

Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday August 28th, 2017
(In lieu of 9/4/2017 meeting due to Labor Day)

Members Present

P. Philbrick - Chairman
D. Harriman
S. O'Brien
A. James
A. LePage

Others Present

Dana Libby – Corner Post Surveying
Aaron Wiswell
John Hutchins

Chairman Philbrick asked for a motion to open the meeting. Vice-Chairman Harriman made the motion. A. James seconded the motion. The vote was taken. The vote carried. The meeting opened at 6:10 pm.

Chairman Philbrick asked Mr. LePage if he had decided upon becoming a full or alternate member of the Board. Mr. LePage would like to fill the full member seat. Chairman Philbrick asked for a motion to accept Mr. LePage as a full member of the Board. A. James made the motion. S. O'Brien seconded the motion. The vote was taken. The vote carried.

Eastwood Condominiums – Dana Libby, authorized agent for the project, presented updated/corrected plans with the conditions: Note #22 was added to the plan and states that the property is to be governed by deeds and restrictions which will be listed in the Condominium Association contract, Note #7 was updated to also include Lot #16D.

It was determined that only Chairman Philbrick, Vice-Chairman Harriman and S. O'Brien could vote on the Eastwood Condominium project, for both A. James and A. LePage were not a part of the entire review of this project..

The Chairman asked the board if a second public hearing was necessary. The motion was made by Vice-Chairman Harriman to waive the need for a second Public Hearing on this project. S. O'Brien seconded the motion. The vote was taken. The vote carried.

Chairman Philbrick called for a motion to put in place the condition that no occupancy permits will be issued until the parking area/driveway is completed to basecoat. Vice-Chairman Harriman made the motion. S. O'Brien seconded the motion. The vote was taken. The vote carried.

Chairman Philbrick asked for a motion to accept the Eastwood Condominium project plan with condition as final with . S. O'Brien made the motion. Vice-Chairman Harriman seconded the motion. The vote was taken. The vote carried.

Final Lot Fees in the amount of \$ 1,500.00 need to be paid by Mr. Wiswell of Far Investing.

The final plan for the Eastwood Condominium project was signed by the Planning Board.

Jenn Griffin – Planning Board Clerk asked Mr. Libby if the revised Woodland Estates plan had been recorded. Mr. Libby stated it had been, and he will send along copies once his scanner/printer has been repaired.

Mr. Hutchins presented an application for a minor subdivision on Milton Mills Road. A Site Review has been scheduled for Friday, September 15th at 5:30 pm. The Planning Board Clerk will reach out to Lee Jay Feldman for guidance on whether or not this division of land requires Planning Board approval as a minor subdivision.

Ken King was on the agenda however was not in attendance.

An update on the Comprehensive Planning Committee was given by S. O'Brien. The Comprehensive Planning Committee will be meeting this coming Wednesday, August 30th with Lee Jay Feldman at 6:00 pm.

The minutes of 7/10/2017 were reviewed by the Board. Vice-Chairman Harriman made the motion to accept the minutes. S. O'Brien seconded the motion. The vote was taken. The vote carried.

The minutes of 7/31/2017 were reviewed by the Board. A. James made the motion to accept the minutes. Vice-Chairman Harriman seconded the motion. The vote was taken. The vote carried.

A. LePage made the motion to adjourn at 8:12 pm. Chairman Philbrick seconded the motion. The vote was taken. The vote carried.

Minutes reviewed and approved 12/4/2017