

Lebanon, Maine Planning Board
Minutes - Regular Meeting - Monday November 9th, 2015

Members Present

G. Getchell - chair
L. Park - vice-chair
R. Bumford
D. Batchelder
C. Cone
P. Philbrick - alternate

Others Present

Mike Beaulieu - Lebanon C.E.O
Dana Libby – Corner Post Surveying
Michael Stimpson

Meeting was brought to order at 6:58 pm by Chairperson G. Getchell.

1. Minutes - The minutes of September 14, 2015 were reviewed by the Board. R. Bumford made the motion to accept the minutes with correction. L. Park seconded the motion. The vote carried unanimously.

2. Dana Libby/Gay Ehler - “Highland Estates” (7:10pm) - Mr. Libby presented a proposed subdivision sketch plan and application on behalf of his client Gay Ehler. The Board reviewed the application and found it incomplete. The following need to be addressed:

- The name of the subdivision needs to be changed for there is an existing subdivision with the name “Highland Acres”. This could potentially create an issue for 911 services.
- There may only be 9 (nine) actual lots within the currently proposed subdivision because the remainder back lot must be counted.
- Deeds for all of the lots split out of the original 90 +/- acres must be provided, including the exempt family gift lots.
- The Abutters list needs to be updated to include gifted lots and recent changes in nearby ownership.

Mr. Libby will contact the Road Commissioner about driveway sight distance standards, standards for driveway permits, as well as culvert requirements.

A Site Review was scheduled for Sunday, November 15th, 2015 at 8:30 am. Mr. Libby will ensure that all required flagging will be completed by that time.

3. Michael Stimpson - (7:58 pm) - Mr. Stimpson was referred to the Board by the Code Enforcement Officer concerning a proposed subdivision of land. Mr. Stimpson owns property on Gile Way; Map lot 51C. He is proposing to split this parcel into 3 lots. Only access to the property is a 25 foot wide right-of-way. Mr. Stimpson was advised there appeared to be no way to provide access for 3 lots that complied with the subdivision guidelines. He withdrew his request to subdivide his property and was referred back to the C.E.O. for any further consideration of his plans.

4. Housekeeping -

- Shoreland Zoning Provisional Amendment. The Department of Environmental Protection has 45 days after receipt of the town-approved amendment to review and respond. If we receive no response during the 45 day timeframe, the amendment will automatically become enacted.
- Maine Municipal Association manual - G. Getchell has purchased a hard copy of this manual. On the M.M.A. website, there is an option to download.
- Upcoming M.M.A. workshops - there is money in the budget for those who are interested

- Planning Board Terms – Chair advises member terms have gotten off the proper 1 appointment per year rotation. This can be corrected by appointments of differing term lengths over the next several years. Research must be done to determine what the specific regulations for Lebanon's board are, lacking a town charter or clear reference in the Planning Board ordinance.
- Planning Board By-Laws may need to be revisited as well, to bring into compliance with current state standards and MMA recommendations.
- Subcommittees - For large or detailed research projects, if they arise, subcommittees will be formed to handle various aspects of the project.

Clerk to do the following:

- Post Site Review notice for Sunday, November 15, 2015 at 8:30 am.
- Draft letter for Dana Libby, specifying of items that need to be completed to review the sketch plan and initial application.
- Send proposed minutes to Board for review prior to the next meeting.

R. Bumford made the motion to adjourn the meeting at 9:00 pm. L. Park seconded the motion. The vote carried unanimously.

12/14/2015 – The minutes were reviewed by the Board.

R. Bumford made the motion to accept the minutes with correction.

C. Cone seconded the motion. The vote carried unanimously.