


**Lebanon, Maine Planning Board
Planning Board Public Hearing & Meeting Minutes
Monday November 1, 2021**

Members Present

Others Present

 A. LePage – Chairman

Bob & Sandy Ross

Will Ryan

B. Jancosko – Vice Chairman

Allyn Gee

Pam & Stan Henderson

 L. Bragg

Bill Chabot

Craig Holbrook

 D. Wilson

Melissa Warren

Eric Bergendahl

M. Walsworth – Alternate

Thomas Cusano

Scott Wallingford

A. Bridges - Alternate

Dana Brearley

Paul Morrissette

Allyn Gee/Tri-Force Realty

Vice-Chairman Jancosko made the motion to open the Public Hearing for Allyn Gee/Tri-Force Realty Allyn Gee/Tri-Force Realty for the property located at 1674/1676 Carl Broggi Highway, Route 202. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing opened at 5:40 pm. *The Public Hearing Allyn Gee was to start at 5:30 pm, however, there was not a quorum at that time.*

M. Walsworth asked if he may read a letter which was submitted by Mr. Gees legal counsel requesting that M. Walsworth recuse himself completely from the review. M. Walsworth stated to the Board that he feels there is no reason as to why he would need to recuse himself from the review. Chairman LePage asked Mr. Gee if he an objection to allowing him to remain at the table. Mr. Gee acknowledged that he did not have an issue and that M. Walsworth does not have to leave the table.

Mr. Gee gave an overview of the project along with the site plans. Mr. Gee will be improving the site by erecting a fence, repairing the parking area including sealcoating and lining and placing a stop sign at the property entrance/exit.

Public participation was opened. Mr. Henderson, an abutter inquired about a bright spotlight which is a nuisance. Mr. Gee offered to meet with Mr. Henderson and discuss the removal/placement of the light. Chairman LePage requested that there be temporary no parking signs on Carl Broggi Highway/Route 202, when the store first opens. Mr. Gee agreed. Mr. Henderson asked if the State would need to be contacted in regard to these signs for this is a State maintained road. Mr. Henderson also asked when this change would take place. Mr. Gee replied that if the project is approved tonight, then he will need to set up a meeting with the Selectboard.

Chairman LePage reiterated that the Planning Board does not review/approve any of the marijuana criteria/requirements or issue licensing.

Vice-Chairman Jancosko made the motion to close the Public Hearing for Allyn Gee/Tri-Force Realty. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing closed at 6:00 pm.

Mel Warren/ECC Lebanon

Vice-Chairman Jancosko made the motion to open the Public Hearing for Mel Warren/ECC Lebanon Retail for the property located at 1718 Carl Broggi Highway, Route 202 (formally known as Minors Restaurant and ice-cream bar, Good Vibes, Natural High and Naturally Holistic Wellness Center). The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing opened at 6:01 pm.

Ms. Warren presented the project to those in attendance. The building will have three (3) separate entrances into the building. There will be a side entrance on the left to the kitchen, front entrance as well as a side entrance on the right. The kitchen/manufacturing area and retail space will be completely different spaces.

Vice-Chairman Jancosko made the motion to close the Public Hearing for Mel Warren/ECC Lebanon Retail (formally known as Minors Restaurant and ice-cream bar and Natural High and Naturally Holistic Wellness Center). The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing closed at 6:20 pm.

Mel Warren/Natural High

Vice-Chairman Jancosko made the motion to open the Public Hearing for Mel Warren/Natural High at the property located at 1498 Carl Broggi Highway/Route 202, unit B. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing opened at 6:21 pm.

Ms. Warren presented the project to those in attendance. The retail store is to be located within the Hometown Mobile building. The space was previously utilized as a quilt shop. There will not be any construction involved. The applicant was instructed to have three (3) stop signs installed at each entrance/exit on the property. Eventually the front door will be replaced. Discussion of where employees will park took place. There will only be two employees. She is currently looking into the possibility of employees being able to park in the back of the building if need be. Lights are already in place and are motion activated. Mr. Holbrook, Great Brook Animal Care had several concerns which were addressed by Ms. Warren.

