

**Lebanon, Maine Planning Board  
Regular Meeting Minutes  
Monday December 3rd, 2018**

**Members Present**

S. O'Brien - Chair  
A. LePage – Vice-Chair  
~~D. Harriman~~  
B. Harris-Howard

**Others Present**

Maryann Walsh  
David Walsh  
Lee Jay Feldman  
Michelle Welch  
Robert Welch  
Ruth Grenier  
Gary Grenier  
Lenny Dixon  
Trudy Dixon  
Davis Adam  
Gary Gagnon  
Troy Walters  
Corey Brozeau  
Adams Myers

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The meeting was opened.

**Dana Libby - Wolcott– Hayes Farm** – Lee Jay Feldman from Southern Maine Planning & Development Commission had reviewed the application for the proposed Hayes Farm Subdivision in by the request of the Planning Board in regard to lot 10 and if it were considered a buildable lot or not. Lot ten can be a buildable lot, however, the building envelope/footprint will be very tight. Mr. Libby offered that a partial area of the wetlands can be filled as long as it is under 4,300 sq. ft. Mr. Feldman added that the site distances need to be improved for proposed lots 8, 9 & 10 and that the speed limit is posted as 35 mph. It was mentioned that there will be no building permits issued for lots 8, 9 & 10 until the site distance obstructions have been corrected, which will be at the expense of the developer. In addition to the site distance being corrected, the developer also needs to submit an erosion control program for both Heath Road as well as Wolcott Drive. Mr. Feldman's suggestion is that the Planning Board accepts the application as complete and schedule a Public Hearing at the next meeting on January 7, 2019. The application will be reviewed and voted on prior to the Public Hearing. Abutter notices will be sent.

**Lenny & Trudy Dixon – 29 Sunfish Lane** – Mr. & Mrs. Dixon submitted an application for a best possible location surveyed plan as requested at the December 3<sup>rd</sup>, 2018 meeting from North Easterly Surveying, Inc. Mr. & Mrs. Dixon had submitted an application to replace the existing pillars and rotting piers with a 24x32 , the existing footprint, with a concrete foundation. The Board reviewed the plan that was submitted and discussed the information acquired at the Site Review. D. Harriman made the motion to approve with the condition that a revegetation and erosion control plan be created and submitted. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

**David Walsh – 152 Sewell Shores Road** – Mr. Walsh applied for an after the fact permit for a shed that was placed on his property. The application came before the Planning Board as a best possible location matter. Mr. Walsh had two (2) sheds on his waterfront property, one of which was only a few feet from the water. The other shed was located on the property line. Mr. Walsh had placed a third shed on the

property next to the shed on the property line without a building permit with the intentions of removing the two existing sheds in the spring. Prior to the meeting Board met at the property for a Site Review. The Board discussed the matter of the best possible location for the proposed shed. The decision was made to approve the project for the proposed shed with best possible location with the following conditions:

A. LePage made the motion to adjourn at 8:20 pm. The vote was taken. The motion carried.

*1/7/19 Minutes were reviewed and approved w/ correction*

*Motion made by A. LePage. B. Harris-Howard 2<sup>nd</sup> the motion.*

*The vote was taken. The motion carried.*