


**Lebanon, Maine Planning Board
Planning Board Site Visit Minutes
Saturday October 16, 2021**

Members Present

Others Present



A. LePage – Chairman

Jase Gregoire

Allyn Gee

B. Jancosko – Vice Chairman

Chase Gagnon

Mel Warren

D. Wilson

Ken Gagnon

Will Ryan

A. Bridges - Alternate

Dana Brearley

Tom Cusano

Paul Morrisette

8:00 am

Allyn Gee – Tri-Force Realty -1674/1676 Carl Broggi Highway – SPR – MLR

Mr. Gee reviewed the property with the Planning Board. The property will have 24-hour security coverage. There is an existing mobile home on the property where there will be two (2) guards stationed after hours. There will be a walk-up window in which the customer will show identification to confirm that they are at least 21 years of age. The front entrance to the building enters into a storage area and employee room. The merchandise will be located in the back of the building. The property will be fenced and the parking lot will be redone as well. The Board would like to see some sort of signage that there be no parking on Route 202, at least when they first open. The next Planning Board meeting is scheduled for Monday, October 25, 2021.

8:30 am

Mel Warren – 1718 Carl Broggi Highway – SPR – MLR

Ms. Warren and her business partners reviewed the property with the Planning Board. There will not be any changes in the parking area which can accommodate approximately thirty-five (35) vehicles. The kitchen has a separate entrance. The store entrance will be on the side of the building and will exit through the front. There is lighting around the premises. The next Planning Board meeting is scheduled for Monday, October 25, 2021.

9:00 am

Mel Warren – 1498 Carl Broggi Highway Unit B – SPR – MLR

Ms. Warren and her business partner reviewed the property with the Planning Board. This business will be located within the “Hometown Mobil” building, unit “B”. There is already a parking area established along with lighting and sign(s). Due to there being three (3) separate entrance/exit areas, the Planning Board is requesting a stop sign at each. The Planning Board suggested a “No Parking” sign be placed in front of the store. If a dumpster is needed, discussion that it will need to be enclosed took place. The next Planning Board meeting is scheduled for Monday, October 25, 2021.

9:30 am

Jase Gregoire, Chase Gagnon – Jim Grant Road R11-35 – Minor Subdivision

Mr. Gregoire reviewed the property with the Planning Board. There would be a "Private Drive", ROW which would service two (2), five (5) acre lots for single family dwellings off of Jim Grant Road. The remaining land will stay intact not to be further subdivided. Mr. Gregoire and Mr. Gagnon have spoken with Scott Gerrish the current Road Commissioner in regard to the entrance onto Jim Grant Road and that it would be a paved apron. There are wetlands, which have all been flagged and test pits have been completed. Discussion of a turn around area for Fire/EMS vehicles took place. The Fire Chief will be invited to the Monday, October 25, 2021 Planning Board meeting.

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 Ordinances, 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.