





**Lebanon, Maine Planning Board
Regular Planning Board Meeting Minutes
Monday July 6, 2020**

Members Present

 A. LePage - Chairman
 S. O'Brien - Vice-Chair
 D. Harriman
 Bettie Harris-Howard

Others Present

John Corliss
Alden Small
Steve Brown

D. Harriman made a motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion passed. The meeting opened at 6:03 pm.

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

John Corliss – Blue Rose Lane – Mr. Corliss addressed the Board in regard to building another duplex off of Blue Rose Lane, located on Map U5 Lot 3, where he currently has two other duplexes. Mr. Corliss asked if the new duplex would constitute a subdivision and would have to adhere to the fire suppression criteria stated in the Subdivision Regulations Guide. Technically the second duplex constitute a subdivision for each dwelling unit is considered, therefore Mr. Corliss has had four (4) dwellings within a five (5) year period and should have been subject to Planning Board review as a major subdivision. He is proposing to extend the road and create a cul-de-sac. Mr. Corliss is questioning if he waits the five (5) years if that would alleviate the requirement to go through the Planning Board review process. The Board will revisit this at the August 3, 2020 meeting.

John Corliss, Alden Small & Steven Brown - Subdivision Regulation - Fire Suppression:

Mr. Corliss questioned the regulation that any subdivision both minor and major had to have sprinklers for fire suppression. A copy of Article XI – Performance Standards in the Subdivision Regulations Guide was emailed to Mr. Corliss prior to the meeting and copies were offered at the meeting for review.

The Planning Board was asked if they could change/revise the fire suppression guidelines in the Subdivision Regulations. The Board feels these standards are mandated by the Fire Department and that the Planning Board does not have the authority to change/edit this criteria. The Board will revisit this at the August 3, 2020 meeting.

Minutes:

The Board reviewed and approved the minutes of 5/18/2020 and 6/1/2020

Other Business: The Board reviewed/approved and signed the following Findings of Fact Conclusions of Law:

Patrick Holtby – “It’s a Wrap”

Harvey King – Pottery/Craft

Steve Beckwith – Nature Guide Workshops

Jazmine Delisle – In-home salon

Mel Warren – Minors restaurant – creating an additional rental area for CBD business

Lebanon KOA – Mini-golf renovations

Lebanon KOA – Rope Adventure Course

In regard to Findings of Fact and Conclusions of Law, the FFCL will be for the Planning Board files and the applicants would receive a notice stating the approval or denial of the project.

Discussion of Subdivision Regulation Guide revisions to be placed on the agenda for the August 3, 2020.

The positions of Chairman and Vice-Chairman were up for renewal.

D. Harriman nominated A. LePage as Chairman. B. Harris-Howard seconded the nomination. A. LePage accepted the nomination as Chairman.

D. Harriman nominated S. O’Brien as Vice-Chairman. B. Harris-Howard seconded the nomination. S. O’Brien accepted the nomination for Vice-Chair.

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:30 pm.