

**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday November 15, 2021**

Members Present



A. LePage – Chairman

B. Jancosko – Vice Chairman



L. Bragg

D. Wilson

M. Walsworth – Alternate

A. Bridges - Alternate

Others Present

Ken & Elyse King

Bryan Easton

Kathleen Colwell-Remick

Cathy Brown

Eric Bergendahl

Scott Wallingford

Asher Anderson

Jackie Colwell

Kathleen Colwell-Remick – SPR – Massage Therapy Business

Ms. Colwell-Remick came before the Board for an initial Site Plan Review Workshop. Ms. Colwell-Remick submitted a floor plan to the Board and is proposing to utilize one of the rooms in her home as a massage therapy business. She lives in the home and will be the only employee. She would like a sign. The Board went through the Site Plan Review criteria. Vice-Chairman Jancosko made the motion that a complete Site Plan Review is not required with the conditions that if there were to be any changes in the future to the property, a change of use or adding employees, she will be required to come back before the Board. If the property is ever sold, and the new owner would like to continue the business or have a different business, the approval does not carry over and the new owner would need to come before the Planning Board. The applicant must obtain the required permit(s) from the Code Enforcement Officer for the sign. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

Bryan Eaton – SPR – Welding/Metal Shop

Mr. Eaton came before the Board for an initial Site Plan Review Workshop. The applicant is proposing a welding/metal workshop in his garage. There will be no changes to the structure. The garage will not have an office and does not have a bathroom. Mr. Eaton is the owner and will be the only employee. In the future, Mr. Eaton may construct a storage building across the street. Noise will consist of grinding and cutting, which would be during normal business hours. No sign is proposed. The motion that Mr. Eaton does not have to go through the complete Site Plan Review process was made by L. Bragg. The motion was seconded by D. Wilson. The vote was taken. The motion carried. Mr. Eaton is aware that if there are to be any changes to the property, structure, etc., That he must come before the Planning Board.

Kenneth King – SUB – Revision of Salmon Falls Estates Subdivision

Mr. King came before the Board in regard to revising the Salmon Falls Estates Subdivision. Mr. King would like to split his lot. The recorded plan as well as the recorded covenants specifically state that no lot may be further divided and may only have one (1) dwelling.

Per the Covenants, changes may be made if 2/3 of the Home Owner's Association agrees to do so. The Board feels that a step forward may be to have the Homeowners agree in writing to allowing the change. It would be in the best interest to consult an attorney.

Eric Bergendahl – 270/272 Carl Broggi Highway

This property currently has two (2) existing structures. There is a home located behind the structures with additional land. There was question of creating a right of way to access this property. This is a question that the Planning Board is not qualified to answer. Mr. Bergendahl was asked to submit an official application as well as a plot plan with the setbacks, septic and well locations, etc.

Scott Wallingford – 214/218 Center Road

Mr. Wallingford presented an informal plot plan to the Board. The plot plan shows structures, setbacks, well and septic locations. Question of if there will be separate septic and or well due to the additional usage. Mr. Wallingford stated that Code Enforcement Officer Salvatore informed him that the size of a septic system is determined by the number of bedrooms and would have to look at the tank. The proposal is to erect a 40'x 80' (3,200 square foot) building.

Mr. Wallingford's owns the abutting property, 214 Center Road. This property also has an existing business; however, it is under his wife's name. Chairman LePage asked the Board their thoughts that this should go through a separate Site Plan Review. A motion was made by Vice-Chairman Jancosko that the wife's business shall go through the Site Plan Review Process and a Pre-Application workshop will need to be held. The motion was seconded by D. Wilson. A site visit will not be necessary.

Asher Anderson – Feilding's Oil

Asher came before the Board in regard to a project which was proposed by Fielding's Oil over two (2) years ago and they are looking to move forward with the project. Chairman LePage is requesting that a new application be submitted. The present Board was not in place during the original submission and agreed that another site visit will need to take place as well.

Cathy Brown – Subdivision Workshop

Ms. Brown approached the Board in regard to property off of Davis Lane. This is family-owned property in which had been subdivided in the past, is shown on the tax map as divided. Question of if the lots were sold outside of the family would be considered a subdivision. The Board determined that this is an already established division and a formal subdivision review is not required and no formal motion is needed.

Minutes –

The minutes of 9/20/2021 were reviewed by the Board. Vice-Chairman Jancosko made the motion to accept the minutes. The motion was seconded by D. Wilson. The vote was taken. The motion carried.

The minutes of 10/04/2021 were reviewed by the Board. Vice-Chairman Jancosko made the motion to accept the minutes. The motion was seconded by L. Bragg. The vote was taken. The motion carried.

The minutes of 10/16/2021 were reviewed by the Board. Vice-Chairman Jancosko made the motion to accept the minutes. The motion was seconded by D. Wilson. The vote was taken. The motion carried.

The minutes of 10/25/2021 were reviewed by the Board. Vice-Chairman Jancosko made the motion to accept the minutes. The motion was seconded by D. Wilson. The vote was taken. The motion carried.

Other Business –

- The motion for a six (6) month extension for Site Plan Review approval of the Lebanon CSG project was made by Vice-Chairman Jancosko. The motion was seconded by L. Bragg. The vote was taken. The motion carried.
- Vice-Chairman Jancosko made the motion to accept the best possible location FFCL for Roger Dowling. The motion was seconded by D. Wilson. The vote was taken. The motion carried.
- Vice-Chairman Jancosko made the motion to accept the best possible location FFCL for Dan and Brenda Heon. The motion was seconded by D. Wilson. The vote was taken. The motion carried.
- Vice-Chairman Jancosko made the motion to accept the Site Plan Review FFCL for Ida Druge. The motion was seconded by D. Wilson. The vote was taken. The motion carried.
- The motion to amend the "Planning Board Rules" was made by Vice-Chairman Jancosko. The motion was seconded by D. Wilson. The vote was taken. The motion carried.
- Vice-Chairman Jancosko announced his resignation from the Planning Board. Thank you, Brian, for your time and dedication!
- Vice-Chairman Jancosko nominated D. Wilson for Vice-Chairman of the Planning Board. The nomination was seconded by L. Bragg. The nomination was accepted by D. Wilson. The vote was taken. D. Wilson will serve as the Vice-Chairman of the Planning Board.
- Alternate member A. Bridges requested to be considered for a Full Planning Board seat and an application was submitted.

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 8:13 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.