

**Lebanon, Maine Planning Board
Minutes - Special Meeting -
Monday July 25th, 2016**

Members Present

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

Others Present

Dana Libby

Chairman Philbrick called for a motion to open the meeting. The motion was made by S. Bright and seconded by D. Harriman. The vote carried and Chairman Philbrick opened the meeting at 5:58 pm.

There is a quorum of three (3) members: Chairman Philbrick, Vice-Chairman S. Bright and regular member D. Harriman. C. Lunderville notified the board that she would be unable to attend tonight's meeting.

Dana Libby/Gay Ehler/ Woodland Estates:

Mr. Libby presented revised copies of the Preliminary Plan with the requirements determined at the 7/7/2016 meeting to the board. These items were as follows:

Drainage easement to be added to address potential storm water run-off on Lot 53-1

Set back requirements for wells to be added to the plan

Note 8 - All wells will be 50 feet from property lines

Written statement from well company specifically addressing Woodland Estates Subdivision

Mr. Libby was unable to acquire a "Sufficient Water Supply" letter from a well drilling company specifying the "Woodland Estates" subdivision. Mr. Libby did however present a "Hydrogeologic Opinion Letter – New Water Supply Wells" from StoneHill Environmental, Inc. which was accepted.

The Board discussed the performance standards and design guidelines using the Planning Board Subdivision Review Criteria Analysis report as a tool to record the results. No vote will be held on the acceptance of the completed report or of the Preliminary plan due to the absence of regular member C. Lunderville.

Article XI

1. Pollution:

Q. Board: Will the easements be sufficient for sediment, oil and or other types of potential contaminants from running off?

A. Mr. Libby: The drainage easements are not to “trap” so to speak oil and or sediment. They are present for potential water flow.

2. Sufficient Water:

Q. Board: Should the board accept the statement from the “Hydrogeologic Engineer”?

A. Mr. Libby: This statement actually goes above and beyond the requirements for a sufficient water supply statement obtained by a well drilling establishment.

Q. Board: Will the water supply be sufficient enough to maintain the sprinkler system in the event of a fire?

A. Mr. Libby: The water for the sprinkler system would come from the home owners well. The sprinkler system is not for putting out the fire, but for suppressing the fire to enable people to leave the building.

3. Soil Erosion:

Q. Board: No wording in the notes addressing soil erosion prevention.

A. Mr. Libby: The soil erosion controls are listed on an insert in the upper portion of the plan.

4. Traffic Control:

Q. It seems as though some of the driveways may only be able to see a couple of hundred feet due to the curve and brush on the side of the road, if the driveways are moved do they need to prove to the Town that the sight distance is acceptable prior to moving the entrance?

A. Mr. Libby: Lots 7 & 8 will need to have an area cleared in able to achieve the acceptable site distance. This is addressed in Note 28 on the plan.

A. Chairman Philbrick: When the owners are ready to build, they need to contact the Road Commissioner for a driveway permit. At that time, , the Road Commissioner will determine if the proposed location meets the sight requirements prior to approving.

5. Sewage Disposal:

Board: No questions

6. Solid Waste:

Board: No questions

7. Impact on Environment:

Board: No questions

8. Impact on Ground Water:

Board: No questions

9. Flood Plain:

Board: No questions

10. Wetlands:

Q. Board: Where are the wetlands on the plan?

A. Mr. Libby showed where the wetlands were located on the plan.

11. Storm Water Management:

Q. Board: Will any materials be used to prevent water run off?

A. Mr. Libby: During construction, the use of silt fencing/hay bales as a diversion ditches to keep run off from the construction area.

12. Common Land/Space Facilities:

Board: No questions

Article XII

13. Lot Designed/Boundary Lines:

Q. Board: There is a house site that has 100 – 200 foot site distance and there is one that only has 50 feet

A. Mr. Libby: The site that has the 50 feet is actually 50 feet from the road, not a site distance. Set backs are listed in Note 8.

Q. Board: Lot 53-3 seems to figure out to be 199.9 of road frontage, whereas the other lots have 200 or more feet.

A. Mr. Libby: Mathematical error. All lots meet the minimum 200 foot requirement.

Q. Board: Lot line ratio on lot 53-1 and 53-6 do not appear to meet the 3 to 1 requirement.

A. Mr. Libby: There is a ratio formula which is used in determining unconventional shaped lots and all of the lots meet the 3 to 1 requirement. Mr. Libby explained a method of calculating the ratio.

14. Utilities:

Board: No questions

15. Monuments:

Q. Board: What do you use for the boundary monuments?

A. Mr. Libby: We use 2 (two) 1/2" rebar encased in concrete made for us by Genest capped with our information/license number. This enables the monuments to be magnetically detected when buried. We do not use stone monuments

Waivers:

16. High Intensity Soil Survey:

Waived – Board: no questions

17. Hydrogeologic Assessment:

Waived – Board: no questions

18. Storm Water Management:

Waived – Board: no questions

Miscellaneous:

Q. What about mail?

A. Mr. Libby: For subdivisions right on a town road there should be no issues that arise. When the subdivision has an interior road, you will see cluster mail boxes at the entrance to the subdivision for the Postal worker does not deliver mail unless it is an approved town road.

The board went through the Final Plan Application Submission Checklist. All of the criteria seems to have been met. This will be reviewed thoroughly at the next meeting August 4th, 2016. The Planning Board Clerk J. Griffin is to contact Code Enforcement Officer/E911 M. Beaulieu in regards to procedural requirement 7.1.E - *Written approval from the Town E911 Officer.*

Mr. Libby is aware that payment of \$1,350.00 for the final lot fee is required at the Final Subdivision Review. This fee is calculated by the number of lots in the subdivision multiplied by \$ 150.00 for each lot. There is a total of 9 (nine) lots that were created within the Woodland Estates subdivision.

8/4/2016 approved

Other Business

Escrow Accounts

The board is still in the process of setting up a date with the Selectboard about this procedure.

The Clerk is to contact Dale Fisk to obtain a copy of the actual signed and stamped Planning Board Ordinance which was approved May 10th, 2016.

Minutes

The minutes from the July 7th, 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 unanimously.

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 8:00 pm by Chairman Philbrick.

8/4/2016

Minutes were reviewed

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

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

The vote was taken. The vote carried 3 approved and 1 abstention.