

**Lebanon, Maine Planning Board
Planning Board Public Hearing/ Regular Meeting -Minutes
Wednesday, June 22, 2022**

Members Present

A. LePage – Chairman

D. Wilson – Vice-Chair

L. Bragg

A. Bridges

Others Present

Dana Libby

Eric Bergendahl

John

Ken King

Jeff Love

Glenn Griswold

Mike Taatjes

John Prince

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

Pledge of Allegiance

L. Bragg made the motion to open the Public Hearing for Eric Bergendahl – 270 Carl Broggi Highway. The motion was seconded by A. Bridges. The vote was taken the motion carried. The Public Hearing opened at 6:02 pm

Public Hearing – Eric Bergendahl – 270 Carl Broggi Highway –

Mr. Libby who is representing Mr. Bergendahl presented the site plan to those in attendance. Currently there are two (2) buildings on site which are connected. The proposal is to add a third building, which will be connected to the two (2) existing buildings on site. The entrance is currently of Carl Broggi Highway and will not change.

L. Bragg made the motion to close the Public Hearing. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0 The Public Hearing was closed at 6:12 pm.

L. Bragg made the motion to continue the regular meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. The meeting reconvened at 6:12 pm.

Eric Bergendahl – 270 Carl Broggi Highway –

Mr. Libby submitted a revised application packet to the Board and presented the site plan. Chairman LePage inquired whether they planned to place the condensers in front, outback, on the sides of or on the roof. It was requested that they be screened so they are not visible. The Board went through the required criteria and determined that the following still needed to be placed on the plan; the well, septic placement, dumpster as well as a stop sign. These were hand drawn. Question of whether the size of the septic system and where the field was placed was discussed. A septic design was unable to be obtained. Mr. Bergendahl stated that an

inspection was done, which was fine and he would make sure that the report was submitted to the Board tomorrow.

L. Bragg made the motion to accept the plan of Nature's Bounty, LLC at 270 Carl Broggi Highway with the following conditions; there be fencing and/or screening on the condensers, the dumpster must be enclosed by a fence such as stockade or chain-link with privacy slats, the septic system inspection report, and if needed by the Registry, the dumpster, well, fencing, septic be added to the plan by Mr. Libby. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Dana Libby/Kenneth King – SUB REV – Caroline's Way

A Site Visit was scheduled for Thursday, June 17, 2022 and due to there not being a quorum, was rescheduled for Thursday, June 23, 2022. Access to the property is an easement which is paved or to Town standards. Mr. Prince an abutter has concerns in regard to the easement which he and Mr. King currently use and maintain as well as the placement of a dock on the water. These are civil issues which the Town would not make decisions.

Brian Wolfinger – SPR MLR – 97 New Bridge Road

Not in attendance – Rescheduled Site Visit for Thursday, June 28, 2022 at 6:30 pm. Land Use Clerk to contact Mr. Wolfinger to confirm.

Eddie Bruedle – SPR – Zeke's Way

Not in attendance

Allyn Gee – SPR MLR – 1674 Carl Broggi Highway

Not in attendance, rescheduled for 07/05/2022

Jeff Love – SLZ BPL – 118 Rocky Cove Road

Mr. Love has an existing shed on blocks, located at 118 Rocky Cove Road which is in disrepair. He is looking to replace the existing shed with a pre-built shed which would be larger than the existing shed. The property is a non-conforming lot of record. A Site Visit was scheduled for Thursday, June 28, 2022 at 7:00 pm. Mr. Love is unable to attend the visit, however gave the Board permission to be on the property.

Glenn Griswold – Mike Taatjes – SLZ BPL – Sewell Shores Road

Mr. Griswold approached the Board in regard to a proposed twenty-six-foot (26') by forty-eight-foot (48') dwelling with a drive under garage, to be constructed on a vacant piece of property located on Sewell Shores Road. The allowable area for construction is minimal, with ten-foot (10') sideline setbacks. The proposed twenty-foot (20') set back from the road, would bring the proposed structure seventy-five feet (75') from the high-water line, with the exception of one corner, which would be located seventy-four feet two inches (74.2') from the high-water line. The lot coverage will be thirteen (13) percent which also includes the driveway. The driveway is existing and will need be an easement from the abutter, which are his parents. The elevation is 422 and the dwelling would sit one foot (1') above the high-water line. A permit by rule will be obtained from the State for the removal of trees and the filling of more than ten (10) yards of earth. Retaining walls are also proposed for the project and sit close to the property lines. They will be approximately three, (3') to three and one-half feet (3 1/2') in height. The Board is requesting that Jeff Kalinich with the State be contacted and asked the following questions; is the height determined by the existing grade or the final grade, what is considered a "low" retaining wall, would the lot that abuts the property in which the driveway will need an easement also need to be reviewed. A Site Visit was scheduled for Thursday, July 7, 2022 at 6:30 pm.

The motion to accept the minutes of the Site Plan Visit on Tuesday, May 24, 2022 was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion to accept the minutes of the Public Hearing and Regular Minutes of Tuesday, June 7, 2022 was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for Fielding's Oil and Propane on Carl Broggi Highway was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for the craft shop of Roy and Diane Pitman of 444 Little River Road was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for the solar facility by Glenn Carter was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The motion to accept the Findings of Fact Conclusions of Law for Nathan Dowling/NYTE Walk was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

The Land Use Clerk is to contact the Registry of deeds in regard to the recording of Site Plans.

L. Bragg made the motion to adjourn. The motion was seconded by Vice-Chair Wilson. The vote was taken. The motion carried. 4-0 The meeting adjourned at 9:00 pm.

Note:

The Planning Board follows the Site Plan Review Ordinance criteria which was enacted on Tuesday, November 6, 2018. Additional requirements, restrictions and/or criteria in regard to other Town Ordinance, State laws and or licensing are the responsibility of the applicant to research, apply for and obtain. The Planning Board does not review or approve any of the criteria/requirements or issue licenses, permits, etc. associated with marijuana businesses/establishments of any kind.