

**Lebanon, Maine Planning Board  
Minutes – Regular Meeting  
Monday February 5, 2018**

Members Present

P. Philbrick - Chairman  
D. Harriman – Vice-Chairman  
S. O’Brien  
A. James  
A. LePage  
P. Peace Sr. - Alternate

Others Present

Richard Harlow III

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D. Harriman made the motion to open the meeting. A. James seconded the motion.  
J. Griffin the Planning Board Clerk was not in attendance, S. O’Brien took notes in her absence.

Shoreland Zoning Ordinance Review – Chairman Harlow had gone through and edited the Town’s current Shoreland Zoning Ordinance. Chairman Harlow added the Chapter 1000 from the State of Maine Department of Environmental Protection as well as made other changes. Planning Board Chairman Philbrick also reviewed the ordinance. The Planning Board was e-mailed a copy of the edited ordinance to review prior to the meeting. The ordinance was reviewed with both the Planning Board and Chairman Harlow during the meeting and questions and or suggestions were discussed.

Discussion took place concerning the process in which Shoreland Zoning permits are approved. Questions such as should Code Enforcement or the Planning Board Clerk start the application process. Who decides when the application is complete?

Updated corrected and signed the Findings of Fact and Conclusions of Law for Mr. Furbush.

Cadwallader – rescind previous approval for trusses. The Planning Board does not have the authority to approve specific trusses due to it not being part of the Shoreland Zoning Ordinance. D. Harriman made the motion to rescind the previous approval for the trusses. A. James seconded the motion. The vote was taken and the vote carried.

The Planning Board approved the applicants request to remove the existing roof structure and approves the height increase not to exceed a total building height of 20’.

Planning Board etiquette – Chairman Philbrick received some ideas from the Maine Municipal Association that other Towns use. A draft will be created to review.

The minutes of 1/8/2018 were reviewed by the Board. Some changes were decided upon. Minutes will be corrected at the March 5<sup>th</sup> meeting and voted upon.

S. O’Brien made the motion to adjourn the meeting at 8:52 pm. A. James seconded the motion. The vote was taken. The vote passed.

Minutes were reviewed, approved and signed on 3/5/2018.