

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday December 4, 2017**

Members Present

P. Philbrick - Chairman
S. O'Brien
A. James
A. LePage
P. Peace Sr. - Alternate
D. Boivin - Alternate

Others Present

Chris DeLuca
Chip Harlow
Daren Pollard
Daniel DeLuca
Dana Coull
Jason Cadwallader
Christen Cadwallader

Chairman Philbrick called for a motion to open the meeting. S. O'Brien made the motion to open the meeting. A. James seconded the motion. The meeting was opened at 6:00 pm.

The Planning Board members introduced themselves to Dan Boivin, who has volunteered as an alternate on the Board.

Due to Vice-Chairman Harriman being absent, the Board agreed that P. Peace Sr. shall fill in as a voting member.

The relocation of the footprint of Chris DeLuca of 38 Dolby Road, Map 17-Lot 14, was revisited by the Planning Board. The Board had requested previously that the Building Location Plan drawing #2016005-BL drawn by Brian Knowles on 7/12/2016, be recreated as a detailed survey to be completed on-site instead of by deed measurements.

The Board had requested the following information to be included on the drawing:

- * 100 Year Flood Plain Elevation
- * 75' Water Off-Set Line
- * 100' Water Off-Set Line
- * Outline, placement and measurements and setbacks of all Existing and Proposed Structures
- * All setbacks
- * Location of septic and well
- * Revegetation Plan

The Board reviewed the amended survey plan that Mr. DeLuca submitted. The Current Conditions & Proposed Site Plan #2016005-CC revised by Brian Knowles on 12/4/2017 included all of the requested information.

Chairman Philbrick shared with the board his concerns about the revised survey map. Based on the fact that the amended survey setback measurements and building dimensions on the latest survey plan (CC) differed from the previous survey plan (BL), the motion previously made on November 17, 2017 for an approved relocation of the "existing Structure" needed to be reviewed by the Planning Board. After discussion, S. O'Brien made a motion to withdraw her previous motion on November 17, 2017 to relocate the "existing building". A. James seconded the motion. The vote was taken. The vote passed 5-0.

Chairman Philbrick questioned the measurements of the “Existing Building” noted as 26’x36’ on the revised survey map. The measurements differ from the assessment sketch on file and the measurement was not on the original survey map. Mr. DeLuca explained how the measurements were taken of the “existing building”. (Note: There is nothing left of the “existing structure” at this time to allow measurements to be taken).

Chairman Philbrick asked if the Board would like to approve the measurements of the “Existing Building” as 26’x36’. S. O’Brien made the motion to approve the 26’x36’ measurements. A. James seconded the motion. The vote was taken. The vote passed.

The following motions were also made:

Planning Board will approve relocation of the existing Structure in its current footprint while conforming to the 25’ sideline and 50’ front line setbacks as follows;

The Proposed Structure must be 51’ from the street side of the property line, and the rear wall (water side) cannot be located closer than 67’ at the closest point to the water.

The septic and well to be located in same position as shown on plan #2016005-CC by Brian Knowles Revised 12/4/2017.

S. O’Brien made the motion to approve. A. James seconded the motion. The vote was taken. The vote carried.

Planning Board will approve revegetation as shown on plan #2016005-CC with written verification from Surveyor that the revegetation plan fulfills the Maine Department of Environmental Protection vegetation requirements.

S. O’Brien made the motion to accept the revegetation portion of the survey map with the states condition for the written verification from the Surveyor. A. James seconded the motion. The vote was taken. The vote carried.

The next issue lies with the expansion of the proposed structure. The original building was two stories with the measurements of approximately 26’x36’. The proposed expanded structure is also two stories with the proposed measurements of 44’x28’. A 15’x44’ deck has also been proposed. Due to where the 100 Year Flood Plain falls, Code Enforcement will be determining the allowed expansion of the “Existing Building”.

Jason and Christen Cadwallader presented a Shoreland Zoning application to the Board. The application is in regard to a proposed expansion to their home located at 6 Landing Lane, Map U11-Lot 13. They have also proposed raising the ceilings for they are currently 6’5”. Mr. & Mrs. Cadwallader have visited Code Enforcement in regard to the proposed project. The home 13’ from the water line. The question of a possible garage as well as if the patio or a portion of was removed, would that allow them the additional square footage that they would need for the project. The current structure is in the shape of a “T”. What they are proposing is to bring out the sides so that the structure is a rectangle.” The proposed expansion would not create additional non-conforming setbacks. The Clerk will contact Mike Morse from the D.E.P. in regard to this request for guidance.

The following minutes were approved and signed from the Board:

- August 7, 2017
- August 28, 2017
- October 2, 2017
- October 24, 2017
- November 6, 2017
- November 11, 2017
- November 17, 2017

A. James made the motion to adjourn the meeting at 8:30 pm. S. O'Brien seconded the motion. The vote was taken. The vote passed.

1/8/2018 – Minutes were reviewed & Approved