

Lebanon, Maine Planning Board Regular Meeting Minutes

Monday August 26, 2019

Members Present

S. O'Brien – Chairman *SO*
A. LePage – Vice-Chair *AL*
D. Harriman *DH*
B. Harris-Howard *BH*
A. Culver *AC*

Others Present

James Duprie
Dana Coull

D. Harriman made the motion to open the meeting. Vice-Chair LePage seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:05 pm.

Chairman O'Brien introduced James Duprie to the Board. James is considering becoming an Alternate Board member. James was invited to attend tonight to get a better perspective of the workings of the Planning Board. Chairman O'Brien explained that James is not a member of the Planning Board, however he was welcome to ask questions and offer input if he wishes. Mr. Duprie was invited to sit at the table with the Board.

As the Board continues to receive more Site Plan Review applications and or inquiries the topic of what actually qualifies or triggers a Site Plan Review to be submitted to the Planning Board. It was mentioned that perhaps only certain businesses are required to come before the Board. The majority of the Board voiced that they felt ALL businesses and or changes of use come before the Board and at that time, it will be decided if the applicant will need to go through the complete. Site Plan Review process.

Some proposals are quite clear that they should come before the Planning Board such as the Fielding's Oil Depot project or an assisted living facility for example.

An example which was given was should all daycares go through Site Plan Review. It was discussed that it would depend if it were an in-home daycare or "commercial" daycare. If it were an in-home daycare, would there be changes to the structure, parking, utilities, etc. There are too many variables and therefore to be consistent all potential businesses and or change of use should go through the Site Plan Review process and it will be determined on a case by case basis, such as having a 12x12 shed with a small parking area for 2 or 3 cars for the sale of various artisan items. This would still need to come before the Board to determine if it should go through the Site Plan Review Process.

Vice-Chair LePage made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion passed. The meeting closed at 7:00 pm.