





**Lebanon, Maine Planning Board
Regular, Meeting Minutes
Tuesday, June 20, 2023**

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

Geoff Aleva, Civil Consultants
David Lemieux, Contractor
Carrie Powers
Glenn Griswold
Colleen Fleming
Rod Furbush, Code Enforcement Officer

A. Bridges was not in attendance this evening.

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

Vice-Chairman Wilson made the motion to make both S. Nugent and M. Kennedy full voting members for this meeting. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 3-0

Pledge of Allegiance

Geoff Aleva/Carrie Powers –Shoreland Zoning -Tear Down Rebuild – 84 Sewell Shores Rd:

Mr. Aleva presented a revised application as well as a revised plan for 84 Sewell Shores Road. The revised plan(s) showed the proposed structure had been moved back from the original proposed placement and the lot coverage was reduced by relocating the driveway. Erosion control and revegetation measures are also shown on the plan. The disturbed area will be loamed and reseeded. The proposed design shows a walk out basement, 2 floors to create 2 floors of living space and a garage. David Lemieux, the applicant builder stated that they revised the original design to meet the standards per the State. The existing lot coverage is over the 20% allowed. Mr. Lemieux stated the new design is still over the allowed 20%, however, it has been decreased with this new design. He asked if the project would be required to meet the 20% mandate. Although a 30% expansion was allowed, they did not utilize the entire allowable expansion. The Code and Land use Admin will reach out to Jeff Kalinich with the State in regard to this. A new application and plan will be submitted at the July 10, 2023 meeting.

Glenn Griswold/Colleen Fleming – Shoreland Zoning – Best Possible Location – Champion St:

Glenn presented a proposal to build a single-family dwelling on a vacant lot, know as Map U11 Lot 9 which is located on Champion Street. The design is under the twenty (20%) percent maximum lot coverage rule, and the majority of the structure is outside of the 100' high water mark. The structure will setback ten (10') feet from the sidelines. It was discovered that there are several encroachments upon the lot. The driveway is a shared gravel driveway which also goes to a boat launch. The motion to accept the application as complete was made by M. Kennedy. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0 Applicant is aware of the \$50.00 application fee.
Site visit scheduled for Thursday, July 6, 2023 at 6:00 pm.

Vice-Chairman Wilson made the motion to accept the Findings of Fact, Conclusions of Law for KOA Lancaster Cabins. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 4 in favor, 1 abstention

Vice-Chairman Wilson made the motion to accept the minutes of May 17, 2023 as written. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 4 in favor, 1 abstention

Vice-Chairman Wilson made the motion to accept the minutes of June 5, 2023 as written. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

The motion to adjourn was made by L. Bragg. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0 7:40 pm