





**Lebanon, Maine Planning Board
Site Visit Minutes
Wednesday, May 10, 2023**

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
S. Nugent, Alternate 
M. Kennedy, Alternate 

Others Present

Christopher Roux
Allen Gee
John/KOA

6:00 pm	John/KOA Campground	Site Plan Review Replacement of RVs with Cabins 21 Flat Rock Bridge Road R05-22
6:30 pm	Allyn Gee – Tier 1 Extracts	Site Plan Review – Marijuana License Requirement 1618 Carl Broggi Hwy U02-21-A
7:00 pm	Christopher Roux	Minor Subdivision 160 Lower Cross Road R07-118-F

Chairman LePage appointed both Steve Nugent and Michael Kennedy, who are Alternate Members, as full voting members in order to establish a quorum.

6:00 pm - KOA Campground – Site Plan Review to replace Rvs with cabins:

Brian Huppe was unable to attend the Site Visit, however John, the head engineer for the campground met with the Board Members. The Rvs that are to be replaced were already removed from the sites. Electrical work was being updated throughout the campground. There will be no propane tanks on the sites. The proposed cabins will be hooked to an existing septic system. The Campground's water supply is through the Town of Rochester, New Hampshire.

6:30 pm – Allyn Gee/Tier 1 Extracts – Site Plan Review for a Marijuana License Requirement:

Allyn Gee met the Board Members on site at 1618 Carl Broggi Highway. Mr. Gee began the Site Plan Review process with an initial workshop held May 16, 2022. A Site visit took place on May 24, 2022. Since that time, there have not been any changes to the property, with the exception of the removal of a trailer and other miscellaneous items that were discarded to “clean up” the site.

7:00 pm – Christopher Roux – Minor Subdivision:

Mr. Roux met with the Board Members on site and walked the property. The location of the home and garage were not shown on the plan which was submitted to the Board. Mr. Roux had contacted the firm that drafted the plan to have these added to the plan. It was unsure as to if it would be ready in time for the Wednesday, May 17, 2023. It was mentioned if a letter to the Title Company could be an option if the Planning Board approved the Subdivision and the surveyor was unable to revise the plan for some time, if an approval with the condition that the plan needs to be revised, signed, recorded and returned to the Planning Board may be drafted. This is something that the Board would need to discuss and be voted on by the Board during a regular meeting.