





**Lebanon, Maine Planning Board
Planning Board Regular Meeting -Minutes
Tuesday, July 5, 2022**

Members Present

A. LePage – Chairman 

D. Wilson – Vice-Chair 

L. Bragg

A. Bridges 

Others Present

Stephen Nugent

David Martin

Roger Provencher

L. Bragg made the motion to open the meeting. The motion was seconded by Vice-Chair Wilson. The vote was taken, the motion carried. The meeting opened at 6:00 pm.

Pledge of Allegiance

This meeting being the first meeting in the new fiscal year, the Board elected a Chairman and Vice-Chairman. A. Bridges nominated current Chairman, LePage for Chairman. The motion was seconded by current Vice-Chairman Wilson. Current Chairman LePage accepted the nomination. The vote was taken. The motion carried. Vice-Chairman Wilson, L. Bragg and A. Bridges voted in favor. Chairman-LePage abstained from the vote. A. LePage will serve as Chairman of the Planning Board for the 2022-2023 fiscal year.

L. Bragg nominated current Vice-Chairman, Wilson for Vice-Chairman. The motion was seconded by A. Bridges. Current Vice-Chairman Wilson accepted the nomination. The vote was taken. The motion carried. Chairman LePage, L. Bragg and A. Bridges voted in favor. Vice-Chairman Wilson abstained from the vote. D. Wilson will serve as Vice-Chairman of the Planning Board for the 2022-2023 fiscal year.

Jeff Love – SLZ BPL – 118 Rocky Cove Road

(Mr. Love was not in attendance, and was watching the meeting on the Town Youtube channel) Mr. Love was referred to the Board by Code Enforcement Officer Salvatore in regard to the removal of an existing shed and the placement of a new one. A Site Visit took place 06/28/2022. The Board consulted with Jeff Kalinich with the State of Maine Department of Environmental Protection/Shoreland Zone about the proposed expansion of the shed, which Mr. Love cannot for it is less than 25' from the water line. No trees are being removed. The Board discussed the dimensions of the existing shed. The new shed cannot exceed must the following dimensions: 9'3" length, 8'6" width (78'6" sq ft.) 8'9" in height. It must be in the same place.

L. Bragg made the motion to approve Jeff Love of 118 Rocky Cove Road to replace the shed measuring 9' 3", 8'6" and 8'9" from ground to peak. The motion was seconded by Vice-Chair Wilson adding to the motion that it must be the same size and the in the same location. The vote was taken and the vote carried. 4-0 Mr. Love it to obtain a demo and building permit as well as any other permits needed from the Code Enforcement Officer. Mr. Love is also responsible to obtain any other permits that may be required by

Allyn Gee – SPR MLR – Not in attendance

Roger Provencher – SPR –

Mr. Provencher approached the Board in regard to a piece of land that he would like to split. The property currently serves as both an Automotive sales & service and Towing company. The proposal is to split the lot

into two. One would be 2.43 acres and will remain as the business, which Mr. Provencher is planning on selling. The other lot would be 2.30 acres and would serve as an impound lot. The newly created lot will have access (gravel driveway) off of Creamery Hill Road with the business continuing to have two access points off of Route 202/Carl Broggi Highway. There will not be a structure on the new lot. At this time there are no intentions of a sign. The site will not have power and will be fenced.

The Board reviewed the applicability criteria and determined that the project would fall under item four (4). The establishment of a new nonresidential use even if no buildings or structures are proposed, including uses such as gravel pits, golf courses, and other nonstructural nonresidential uses. L. Bragg made the motion that the proposed project be considered a major Site Plan Review. A. Bridges seconded the motion. The vote was taken. The motion carried. 4-0

Mr. Provencher was given a Site Plan Review application. An erosion control plan, grading plan need to be on the plan as well as the fencing. Applicant must contact the Road Commissioner for a Road Entrance application. A site visit was scheduled for July 7, 2022 at 7:30 pm. Mr. Provencher will submit the application with the \$250.00 fee prior to the site visit.

David Martin – 34 Dolby Road – SLZ BPL –

Mr. Martin approached the Board in regard to constructing a garage on his property on Dolby Road. Currently there is a shed. Mr. Martin has two pieces of property one of which is on the other side of Dolby Road. This is the lot he is proposing to build on. Question of whether or not these properties should be considered as one (1) or two (2) lots was brought up. The Land Use Clerk will reach out to Mr. O'Donnell, the Town's Assessor for input. The proposed location of the garage is approximately 150' from the water. The electric company has already removed dead, damaged and or nuisance trees from the property.

Mr. Martin was instructed to have a plan drawn showing the 100-year high water mark delineated in twenty-five-foot (25') sections. Once a plan has been completed and submitted, the Board will set up a Site Visit.

Mr. Martin also inquired about an access ramp and if this would be considered a separate project. The Board instructed Mr. Martin to place the proposed access ramp on the plan for review.

Mr. Martin brought a \$50.00 Check for the Shoreland Zoning application. I returned the check stating that once a complete application has been submitted, the fee can be paid at that time.

Other Business:

The Board discussed the septic inspection report which was submitted by Mr. Bergendahl (270 Carl Broggi Highway). There were concerns in regard cracked and broken pipes, the distribution box was missing, the exact location of the leach field was unknown as well as other observations that the inspector had submitted. The Board felt that this information should be given to the Code Enforcement Officer to review for direction/guidance of whether or not Code Enforcement should reach out to Mr. Bergendahl or the Planning Board.

L. Bragg made the motion to accept the minutes of 05/16/2022. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried 4-0.

L. Bragg made the motion to accept the 06/23/2022 site visit minutes. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

L. Bragg made the motion to accept the 06/28/2022 minutes. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to accept the G&G Subdivision plan as written. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0 Plans were signed and the applicant will return a signed recorded copy to the Planning Board.

Vice-Chairman Wilson made the motion to allow moving forward with the rustic cabins that have been pre-approved by the Code Enforcement Officer and the Department of Environmental Protection. The KOA campground additionally needs to add twenty-five-foot (25') increments within the 100-year high water mark

as well as wetlands. Chairman LePage added a motion that Mr. Huppe must return to the Planning Board in thirty (30) days or the next Planning Board meeting with either a revised plan or he may update the Land Use Clerk with a time frame. The motion also included the approval to move forward with upgrading transient sites to sites with deluxe cabins. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

L. Bragg made the motion to go into Executive Session pursuant to M.R.S.A. 405(6)(A) at 8:02 pm. The motion was seconded by A. Bridges. The Vote was taken. The motion carried. 4-0

L. Bragg made the motion to exit Executive Session at 8:20 pm. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 4-0

Chairman LePage had heard concerns of water runoff on Dixon Road towards Shapleigh Road and questioned whether or not the level spreaders on lots one (1) and two (2) in the Dixon Overlook subdivision were in place.

A. Bridges made the motion to adjourn. The motion was seconded by L. Bragg. The vote was taken. The motion carried. The meeting adjourned at 8:25 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.