

Lebanon, Maine Planning Board Regular Meeting Minutes

Monday September 23, 2019

Members Present

A. LePage – Chairman
S. O'Brien – Vice-Chair
D. Harriman
B. Harris-Howard
A. Culver
J. Duprie – Alternate

Others Present

Lynne Park
Danny Bouzianis

D. Harriman made the motion to open the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. 6:10 pm

Chairman O'Brien explained that every year Officers are to be voted upon. Chairman O'Brien then made a motion for Vice-Chairman LePage to take position of Chairman. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

Vice-Chairman LePage made a motion for Chairman O'Brien to take the position of Vice-Chairman. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

Andy LePage is now the Planning Board Chairman and Sarah O'Brien is now the Vice-Chairman.

Danny Bouzianis addressed the Board with the "Phase II" proposal for Lebanon Crossing. Currently there is a Dunkin Donuts in operation. An additional two units were approved a couple of years ago. All Site Plan Review criteria has been met and all supporting documents are already on file. Engineered plans for the additional two units will be submitted to the Code Enforcement Office prior to any permits being issued. Vice-Chair O'Brien made the motion to approve the Site Plan Review application. D. Harriman seconded the motion. The vote was taken. The motion passed.

Chairman LePage asked if anyone would be offended if the Board heard the Site Plan Review proposal of Lynne Park prior to discussing the Fielding's Oil project. There were no objections. Lynne introduced herself and stated that the Code Enforcement Office referred her to come before the Planning Board for a Site Plan Review. Lynne is proposing using an existing barn and field as event venues. Lynne explained that she and her partner purchased the property from her partner's mother, who still resides there. The property is located across the street from the Tuck-a-way tree farm, which they also own.

Some questions that were asked and answered are as follows:

- What types of events would be held? Weddings, workshops, etc.
- Will there be parking areas created? Parking across the street at the Tree Farm can be utilized as well as the field in the back of the property.
- Will there be additional structures? No additional structures will be constructed, the property already has the residence, carriage house and barn.

- Will the weddings be held in the barn, would there be an issue with the septic system?
Events would be held in the barn however there would not be an impact on the septic system. It will be a part of the contract that a port-a-potty would be the renter's responsibility.

- Will the property be used as an overnight rental? At this time that is not an option for her partners mother resides in the home.

Vice-Chair O'Brien went through the criteria. Chairman LePage feels that this should be approved, with the condition that if there are to be any changes structurally or otherwise, for example decks or fencing that a full Site Plan Review will need to be completed. Vice-Chair O'Brien made a motion that this project does not have to go through a full Site Plan Review at this time, however if there are any changes in the future, a full Site Plan Review will be required. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

The Board continued to discuss the Fielding's Oil project. More questions arose in regard to fire prevention. Will the fire pond be adequate for the tanks and surrounding areas? Should there be guard rails along the road frontage in the event a car veers off of the road? What about snow storage? Will the site distance on Carl Broggi Hwy., Route 202, be maintained all year? Should an escrow account be requested and how much should be requested? Chairman LePage made a motion to table this discussion until a full set of plans is submitted along with fire safety protocol.

The Chairman Wilson of the Appeals Board has requested that the Planning Board review the appeal of Mark Sylvia that they had received in regard to building a home on a non-conforming lot in an approved subdivision. D. Harriman made the motion to accept the referral from the Appeals Board. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The Clerk will contact the applicant.

D. Harriman made the motion to adjourn the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. 8:20 pm

Minutes were reviewed 1/6/20

A. Culver made the motion to accept the minutes.

D. Harriman seconded the motion.

The vote was taken. The motion carried.