to the Board for review.

#### **Paul Morrisette/Bruce Marshall – Site Plan Review/Shoreland Zoning – 1716 Carl Broggi Hwy:**

Cancelled – still waiting on engineer

#### **Brian Huppe – Site Plan Review KOA Campground – Replacing RVs with cabins:**

Mr. Huppe came before the Board to discuss the removal of RV campers on existing sites and replacing them with cabins. The cabins are on wheels. Electrical upgrades are currently taking place throughout the campground. There will be no site disturbance and the sites are not within the shoreland zone. The cabins will not have decks. The motion that the Lebanon KOA be considered a major review was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0  
A Site Visit was scheduled for Wednesday, May 10, 2023 at 6:00 pm.

#### **Allyn Gee – Tier 1 Extracts – Site Plan Review – Marijuana License Requirements:**

Mr. Gee came before the Board to resubmit an application for a Site Plan Review. The original application was submitted in May of 2022. No site work is proposed and no changes have been made to the property with the exception of the removal of some boats, trailers and other miscellaneous debris. Vice-Chairman Wilson made the motion to accept the application for Tier 1 Extracts as complete and to be considered a minor review. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

A Site Visit was scheduled for Wednesday, May 10, 2023 at 6:30 pm. A Public Hearing was scheduled for Wednesday, May 17, 2023 at 6:00 pm.

**Charlie Austin – Against the Grain – Site Plan Review:**

Not in attendance

**Chris Roux – Minor Subdivision:**

Mr. Roux came before the Planning Board and submitted an application for a minor subdivision. Mr. and Mrs. Roux have sold their home and the Title company questioned the subdivision guidelines for they had not owned the property for more than five (5) years. The property had been divided for family, which did not constitute a “subdivision” and therefore did not come before the Planning Board for review. Mr. Roux submitted a copy of the boundary survey when the property was split.

The Planning Board reviewed the application and the plan. Vice-Chairman Wilson made the motion to accept the application for Chris Roux pending an official name for the subdivision. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

A site visit was scheduled for 7:00 pm on Wednesday, May 10, 2023. Mr. Roux will contact the firm to revise the plan and add the location of the house and garage for the Wednesday, May 17, 2023 meeting.

**Public Participation:**

Mark Stuart came before the Board inquiring what he could do with a piece of property he owns off of Shapleigh Road. The property had been divided within five (5) years, so in order to create another lot, it would need to go through the subdivision process.

The motion to accept the Findings of Fact Conclusion of Law for Wade Bryant, Campah Life, 172 Creamery Hill road, was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

The motion to accept the Findings of Fact Conclusion of Law for the Wilder Acres Subdivision Revision, Lisa Thompson of 294 Little River Road, L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

The motion to accept the Findings of Fact Conclusion of Law for the Livery service to the Shipyard, for Andrew Kovacs of 15 Shapleigh Road, was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

The motion to accept the minutes of the March 6, 2023 Planning Board Meeting was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

The motion to accept the minutes of the April 3, 2023 Planning Board Meeting was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

The motion to accept the minutes of the April 8, 2023 Planning Board Site Visit was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

The motion to grant a six (6) month extension for Lebanon CSG LLC solar project was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

The motion to adjourn was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0 8:00 pm