





**Lebanon, Maine Planning Board
Site Visit Minutes
Wednesday, December 28, 2022**

Members Present

A. LePage, Chairman 
Mr. D. Wilson, Vice-Chairman 
A. Bridges 
L. Bragg 
M. Kennedy, Alternate

Others Present

Geoff Aleva – Civil Consultants
Ty Powers - Owner
Carrie Powers - Owner
Heather Droesch – D.R. Lemieux Builders
Steve Bostrom - D.R. Lemieux Builders

Geoff Aleva – Carrie Powers, 82 Sewell Shores Rd, U20-4, Shoreland Zoning – demo/rebuild

Members of the Planning Board as well as the owners and their representatives met on site at 1:00 pm. Mr. Aleva presented the project to those in attendance. The owners are looking to demo the existing structure and rebuild a new year-round dwelling with a breezeway and garage with an in-law apartment. Property line (pink ribbons) and water setbacks (pink & blue ribbons) were staked as well as where the proposed structure(s) (green ribbons) would be.

There are two trees onsite which will be removed. The driveway will be smaller and may be paved. There is a shed onsite which will be removed. It is being proposed that the leach field (chambers) be left and the tank replaced. The structure currently has three (3) bedrooms.

The Planning Board took measurements and photos of all structures onsite. At this time, the majority of the proposed structure sits back at least fifty feet (50'), the Board would like to see the entire structure set back at least fifty feet (50') if possible. Mr. Aleva will reassess the measurements in order to comply with the request.