





Lebanon, Maine Planning Board
Public Hearing & Regular, Meeting Minutes
Wednesday, May 17, 2023

Members Present

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

Others Present

Brian Huppe
Chris Roux
Allyn Gee

A. Bridges and L. Bragg were not in attendance this evening.

S. Nugent made the motion to open the meeting. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 3-0

Pledge of Allegiance

Vice-Chairman Wilson made both S. Nugent and M. Kennedy full voting members.

Public Hearing:

A Public Hearing for a Site Plan Review for a Marijuana License Requirement was held for Allyn Gee with Tier 1 Extracts, located at 1618 Carl Broggi Highway. No members of the public were present. Mr. Gee gave a brief description of the existing project.

The motion to close the Public Hearing was made by Vice-Chairman Wilson. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 3-0

Chairman Lepage arrived

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

The Board confirmed that Mr. Gee had a complete application and that all fees have been paid. The Board went through the Site Plan Review checklist. There is a new well on site. There are no dumpsters on site, however, waste is contained by 55-gallon trash bins, which are picked up by an outside contractor on Tuesdays. Vice-Chairman Wilson made the motion to approve Tier 1 Extracts. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 4-0

Mr. Gee was informed once the Findings of Fact Conclusions of Law has been reviewed and signed, he will need to have it recorded at the Registry of Deeds along with an 11" x 17" copy of the "site plan".

Chris Roux – Minor Subdivision:

Mr. Roux present revised copies of the "Torno Family Subdivision Plan" to the Board to review. Vice-Chairman Wilson made the motion to approve the "Torno Family Subdivision" plan with the following waivers: High Intensity Soil Survey, Stormwater Plan and Erosion & Sedimentation Control, additionally, with no fees. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 4-0

The plans were signed. Mr. Roux was made aware that a signed and recorded plan must be returned to the Planning Board.

Brian Huppe – Site Plan Review KOA Campground – Replacing RVs with Lancaster Cabins:

The Board discussed the Site Visit on May 10, 2023, for Mr. Huppe was not in attendance, however, John, his head engineer was in attendance. The application was approved at the May 1, 2023 meeting and was voted as a major site plan review. There will be no gas/propane stoves in the cabins due to the fire that took place last year. The Board went through the check list. There is some erosion from the rain storms, that they are currently working on replacing pea stone, etc. All the electric hook ups are being upgraded from 30-amp to 50-amp service. Vice-Chairman Wilson made the motion to approve the KOA Lancaster Log Cabins as complete. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 4-0 Mr. Huppe is aware that once the Findings of Fact Conclusions of Law has been signed, it will need to be recorded at the York County Registry of Deeds and a copy returned to the Planning Board.

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 was not in attendance; he is still waiting for a surveyor.

Charlie Austin – Against the Grain – Site Plan Review:

Not in attendance

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

Cancelled – However, would like to set up a workshop

The matter of Dixon Road was mentioned. There was a \$30,000.00 letter of credit. Patco had spoken with the Road Commissioner to request that the Letter of Credit be reduced by half, to \$15,000.00, to which he agreed to and it was extended for one (1) year.

The motion to accept the minutes of May 1, 2023, was made by Vice-Chairman Wilson as written. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4-0

The motion to accept the minutes of May 10, 2023, was made by Vice-Chairman Wilson as written. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact, Conclusions of Law for Mr. Neal of 64 Sewell Shores Road, was made by Vice-Chairman Wilson. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4-0

The motion to adjourn was made by M. Kennedy. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

7:47 pm