



**Lebanon, Maine Planning Board
Planning Board Regular Meeting Minutes
Monday, August 15, 2022**

Members Present

A. LePage – Chairman 

D. Wilson – Vice-Chair 

A. Bridges 

Others Present

James DuPrie

Jessie L. Krall

Gary Taylor

Lisa Thompson

John Hutchins

A. Bridges 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 6:02 pm.

Pledge of Allegiance

Darrell Detour – Boundary line Adjustment – Pine Ridge Farm Subdivision – rescheduled for 08/29/2022

John Hutchins – Lisa Thompson – Little River Road – Minor Subdivision - Map R01 Lot 20-A

Mr. Hutchins presented revised plans to the Board. Wells, ten (10) foot easement to the cemetery and a lot line adjustment have been added to the plan. A. Bridges made a motion to waive the requirement for a High Intensity Soil Survey. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

The waiver must be placed on the final plan. Vice-Chairman Wilson made the motion that the Wilder Acres application was complete. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0 Discussion of placing the right of way to the cemetery in the deed for that lot took place.

The applicant stated that as far as she is aware, there is no surviving family.

Discussion Fire Suppression and the options took place. The applicant is aware that fire ponds, cisterns or sprinklers are noted as options in the Subdivision Regulations. A video of the road will need to be taken before construction begins and after the project is completed. A Public Hearing was scheduled for Monday, August 29, 2022 at 6:00 pm.

Allyn Gee – Site Plan Review – Marijuana License Requirement – rescheduled for 08/29/2022

Jessie L. Krall/Gary Taylor – Revision Paul Howard Subdivision – Boundary line adjustment

Jessie Krall an attorney from Sanford came before the Board in regard to a revision to a subdivision which never came before the Planning Board. The property is under contract and a lot line revision within the Paul Howard subdivision was never brought before the Planning Board.

The lot line adjustment is between Frank Miller and Gary Taylor. When Mr. Taylor purchased the property the gazebo and driveway encroached upon Mr. Miller's property. Mr. Miller and Mr. Taylor had the lot line adjustment professionally surveyed and recorded with the Registry of Deeds. This was a .16-acre transfer of

property. An application for a Subdivision Revision was presented. Mrs. Krall signed the application as agent for Frank Miller, who was not present. The application was updated with Mr. Taylors name and signature. A request for the Public Hearing to be waived was made.

Vice-Chairman Wilson made the motion to accept the application for Gary Taylor as complete. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

Vice-Chairman Wilson made the motion to waive the application fee. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

Vice-Chairman Wilson made the motion to accept the lot line adjustment for the Paul Howard Subdivision dated 04/13/1988 for Gary Taylor. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

Mrs. Krall will need a notarized letter for Pat Thornton with Phoenix Title, stating that the Planning Board accepted the lot line adjustment. Chairman LePage stated that they will receive a Findings of Fact. Discussion took place in regard to when a letter can be drafted, reviewed and signed before the next meeting. A letter will be drafted and reviewed for Chairman LePage to sign and have notarized.

James DuPrie – Site Plan Review Ordinance discussion

Much discussion took place in regard to the Site Plan Review Ordinance requirements and the recording of plans at the Registry of Deeds. Should the Ordinance be amended, if so, should it be placed on the November or June Ballot? The Board felt that if it were to be amended, then the June Ballot would be best ensuring the correct wording of any changes.

A. Bridges made the motion to accept the Findings of Fact Conclusion of Law for Eric Bergendahl, Nature's Bounty. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried. 3-0

Vice-Chairman Wilson made the motion to accept the Findings of Fact Conclusions of Law for Eric Flynn, North Country Cannabis. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

Vice-Chairman Wilson made the motion to accept the De Minimus Change application for Eric Flynn, North Country Cannabis. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

A. Bridges made the motion to accept the minutes from July 18, 2022. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

A. Bridges made the motion to accept the site visit minutes from July 7, 2022. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

Vice-Chairman Wilson made the motion to extend the site plan approval for Lebanon West Lebanon Solar 1, LLC for six (6) months from the expiration date of October 4, 2022. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 3-0

A. Bridges made the motion to adjourn. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. The meeting adjourned at 8:21 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.