



**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday, February 15, 2021**

Members Present

 A. LePage - Chairman

S. O'Brien - Vice-Chair

 D. Harriman

 B. Harris-Howard

Others Present

Mark Staurt

Mark Patterson - Dixon Overlook

Dana Libby - Dixon Overlook

Glenn Griswold - BPL/EXP - 62 Dolby Road

D. Harriman made the motion to open the meeting. Vice-Chair O'Brien seconded the motion. The vote was taken. The motion carried. Meeting opened at 6:02 pm.

Vice-Chair O'Brien recused herself from the review/discussion on the proposed Dixon Overlook subdivision and left the table.

Dana Libby - Corner Post Survey - SUB: Dana discussed the concerns of water runoff from the proposed Dixon Overlook Subdivision. Dana is looking to have the Road Commissioners input on the project. Mr. Patterson has been speaking with the engineer in regard to preventing as much water on the back side of the rock from running off of the driveways onto the road. Discussion on the current ditching, culverts and water runoff from the lots took place. Mr. Stuart a resident who owns property on Shapleigh Road stated that there are already runoff issues that affect his property. The Road Commissioner had tried to dig the ditch deeper a couple of years ago and came across ledge.

Dana is looking at a break in the stone wall which may affect lots 8 and 9 as well as lot 7. It is a natural place for water runoff, the stone wall is like a natural berm. The grade is not too steep. Discussion of using a level spreader took place to slow the water coming off of the driveways.

Input from the Road Commissioner is needed. The Land Use Clerk will send an email and include Mr. Patterson.

D. Harriman made the motion to accept the sketch plan. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

Glenn Griswold - Balentine - EXP/BPL Glenn presented a one (1) bedroom expansion to an existing camp which is within the 75' set back from the highwater mark within the Shoreland Zone. This a non-conforming lot of record and will not exceed the 1,000 sq ft restriction, however, it will cause an overage of lot coverage. There will not be a foundation, it will be set on posts so there will be minimal soil disturbance. There is an existing wooden deck which will be removed and stone walls which will be staying. There will be no excavation on the property with the exception of digging the post holes. An official application is not being submitted at this time, prior to moving forward, Mr. Griswold wanted to ask the Board if the scenario is something that could move forward.

In order to determine the lot coverage, the dimensions of the house, both sheds, patio and walkway need to be noted on the plan.

Discussion took place whether or not the lot coverage percentage would be taken into account using the land on both sides of the ROW. The property is located at 62 Dolby Road, Map U17 Lot 21. This particular piece of property is split by Dolby Road. The property has two deeds, Tract I and Tract II. A copy of the deed will need to be submitted to determine if they are actually 2 separate parcels or not. Mr. Griswold will submit the deed(s), application, lot coverage and dimensions to the Board. A Site Visit will be scheduled once the information has been submitted.

Minutes:

The minutes of 10/5/2020 and 11/2/2020 were reviewed. Vice-Chair O'Brien made the motion to accept the minutes. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

The minutes of 12/7/2020 were reviewed. Vice-Chair O'Brien made the motion to accept the minutes. D. Harriman seconded the motion. The vote was taken. The motion carried.

The minutes of 12/30/2020 were reviewed. Vice-Chair O'Brien made the motion to accept the minutes. Chairman LePage seconded the motion. The vote was taken. The motion carried.

Other Business:

Land Use Clerk is to print revised Subdivision Regulations Guide for members and post on the website

Findings of Fact Conclusions of Law was signed for Matthew & Lori Hebert – 124 Rocky Cove Road. Letters in regard to the Dorothy Hersom Plan amendment were signed for Jeremy Bradshaw and Glenn Griswold.

Vice-Chair O'Brien made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:24 pm.