- Will there be additional run off or hazardous waste that flow into the brook.
 - No manufacturing and or processing will take place on site.
- Will there be noise associated with the opening of this establishment, will it have late hours
 - There should not be any additional noise with the opening of the store. Intentions are to stay in line with the Hometown mobile hours and will not be open past 11:00 pm.

Vice-Chairman Jancosko made the motion to close the Public Hearing for Mel Warren/ECC Lebanon Retail (formally known as Minors Restaurant and ice-cream bar and Natural High and Naturally Holistic Wellness Center). The motion was seconded by D. Wilson. The vote was taken. The motion carried. The Public Hearing closed at 6:40 pm.

Vice-Chair Jancosko made the motion to open the Planning Board meeting. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The meeting opened at 6:40 pm.

Allyn Gee/Tri-Force Realty – 1674/1676 Carl Broggi Highway, Route 202

Discussion of whether or not Alternate member M. Walsworth may remain at the table during discussion took place. Mr. Gee's attorney had previously written a letter requesting that Mr. Walsworth not participate in Mr. Gee's review due to a possible conflict of interest due to an injunction that he had filed with the Town. Mr. Walsworth is an Alternate member. There is a quorum so he would not be called upon for a vote. Chairman LePage asked Mr. Gee if he had any concerns with M. Walsworth not recusing himself and remaining at the table. Mr. Gee had no issue with this.

The Planning Board discussed the adequacy of the site during the Site Visit which took place on Saturday, October 16, 2021. The site was previously an Auto shop with existing buildings, parking lot, lighting, sign and an existing Road Entrance Permit from the State of Maine.

Vice-Chairman Jancosko went through the Site Plan Review criteria. The application was deemed complete. Member Wilson asked about striping in the parking lot. Once the parking lot is redone in the spring, lines will be painted. Fencing with privacy slats will be around the property. Mr. Gee will create a 12'x12' enclosure for the dumpster.

Mel Warren/ECC Lebanon Retail for the property located at 1718 Carl Broggi Highway, Route 202 (formally known as Minors Restaurant and ice-cream bar and Natural High and Naturally Holistic Wellness Center).

The Planning Board went through the Site Plan Review criteria and determined that the applicant met the criteria. An enclosed dumpster will need to be on site and the plan must be revised to reflect where the dumpster will be located. Any permits required by the Town, must be obtained from the Code Enforcement Officer.

The motion to accept the Site Plan Review for ECC Lebanon Retail with the above conditions was made by Vice-Chairman Jancosko. The motion was seconded by D. Wilson. The vote was taken. The motion carried.

Mel Warren/Natural High at the property located at 1498 Carl Broggi Highway, Route 202, unit B. (Home Town Mobil building)

The Planning Board went through the Site Plan Review criteria and determined that the applicant met the criteria. This is an existing, established commercial property in which the applicant will be renting the space.

During the site visit, the Board requested that a stop sign be placed at each entrance/exit for a total of three (3) signs. It was discussed that there is an existing dumpster on site. The applicant will inquire as to if it will be available for their use. If not available, there will need to place an enclosed dumpster on site and the plan will be revised to reflect where the dumpster will be located if needed in the future. At this time, the lot is not lined. This is something that the applicant will need to discuss with the property owner. Any permits required by the Town, must be obtained from the Code Enforcement Officer.

The motion to accept the Site Plan Review for Natural High located at 1498 Carl Broggi Highway with the above conditions was made by Vice-Chairman Jancosko. The motion was seconded by D. Wilson. The vote was taken. The motion carried.

(Member L. Bragg arrived at 7:15 pm)

Eric Bergendahl – 270/272 Carl Broggi Highway

Mr. Bergendahl came before the Board for an initial workshop. The applicant is proposing to change the current use of the properties located at 270 and 272 Carl Broggi Highway. A site visit was scheduled for Sunday, November 14, 2021 at 11:00 am.

Scott Wallingford – 214/218 Center Road

Mr. Wallingford came before the Board for an initial workshop. The applicant is looking to construct a new 40'x80' building. A site visit was scheduled for Sunday, November 14, 2021 at 10:15 am.

Vice-Chair Jancosko made the motion to adjourn. The motion was seconded by D. Wilson. The vote was taken. The motion carried. The meeting adjourned at 8:16 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.