


Lebanon, Maine Planning Board
Regular Planning Board Meeting Minutes
Monday June 22, 2020

Members Present

 A. LePage - Chairman
S. O'Brien - Vice-Chair
D. Harriman
J. DuPrie - Alternate

Others Present

Steve Beckwith – SPR – Nature Guide Classes
Jazmine Delisle – SPR – In home salon
Harvey King – SPR – Pottery sales
Kathleen King -
Jeremy Bradshaw – Questions Subdivisions
Jacob Bradshaw

D. Harriman made a motion to open the meeting. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion passed. The meeting opened at 6:04 pm.

Steve Beckwith – SPR – Nature Guide Workshops: The Board met at Mr. Beckwith's property located at 37 Depot Road to view the area Mr. Beckwith is proposing to hold the Nature Guide Workshops as well as parking.

The Board met at the Town Office for the 6:00 pm Planning Board Meeting. Discussion took place as to what criteria this project may be considered to fall under according to the Site Plan Review Ordinance. According to the ordinance, the following was considered:

Applicability

The owner of a parcel of land shall obtain site plan approval prior to commencing any of the following activities on the parcel, obtaining a building or plumbing permit for the activities, or undertaking any alteration or improvement of the site including grubbing or grading:

3. The conversion of an existing building, in whole or in part, from a residential use to a non-residential use.

Mr. Beckwith stated that there would not be an extension of his driveway or a parking area created to accommodate clients. On average there may only be approximately six (6) classes a year. No advertising/signs would be permanently placed on the property. If there were to be a sign, it would be a removable sign on grade stakes or something along the lines of a flag. Clients would stay two (2) nights during the course of the workshop. There will be outside activity demonstrating how to read a compass and how to use it for navigation. Noise would not be an issue.

There was concern if the existing septic system and well water supply would be sufficient to accommodate the extra usage during the workshops.

Mr. Beckwith explained that not all of the classes would have the maximum twelve slots filled for every workshop. It depends on the time of the year. On average, there are usually five (5) clients in attendance.

Chairman LePage made the motion that Mr. Beckwith does not have to go through the full Site Plan Review Process. D. Harriman seconded the motion. The vote taken. The motion carried with the following conditions:

- * Mr. Beckwith must see the Code Enforcement Officer in order to have a building permit issued for the interior renovations.
- * Mr. Beckwith must bring evidence to the Code Enforcement Officer that the existing septic system and well water supply will accommodate the additional usage during the workshops
- * Mr. Beckwith was instructed that if he were to have a permanent sign then he would have to see the Code Enforcement Officer for a permit.
- * Mr. Beckwith will need to come back before the Board if any changes are to be made (ex. creating a parking area)

Tillman Estes – 106 Sewell Shores Road – Best Possible Location: Not in attendance

Harvey King – SPR – Pottery Sales: Mr. King proposed to the Board selling his wife's pottery out of a small 14x14 building. The building would have screened windows and would sit upon cement blocks/pad. There would be no electricity or running water. There would not be any means of heat for it would only be open for approximately six (6) months out of the year. There would be a sign on Route 202 through the State as well as a small sign on the building itself. The "parking area" would accommodate possibly three (3) cars. The building would be located on Kathleen's mother's property. Access from the road, the driveway, would be an old logging road.

Vice-Chair O'Brien requested written permission from the property owner, apply for a road entrance permit through the Road Commissioner as well as apply for a sign permit through the Code Enforcement Officer.

Chairman LePage made the motion that this project does not have to go through a complete Site Plan Review process with the following conditions:

- Written permission from the landowner is submitted
- A sign permit must be issued by the Code Enforcement Officer
- A road entrance permit must be issued by the Road Commissioner

D. Harriman seconded the motion. The vote was taken. The motion carried.

John Corliss – Subdivision Regulation questions – Fire Suppression – number of lots:

Will discuss at next meeting

Jazmine Delisle – Jazmine approached the Board in regard to a proposed one (1) chair hair salon out of her home. Jazmine has contacted the Board of Cosmetology to ensure she would be in compliance with their guidelines.

An interior wall in her mudroom would be moved four (4) feet and two (2) utility closets would be created. The existing water supply and septic system would be utilized. The current parking area is sufficient to accommodate the one (1) chair salon. Vice-Chair O'Brien made the motion that the project did not have to go through the complete Site Plan Review Process with the following conditions:

- A building permit must be issued by the Code Enforcement Officer
 - A sign permit would need to be issued from the Code Enforcement Officer
- D. Harriman seconded the motion. The vote was taken. The motion carried.

Minutes:

The Board reviewed and approved the minutes of 4/20/2020, 04/27/2020 and 5/4/2020.

Other Business:

- The minutes from March 2, 2020 were approved but not signed
- FFCL for Bonsaint – 260 Sewell Shores Road was reviewed, approved and signed with minor change.
- 50 Dolby Road – referred by Code Enforcement Officer in regard to issuing a building permit. This would need to come before the Board for review/best possible location
- Jeremy Bradshaw – Subdivision Regulation questions in regard to bringing a private road to Town standards if a subdivision were to be created. This is an existing private road, not a ROW with houses.
- Vice-Chair O'Brien feels that bringing the private road to Town standards on Allen Hall Road, located off of Poplar Hill Road to the entrance of the proposed subdivision is required. Vice-Chair O'Brien recommended that a road maintenance agreement be put into place.
- The project will need to adhere to all other Subdivision Regulations such as fire suppression measures, adequate turn around area for Fire/EMS vehicles, etc..
- Chairman LePage and D. Harriman agree that the road would not have to be brought to Town standards. It will need to be clear that this will not be accepted as a Town Road.
- Mr. Bradshaw stated that the property is approximately eight (8) acres and has approximately six-hundred (600) feet of road frontage.
- The next Planning Board meeting is scheduled for July 6, 2020.

Vice-Chair O'Brien made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:20 pm.