





Lebanon, Maine Planning Board Regular Meeting Minutes

Monday September 9, 2019

Members Present

A. LePage – Vice-Chair 
D. Harriman 
B. Harris-Howard 
A. Culver 

Others Present

Dana Coull
Marc Delisle
Paul Delisle
Jody Ameden
Joseph Whipple
Danny Bouzianis
Megan Ward
Mike Gotto
James Duprie

D. Harriman made the motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting opened at 6:00 pm.

Chairman O'Brien is not in attendance tonight, therefore the first agenda item: Officer Positions/Vote new member(s) will be rescheduled.

Harvey King was not in attendance tonight to present a Site Plan Review for a small artisan shop on his property.

Mr. Whipple came before the Board for a Site Plan Review workshop. Mr. Whipple is proposing an in-home computer repair business. This would not be a store. B. Harris-Howard made the motion that Mr. Whipple does not have to go through the Site Plan Review process. The vote was taken. The motion carried. Mr. Whipple will submit a drawing of the proposed sign.

Mike Gotto a representative of Fielding's Oil, along with Jody Ameden addressed the Board in regard to the proposed oil/propane depot to be located off of Carl Broggi Hwy, Route 202. The Board reviewed the materials which were provided. Questions of does the company own the existing home which is set back from the street, will this be a shared driveway or will an additional entrance/exit be created, does the company own the driveway/ROW and is there an easement to the home out in the back were asked as well as many others. Vice-Chairman LePage feels that the Fire Chief needs to be involved to discuss Fire Safety concerns. Jody Ameden is the contact handling the propane aspect of this project. At this time, she does not have any additional information to submit or offer to the Board. Vice-Chair LePage inquired about noise and if the trucks would be filling at night. Mr. Gotto stated that there or no motors or pumps that would make noise. More questions about lighting, parking, the fire pond as well as many others were brought up. It was decided that the Board would hold a Site Review on Friday, September 20, 2019 with Mr. Gotto to get a better idea of the layout of the project.

Danny Bouzianis approached the Board in regard to "Phase II" of the Lebanon Crossing project located on Carl Broggi Hwy, Route 202. The Board discussed the project briefly and requested that Mr. Bouzianis attend the next meeting which will be held on September 23, 2019 with a Site Plan Review application.

Delisle/Ridgewood Drive – Mr. Delisle was referred to the Planning board from the Code Enforcement Office in regard to a property he is considering to purchase which currently has a foundation which was poured in 2007. The current owner/contractor had submitted a building permit application which was denied. An application, professionally surveyed plot plan delineating the 100 year flood zone in 25' increments and the placement of structures, wells and or septic if present and other supporting documentation in regard to this property would need to be submitted in order for the Planning Board to review this matter further.

Megan Ward, a resident of Sanford, asked to address the Board in regard to the event that took place over the weekend at the 4x4 Proving Grounds. Ms. Ward asked how they obtained a permit to hold such an event, the noise was unbelievable. It was explained that the Planning Board is not involved in the process of reviewing/approving Mass Gathering or Special Amusement permits. It was suggested that she may want to contact the Selectboard Assistant to be placed on the agenda to address the Selectboard to express her concerns.

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion passed. The meeting closed at 8:00 pm.

Minutes were reviewed 1/6/20

A. LePage made the motion to accept with changes.

A. Culver seconded the motion

The vote was taken. The motion carried.