

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Thursday August 4th, 2016**

Members Present

P. Philbrick - Chairman
S. Bright – Vice-Chairman
C. Lunderville
D. Harriman
J. Griffin – Clerk

Others Present

Dana Libby – Corner Post Surveying Inc.
representing owner

Mike Beaulieu – Lebanon Code Enforcement
Officer

Dan Meehan - Lebanon Fire Chief

Chairman Philbrick called for a motion to open the meeting. The motion was made by D. Harriman and seconded by C. Lunderville. The vote carried and Chairman Philbrick opened the meeting at 6:02 pm.

There was a quorum of members present and there are no conflicts of interest with any of the posted agenda items.

Dana Libby/Gay Ehler/ Woodland Estates Preliminary Approval Review

Mr. Libby presented revised copies of the Preliminary Plan. The Board went through the Planning Board Subdivision Preliminary Plan Criteria Review Analysis with all members present. Mr. Libby also presented documentation from Mrs. Ehler designating Dana Libby as their legal representation for the Woodland Estates application.

Chairman Philbrick called for a motion to accept the information on the Planning Board Subdivision Preliminary Plan Criteria Review Analysis as complete. The motion was made by C. Lunderville and seconded by D. Harriman. The vote was taken and carried unanimously.

The Board also reviewed information on the “Appendix N” Preliminary Plan Application Submission Checklist.”

Chairman Philbrick asked for a motion to accept the Preliminary Plan Submission as complete with conditions. The conditions are as follows:

- 25 foot setbacks around all wetland areas must be shown on the final plan.

Chairman Philbrick asked for a motion to conditionally accept the Preliminary Plan as complete. The motion was made by D. Harriman and seconded by S. Bright. The vote was taken and carried unanimously.

Dana Libby/Gay Ehler/ Woodland Estates Final Approval Review

The board reviewed the Final Plan Criteria Checklist. Lots 1 and 4 need to have 25 foot setbacks around all wetland areas shown as required per the Planning Board Subdivision Regulations Guide. Chairman Philbrick asked for a motion to accept the Final plan contingent upon the condition that the 25 ft. setbacks around all wetland areas be shown. C. Lunderville made the motion to accept with conditions met with the Preliminary application. S. Bright seconded the motion. The vote was taken and carried unanimously. Dana Libby agreed to revise the final plan and show the 25 foot setbacks around the wetlands. Upon completion of this modification to the final plan, Mr. Libby will provide the required copies of the plan to the Planning Board for signatures.

Dana Libby left the meeting at 7:55 pm.

Fire Chief Meehan – Fire Suppression wording for the Planning Board Subdivision Regulations Guide

Discussion took place concerning the wording in the Planning Board Subdivision Regulations Guide, as well as local and state mandates for fire suppression. Fire Chief Meehan suggested that the Fire Chiefs from surrounding towns be contacted in order to determine what methods (if any) of fire suppression there towns require for new home construction. The board accepted Chief Meehan's suggestion. Planning Board Clerk will contact the Fire Chiefs.

Other Business

No other business

Minutes

The minutes from the July 25th, 2016 meeting were reviewed. Chairman Philbrick called for a motion to accept minutes as presented. The motion was made by S. Bright and seconded by D. Harriman. The vote was taken and carried with three approving, one abstention.

Chairman Philbrick called for a motion to adjourn the meeting. The motion was made by S. Bright and seconded by D. Harriman. The vote was taken and carried unanimously. The meeting was closed at 9:20 pm by Chairman Philbrick.

10 /6 / 2016

Minutes were reviewed

Chairman Philbrick called for a motion to accept minutes as is.

The motion was made by S. Bright and seconded by D. Harriman.

The vote was taken. The vote carried unanimously

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