


**Lebanon, Maine Planning Board  
Planning Board Meeting Minutes  
Monday December 6, 2021**

Members Present

A. LePage – Chairman 

D. Wilson – Vice-Chairman 

L. Bragg 

A. Bridges - Alternate

M. Walsworth – Alternate

Others Present

Grace Charland

Bryan Charland

Lindsey Melo

Kurt Zeller

Eric Bergendahl

Brett Scott

Scott Couture

Chris Estes

Zach Thone

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Vice-Chairman Wilson made the motion to open the meeting. The motion was seconded by L. Bragg. The vote was taken, the motion carried. The meeting opened at 6:02pm.

**Kenneth King – SUB – Revision of Salmon Falls Estates Subdivision**

Not in attendance

**Eric Bergendahl – SPR – 270/272 Carl Broggi Highway**

Mr. Bergendahl and Mr. Zeller came before the Board in regard to a Site Plan Review for 270/272 Carl Broggi Highway. Mr. Zeller brought information pertaining to the property which is required for the review. Copies of a Storm Water permit were distributed. A digital copy of a plan from Corner Post Surveying was submitted as well as a Letter of Map Amendment (LOMA). An entrance permit from the State for access to Route 202, Carl Broggi Highway needs to be submitted. An erosion control plan would not need to be submitted for there is no flooding due to existing ditching. The Department of Environmental Protection has visited the property in the past.

The Board discussed that this is establishing a new no-residential use. Vice-Chairman Wilson made the motion that this is considered a Minor review. The motion was seconded by L. Bragg. The vote was taken. The motion carried. The applicant is to submit a formal application, plan and the \$100.00 application fee.

**Scott Wallingford – SPR - 214/218 Center Road**

Not in attendance

**Brett Scott – SPR – 826 Carl Broggi Highway**

The applicant came before the Board for an informal workshop for the proposed change of use of an existing business as well as a subdivision of the four (4) acre parcel for a new business. Discussion whether or not two separate reviews could take place at once or if a subdivision review would need to take place, then two (2) separate Site Plan Reviews. The Land Use Clerk will email Southern Maine Planning Department Commission. An engineered plot plan as well as the existing Road Entrance Permit from the State will need to be submitted with a formal application.

A site visit was scheduled for Saturday, December 18, 2021 at 7:30 am.

**Christopher Estes – SPR – 20 Maggie's Lane**

Mr. Estes came before the Board for an informal workshop for a Site Plan Review. Mr. Estes' wife is a caregiver. This does not create additional traffic, there will not be a sign. Mrs. Estes deals with wholesale transactions so customers would not be visiting the property. After discussion, the Board agreed that a full Site Plan Review is not needed. L. Bragg made the motion that no Site Plan Review was needed for Christopher Estes of 20 Maggie's Lane providing conditions in the Findings of Fact are adhered to. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

**Scott Couture – SPR – 178 Creamery Hill Road**

The applicant came before the Board for an informal workshop for the proposed change of use of an existing business. The applicant distributed information packets and reviewed with the Board. There will not be customers coming to the property or additional employees hired. The Board requested that the septic/leach field and well locations be placed on the plot plan. A 20'x28' concrete pad exists behind the garage, which they would like to use to extend the building. This will also need to be reflected on the plot plan. A site visit was scheduled for Saturday, December 18, 2021 at 7:00 am.

**Harvest Goddess – SPR – 1104 Carl Broggi Highway**

Lindsey Melo, Grace Charland and Brian Charland came before the Board for an informal workshop. The applicant is proposing to remove two (2) existing sheds and renovate an existing building. There will be separate parking for employees. The customer parking lot will be lined. There is an existing dumpster onsite which will be moved to the back of the building and enclosed. The dumpster placement, entrances, parking, traffic flow as well as the septic/leach field and well will need to be placed on the plot plan. A site visit was scheduled for Saturday, December 18, 2021 at 8:00 am.

The minutes of November 1, 2021 were reviewed. L. Bragg made the motion to accept the minutes. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

The minutes of November 14, 2021 were reviewed. L. Bragg made the motion to accept the minutes. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

The minutes of November 15, 2021 were reviewed. L. Bragg made the motion to accept the minutes. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusions of Law for MOS Dylan/Natural High Site Plan Review. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusions of Law for Thomas Cusano/ECC Lebanon Retail. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusions of Law for the change of use for Tri-Force Realty. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusions of Law for Kathleen Colwell-Remick. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

L. Bragg made the motion to accept the Findings of Fact Conclusion of Law for Bryan Eaton for the welding business at 529 Little River Road. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

The Board signed the revised "Planning Board Rules" which were amended November 15, 2021.

L. Bragg made the motion to extend the ME West Lebanon Road Solar LLC Site Plan Review approval for six (6) months. Vice-Chairman Wilson seconded the motion. The vote was taken. The motion carried.

Vice-Chairman Wilson the motion to adjourn. The motion was seconded by L. Bragg. The vote was taken. The motion carried. The meeting adjourned at 8:03 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.