





**Lebanon, Maine Planning Board**  
**Regular, Meeting Minutes**  
**Tuesday, December 13, 2022**

*This was rescheduled from Monday, December 5, 2022*

Members Present

A. LePage, Chairman   
Mr. D. Wilson, Vice-Chairman   
A. Bridges   
L. Bragg   
S. Nugent, Alternate

Others Present

Ty Powers  
Carrie Powers  
Michael Kennedy  
Wade Bryant  
Brian Wolfinger  
Geoff Aleva  
David Lemieux

---

L. Bragg made the motion to open the meeting. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

**Pledge of Allegiance**

**Brian Wolfinger – Site Plan Review – Marijuana License Requirement 97 New Bridge Rd U17-41:**

The Board reviewed the revised application and plan. The motion to accept Brian Wolfinger, Grassy Roads Garden application as complete was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion to accept the plan for Grassy Roads Garden as written was made by Vice-Chairman Wilson. The motion was seconded by L. Bragg. The vote was taken. The motion carried. 4-0

Mr. Wolfinger arrive late to the meeting at 6:07 pm. The Board gave him a signed copy of the plan to be recorded at the registry of deeds.

**Paul Morrisette – Tom Cusano – 1716 Carl Broggi Highway – Site Plan Review – remove and replace existing structure on property - Map U01 Lot 68:** Not in attendance

**Jeffrey Travers – Site Plan Review – Mow to Snow Landscaping – Oak Hill Road – R05-16-3-B-1**  
Not in attendance

**Geoff Aleva – Civil Consultants re: Carrie Powers – 82 Sewell Shores Rd, U20-4, Shoreland Zoning**

**Best Possible Location:** Mr. Aleva presented a proposed best possible location to the Planning Board. The proposal is to demo an existing three (3) bedroom structure and rebuild a year-round home, with a garage which will include additional living space for a family member. The proposed structure will sit back further from the water than the existing structure. The lot is a non-conforming lot in which none of the setbacks can be met. The septic tank will be replaced and the existing well and leach field will remain. A site visit was scheduled for Wednesday, December 28, 2022 at 1:00 pm. The property will be staked with setbacks as well as where the proposed structure(s) will be.

**Wade Bryant – Site Plan Review – 172 Creamery Hill Road, R08-52-B**

Mr. Bryant came before the Board to present information on a Site Plan Review. Mr. Bryant is renting space at 172 Creamery Hill Road. He currently has three (3) businesses, “Campah Life” which consists of working on Campers, “Yahd Space” which is run from a home office and “Handy Man Now” which consists of building structures off site.

Mr. Bryant is looking to place a sign out front with all three (3) businesses, though “Campah Life” will be the business utilizing the rental space. Vehicles/campers will be brought to the site, brought inside to be worked on and released.

The motion that this must go through Site Plan Review was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

The motion that that this be reviewed as a minor site plan was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0

Mr. Bryant was asked to submit an application with the \$100.00 fee along with a plan showing where the septic, well, entrance, fencing, dumpster and sign placement.

A Site Visit was scheduled for Wednesday, December 28, 2022 at 2:00 pm.

**Michael Kennedy** – Mr. Kennedy had submitted an application for both the Appeals Board and the Planning Board. After meeting with the Selectboard, Mr. Kennedy came before the Board to express his interest in becoming a member of the Planning Board.

The motion to adjourn was made by L. Bragg. The motion was seconded by A. Bridges. The vote was taken. The motion carried. 4-0 The meeting adjourned at 6:54 pm.