

**Lebanon, Maine Planning Board
Minutes - Regular Meeting -
Thursday June 2nd, 2016
Site Review for “Woodland Estates”**

Members Present

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

Others Present

Dana Libby
Mark Hampton Soil Scientist – Site Review Only
Mike Beaulieu
John Hutchins – Regular Meeting Only

SITE REVIEW:

All members of the planning board, Lebanon Code Enforcement Officer, Dana Libby- Project Representative, and the Soil Scientist met at the proposed subdivision site @ 6:00 PM. A walk of the entire perimeter of the proposed site was accomplished by the board members with Mr. Libby. The following concerns were addressed:

1. Driveway sight distances on lots 53-7 and 53-8.
2. Missing test pits for 53-9
3. Wet land areas – one adjacent to Poplar Hill Road and one on the back line
4. Identified location of monuments and lot markings
5. Well locations and quality/quantity of water
6. Location of septic systems and potential plume extending beyond the immediate area
7. Type and depth of soil discovered in the test pits
8. Road frontage measurements and markings

Site review ended at 7:00 PM and everyone except Mr. Hampton relocated to the Lebanon Town Office.

REGULAR MEETING:

Chairman Philbrick called the meeting to order @ 7:12 PM.

Dana Libby/Gay Ehler/ Woodland Estates:

Mr. Libby continued the discussion of the proposed subdivision: Woodland Estates, located on Poplar Hill Road (Lebanon Tax Map R14 portion of Lot 35). Chairman Philbrick asked the board for any additional questions about the site walk completed earlier in the evening. The primary question asked was about the numbering of the lots, and whether or not the lot that was sold prior to the presentation of the subdivision to the planning board should be counted. After much discussion, it was agreed upon by the board and Mr. Libby to allow Mr. Libby to present a legal opinion, in writing, at the next meeting addressing the issue for the board to consider.

Planning Board Review of the Preliminary Plan Application and Drawing:

The following questions and requests were addressed:

1. Note 16 on the plan – Watershed: Mr. Libby provided satisfactory clarification to the board that there were no watershed issues due to the location of the property.
2. Note 17 on the plan- Water Supply: Mr. Libby to provide satisfactory evidence of adequate water quantity and quality from local well driller to the board at the next meeting. Mr. Libby to add no dug wells to this note.
3. Note 21 on the plan – Buildable area on the plan does not match the building area dimensions given in the application book. Mr. Libby explained that the building area is indicated on the drawing of the lots. The locations of the houses on the plan are only conceptual (Note 24). The dimensions in the booklet will be clarified.
4. Note 26 on the plan – Section 6 clarification was provided by Mr. Libby. Section 7 typo was identified and will be corrected. Section 7 and 10 were clarified by Mr. Libby. Section 13 and 14 typo's identified and will be corrected.
5. Missing test pit information on the plan for lot number 53-9. Mr. Libby explained the test information was in the application booklet for that lot's test pits.
6. Subdivision Application - #20 – re-discussed lot numbering .
7. Subdivision Application - #29 – discussed Hydrogeologic Assessment. Board will consider granting the requested waiver after reviewing the well drillers report.
8. Article XI – 11.4C – Topsoil control not listed on the plan. Mr. Libby will add it to the plan.
9. Article XI-11.10 – Hydrogeologic Assessment – Clerk will review Schoolhouse subdivision file to see if they received a waiver.
10. Article XII – 12.1.B.4- Fire suppression was discussed with CEO. Sprinkler system satisfactory.
11. Article XII-12.5.D – Mr. Libby explained how to determined lot line ratio's.
12. CEO asked if the Town of Lebanon required the posting of a road bond for any damage that may occur during construction. Board to consider this practice, no history of this in previous subdivision approvals.

The board and the CEO had no other questions. Mr. Libby left the meeting.

Minutes – The minutes from May 19th, 2016 were reviewed. The minutes will be corrected and revisited by the board to be reviewed at the next meeting scheduled for July 7th, 2016. The minutes from December 14, 2015 could not be reviewed. Previous members G. Getchell and R. Bumford were sent the proposed copy of the minutes and offered their input. C. Cone was not in attendance this evening therefore the minutes could not be voted upon.

Other Business – Two Realtor's signs have appeared on a parcel of land on Smith Road. This parcel of land was presented to the board in 2014 as a potential subdivision. A site review was done of the parcel in May of 2014 and remained valid for six months. However, the owners decided after the site review not to go forward with the project. Recently the parcel has seemingly been divided with a lot containing the house being sold. There is now a question of what is being placed on the market. Is it the whole parcel or is there an intention to divide the lot

further? The latter would fall into the definition of a subdivision and would need to be reviewed by the board. Clerk will contact the Realtor for information about the listing.

John Hutchins attended the meeting without contacting the clerk to be placed on the agenda. The board agreed however to allow Mr. Hutchins to address the Board. Mr. Hutchins has a client who is interested in purchasing a piece of land off of Savannah Lane to create a subdivision. Mr. Hutchins is inquiring if there were a subdivision created off of Savannah Lane, would the sub-divider be responsible for paving the entire length of Savannah Lane up to the subdivision road or could the sub-divider pave only the road within the subdivision? The board agreed that it cannot answer this question and they would have to speak to the Select Board concerning this. Mr. Hutchins can be contacted via e-mail at: JHutchins@yahoo.com.

The Clerk is to do the following:

- Get information concerning stabilizing the access road for School House Farm for Mike Beaulieu, Code Enforcement Officer.
- Research School House Farm subdivision to see if there was a Hydrogeologic Survey Waiver granted or denied.
- E-mail C. Cone in regards to the December 14th, 2015 minutes.
- Correct and print 5-19-2016 minutes and distribute to the board.
- Contact Select Board concerning Savannah Lane inquiry.
- Call realtor Pam Moody of Moody Maxon Real Estate concerning Smith Road for sale signs.
- The July 7th, 2016 meeting will also be a Public Hearing for the Preliminary phase of Woodland Estates.

Clerk will send out Public Hearing notices two weeks prior as well as schedule ads in the newspaper.

- Touch base with the Road Commissioner, Thomas Torno, concerning the possibility of a road bond in the event that damage occurs to the Town road during construction, as well as to view the proposed driveway placements.
- Find where the numbering of the remaining lot as a rule is located.

S. Bright made the motion to adjourn the meeting @ 9:15 pm. C. Lunderville seconded the motion. The vote was taken and it carried unanimously.

7/7/2016

The Board reviewed the minutes.

S. Bright made the motion to accept the minutes.

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