




**Lebanon, Maine Planning Board
Planning Board Site Visit Minutes
Thursday, July 7, 2022**

Members Present

Others Present

 LePage – Chairman
 D. Wilson – Vice-Chair
L. Bragg
 A. Bridges

Roger Provencher
Suzanne McKechnie (Realtor)
Mark Stuart
Glenn Griswold
Michael & Amy Taatjes

Michael Taatjes – Shoreland Zoning Best Possible Location – Map U21 Lot 15 - 6:30 pm

The Board met on site with Mr. & Mrs. Taatjes, Glenn Griswold from Norway Plains Associates. This is a vacant lot, which is contiguous with two other lots owned by a Family Trust. Glenn Griswold walked the property with the Board and pointed out the boundary lines, the proposed placement of the septic, well, the proposed home and the entrance which an easement will be deeded through the abutting lot. The home is proposed to have a drive under garage.

Due to this being a vacant lot, there were a number of trees which were marked to be removed. Retaining walls are proposed due to the grade of the property. The retaining walls are proposed to be no more than twenty-four (24") inches in height.

The Board would like to contact Southern Maine Planning and Development Commission in regard to the easement and Jeff Kalinich, Assistant Shoreland Zoning Coordinator with the State Department of Environmental Protection, with questions some being, to the number of trees to be removed, the retaining walls as well as the proposed easement.

Roger Provencher – Site Plan Review – Map R08 Lot 18 - 7:30 pm

Board members met on Site. Mr. Provencher reviewed a plan designed by Corner Post Surveying with the Board. Discussion about the 25' setbacks from the wetlands took place, Mr. Provencher will speak to Corner Post Land Surveying in regard to this.

Mr. Provencher and Mr. Stuart pointed out the flagging for boundaries, wetlands, potential entrance, where fencing would be etc.

Mr. Provencher was instructed to contact the Road Commissioner to submit a Road Entrance Application. There will not be an entrance and/or exit off of Carl Broggi Highway. Access to the site will be off of Creamery Hill Road.

The Board requested the following to be added to the plan:

- Driveway placement
- Erosion Control/filter berm
- Placement of fencing
- Placement of dumpster
- Topography
- The amount and type of fill that is to be used
- A revised plan to the 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 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.