






Lebanon, Maine Planning Board
Meeting Minutes
Monday, August 7, 2023

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
L. Bragg
A. Bridges 
M. Kennedy 
S. Nugent, Alternate 

Others Present

Colleen Fleming
Mariner Fleming
Glenn Griswold
Jeff Gallant
Steve Serewicz
Alan Walsh

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 The meeting opened at 6:00 pm.

Pledge of Allegiance

Glenn Griswold/Colleen Fleming – Best Possible Location, Champion Street – Map U11 Lot 9

Mr. Griswold presented a revised plan to the Board. The new proposal is for a home with breezeway and garage. The majority of the proposed structure will fall outside of the 100-foot mark. Discussion on erosion control, existing drainage issues, potential additional drainage issues and the location of the Town of Milton water lines, as well as culvert placement took place. Mr. Serewicz and Mr. Gallant who abut the property are concerned with the potential for additional drainage issues. Currently water already diverts to their properties and they are worried that the runoff will be even more with the proposed structure. Mr. Serewicz has concerns that during construction, heavy equipment may go over his leach field. There will be silt fencing around the site so there will be a visual for the contractors to go by. Mrs. Fleming stated that they will be leaving a portion of the parking area with the stairs so Mr. Serewicz may continue to park his vehicles. It was proposed to remove the breezeway which would bring the structure completely behind the 100-foot mark. A drainage plan will be drafted.

Steve Serewicz – Shoreland Zone – Best Possible Location, 133 Champion Street - Map U11 Lot 8:

Mr. Serewicz came back before he Board in regard to the Best Possible location of proposed expansion of a shed. He had met with Code Enforcement Officer and explained once the area was staked out, the location was not ideal for the delivery of the shed. He would like to propose a different location to place the shed. The Board scheduled a second Site Visit for Monday, August 14, 2023 at 8:00 am in order for the Board to measure and view a different proposed location for the shed.

Alan Walsh – Subdivision Questions – Mr. Walsh came before the Board in regard to a piece of property on Bakers Grant Road. He inquired about subdividing the parcel, creating a road, and changing the address for the existing home on the property to the private road in order to achieve road frontage. Mr. Walsh will come before the Board when there is something more substantial to present.

Vice-Chairman Wilson made the motion to approve the Monday, July 10, 2023 meeting minutes as written. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5 in favor with 1 abstention

Vice-Chairman Wilson made the motion to approve the meeting minutes of Monday, July 17, 2023 as written. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 5-0

Vice-Chairman Wilson made the motion to approve the Thursday, July 27, 2023 Site Visit minutes as written. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4 in favor 1 abstentions

Vice-Chairman Wilson made the motion to approve the Findings of Fact Conclusion of Law for Carrie Powers as written. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4 in favor -1 abstention

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 5-0 8:00 pm