






**Lebanon, Maine Planning Board**  
**Regular, Meeting Minutes**  
**Monday, July 10, 2023**

Members Present

A. LePage, Chairman   
Mr. D. Wilson, Vice-Chairman   
L. Bragg - Not in attendance, excused  
A. Bridges   
S. Nugent, Alternate   
M. Kennedy 

Others Present

Geoff Aleva, Civil Consultants  
Heather Droesch  
Rebecca Watkins  
Deneen Cipriani  
Stacey Athanasian  
Carrie Powers  
Ty Powers  
Tony Basso

L. Bragg was not in attendance this evening.

A. Bridges made the motion to open the meeting. The motion was seconded by D. Wilson. The vote was taken. The motion carried. 4-0

Vice-Chairman Wilson made the motion to for S. Nugent to be a full voting member for this meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

**Pledge of Allegiance**

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

Mr. Aleva presented the Board with a revised application as well as revised plans. The lot coverage has been reduced to just under 19% where it was originally over the allowed 20% coverage and the structure was moved further back from the water as well. The original application proposed an accessory dwelling unit above the garage for a family member. This was removed, for accessory dwelling units are not permitted within the Shoreland Zone per State guidelines, however, that was missed on the application. This was stricken from item 15 on the application and initialed by Geoff Aleva.

Vice-Chairman Wilson made the motion to accept the revised application as complete, which is removing the dwelling unit for a family member. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion to accept the proposed development for 82 Sewell Shores Road, for Carrie Powers. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0

**Paul Morrisette/Bruce Marshall – Site Plan Review/Shoreland Zoning – 1716 Carl Broggi Hwy:**

Tony Basso presented a sketch plan to the Board with additional information from a previous meeting. The current lot coverage is 33,000 sq ft, the proposed lot coverage is 31,200 sq ft. A stormwater treatment system has been sized and the system is proposed to be under the parking area. The proposed system is the Storm-tech SC740 which will consist of 45 chambers surrounded in crushed stone for filtration. A maintenance schedule will be included in the official submission and will be a part of the approval. The parking area will need to be swept quarterly so the system doesn't clog. A pressure hose will be used to clean and remove debris at least once a year. There will be a maintenance log on site which can be inspected at any time. The septic was designed for a restaurant which requires a much bigger system than

what will be utilized with the proposed structure, however, it is proposed that a chamber may be removed from the system for the system will be much to close to the proposed structure. Mr. Basso asked the Board if they thought the process was moving in the right direction. He realizes that there are many aspects to this project and they are nowhere near close to submitting a plan. He would like to move forward in contacting the Maine Department of Transportation in regard to the entrances and the Maine Department of Environmental Protection. The Board was in agreement.

**Rebecca Watkins – Shoreland Zoning – After the Fact Permit – 152 Indian Lake Drive – U10-31:**

Rebecca came before the Board and presented an application for a shed which is being utilized as a bunk house. Ms. Watkins went to apply for an after the fact building permit, which was denied and referred to the Planning Board due to the property being within the Shoreland Zone.

The 200 square foot shed sits back over 50' from the road and over 100' from the water. The total lot coverage including the 200 square foot shed, equals 15.0 percent.

M. Kennedy made the motion to allow Ms. Watkins to apply for her after the fact permit for a 200 square foot yard shed with the condition that in the Facts and Findings that the 200 square foot yard shed is not included in the overall calculations of the impervious surface. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0

A. Bridges made the motion to accept the application for Rebecca Watkins, 152 Indian Lake Drive as complete. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion to accept the meeting minutes of June 20, 2023 as written. 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 site visit minutes of July 6, 2023 as written. The motion was seconded by M. Kennedy. The vote was taken. The motion carried. 3 in favor, 2 abstentions

The motion to adjourn was made by A. Bridges. The motion was seconded by S. Nugent. The vote was taken. The motion carried. 5-0 7:05pm