



**Lebanon, Maine Planning Board
Planning Board Regular Meeting -Minutes
Monday, July 18, 2022**

Members Present

Others Present

 A. LePage – Chairman

 D. Wilson – Vice-Chair

L. Bragg

 A. Bridges

Dana Libby

Roger Provencher

Suzanne McKechnie

David Martin

Glenn Griswold

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken, the motion carried. The meeting opened at 6:00 pm.

Pledge of Allegiance

Roger Provencher – Site Plan Review – Impound Lot

Dana Libby submitted revised plans to the Board for Mr. Provencher with the revisions requested at the Site Visit which consisted of; the placement of the dumpster and fencing, an erosion control plan, setbacks from wetlands, the two entrances and the type and amount of the fill to be used. Mr. Provencher also submitted a grading plan from Stuart, Torno & Stuart who will be performing the site work. An address will need to be issued so people know where to pick up their vehicles.

The Board went through the check list. Vice-Chair Wilson made the motion to accept the plan from ACP Realty set forth they must meet conditions of the dumpster on site, fencing and the crushed gravel to meet standards. The motion was seconded by L. Bragg. The vote was taken. The motion carried 4-0

Vice-Chairman Wilson made the motion to rescind the previous motion. The motion was seconded by L. Bragg. The vote was taken. The vote carried. 4-0

Vice-Chairman Wilson made the motion to accept ACP Realty, LLC with conditions set forth that fence, dumpster, crushed gravel to meet standards additionally to include the grading plan. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

David Martin – Best Possible Location/Shoreland Zone – 34 Dolby Road

Mr. Martin approached the Board in regards to building a garage. The property listed as two separate lots on the tax map U17 lots 13& 13A. The Board had the question if these are considered one (1) lot or two (2) as far as lot coverage for one (1) which is on the water with the other set back from the water approximately 150 feet. In order to move forward, the Board must have a plan showing the 100-year highwater mark delineated in 25' sections. Mr. Martin has called a company and has been placed on a waiting list. Currently they are approximately eight (8) weeks out. Once the initial workshop has taken place and a plan has been submitted to the Board, a Site Visit will be scheduled and the review will move forward.

Glenn Griswold – Taatjes – Best Possible Location/Shoreland Zone – Map U21 Lot 15

Mr. Griswold presented a revised plan with minor changes which consisted of additional information on the removal and replanting of the trees on site and an additional page, page five (5) with the side view of the proposed dwelling. Chairman LePage stated that the Board had received some answers from Jeff Kalinich, however, we were still waiting on a reply from Southern Maine Planning Department Commission in regard to the easement. If the retaining walls are not needed for erosion control, they will count as lot coverage and must meet current setbacks. If the retaining walls are twenty-four inches or less, then they do not have to meet the setbacks and will not be counted towards lot coverage. Mr. Griswold mentioned that perhaps the walls could be a series between a foot and two feet. Chairman LePage brought the conversation to the question of where the height of the structure would be measured from. Jeff Kalinich from the State, replied to an email that the mean would be measured from the original grade, to which Mr. Griswold acknowledged. Chairman LePage continued that measurement was taken from the midpoint of the structure and you determine your twenty-five-foot height from there. There was much discussion on determining the height and what was allowed. The height cannot be measured from the road side, it must be measured from the water side. The height of the proposed dwelling is to thirty-four feet. Mr. Griswold stated that he would need to bring the height down approximately six feet. He then stated that he received an email last year or the year before, that says the measurement is at mid-point. Chairman LePage replied that it needed to be clarified and the measurement is from the existing grade. An email will be sent to Jeff Kalinich, the Assistant Shoreland Zone Coordinator with the State to clarify the height allowed.

The motion to accept the FFCL for 118 Rocky Cove Road, Jeff Love was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

L. Bragg made the motion to adjourn. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried. 4-0 The meeting adjourned at 7:00 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.