


**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday May 3, 2021**

Members Present

Others Present

 A. LePage - Chairman

Laura Bragg

 S. O'Brien


Davis Bartlett


 D. Harriman

John Corliss

B. Harris-Howard

Chief Flynn

 C. Harlow

 B. Jancosko

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

Davis Bartlett – Corner Post – Dixon Overlook Subdivision:

Mr. Bartlett presented a revised plan and application to the Board. Drainage issues were addressed by installing level spreaders and swales for lots seven (7), eight (8) and nine (9). Driveways would be slightly sloped so water would go back onto the lot instead of sheeting into the roadway.

Discussion of run off continued. It was determined that both the pre and post development of the lots did not create any additional run off. A buffer will also be put in place.

Chairman LePage asked if the Board had any further questions. There were minor changes in wording on the plan which were requested. The Board will revisit the concerns in regard to the site distances. Mr.

Bartlett stated that he believes the remaining issues with the site distances are due to ground features and cannot be changed, however, he will confirm this with Mr. Libby. Thoughts of additional signage and or waivers were also discussed.

Davis Bartlett – Corner Post – Azure Sky Acres Subdivision:

Mr. Bartlett present the Board with a revised plan. The site distances, wetlands, test pits, proposed septic, well and the exclusion zone were added to the plan as well as the legend. Notes ten (10) and fourteen (14) were also added. It was determined that all of the requirements were on the plan. The Board requested that a copy of the restrictions is included in the application submittal and that preconstruction digital photographs and video of the road are submitted prior to permits being issued.

Davis Bartlett – Corner Post - Brook Hill Estates – Revision:

Vice-Chair O'Brien made the motion to approve the revisions to the Brook Hill Estates subdivision.

The motion was seconded by D. Harriman. The vote was taken. The motion carried. Lot numbers were changed from 53 to 35 and Note #26 was revised.

Matt O'Meara – Minor Subdivision:

Not in attendance

John Corliss – Blue Rose Lane:

Mr. Corliss approached the Board in regard to building a garage on Blue Rose Lane instead of a duplex. This would be a garage with storage above. Mr. Corliss inquired if he would need to build the road to spec to the garage, or if he can just create a driveway. The Board determined that Mr. Corliss should meet with the Code Enforcement Officer.

Fire Suppression:

Vice-Chair O'Brien reviewed the contractors concerns in regard to the sprinklers. Town follows MUBEC, which does not require single family homes to be sprinkled, so there cannot be an "all or nothing". Vice-Chair O'Brien had reached out to Maine Municipal Association, there are not specific fire statutes. A fire suppression "waiver" was a combined effort. Both Chief Flynn and Vice-Chair O'Brien would like to submit the draft to the Selectboard to review and send to legal to review as well.

Other Business:

Monday, May 17, 2021 meeting was rescheduled for Tuesday, May 18, 2021

Monday June 7, 2021 meeting was rescheduled for Tuesday, June 8, 2021

Monday, July 5, 2021 meeting was rescheduled for Tuesday, July 6, 2021

D. Harriman made the motion to adjourn. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 9:02 pm.

Minutes reviewed & approved

Motion to accept – C. Harlow

Seconded – D. Harriman

Motion passed - June 8, 2021