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**Lebanon Maine Board of Appeals
Site Visit Minutes**

Monday, June 29, 2020 @ 4:00 pm

Sylvia Danenhower – Corner of Gully Oven & Brianna Drive – Map R14, Lot 17-A

Members Present

D. Wilson - Chairman
L. Duell
R. Demers

Others Present

Christopher Dunn – Realtor/Representative
Buddy Bedell - Contractor

Members of the Board met at the Town Office at 3:45 pm. Chair Dorey-Wilson asked for a motion to open the meeting. Discussion that a Chairman needs to be elected took place.

The Board members left the Town Office at 4:10 pm and drove to the site located on the corner of Gully Oven Road and Brianna Drive which is shown as Map R14 Lot 17-A on the 2020 Property Maps - Lebanon, Maine and owned by Sylvia Danenhower. The members arrived at 4:13 pm. Christopher Dunn who is the seller's agent and representing Ms. Danenhower and Buddy Bedell who is the contractor who is interested in building on, and later purchasing the property, met the Board Members at the site.

Mr. Bedell offered that the road frontage on Gully Oven Road is only 165 feet and the road frontage on Brianna Drive is only 198 feet. The Lot is only .71 acres (Noted by member Demers as "less than ¾ acre") and has been perk tested and passed which determined that the property is able to have a septic system. It was mentioned that the lot is heavily wooded.

Mr. Bedell asked the Board why this had to come before the Appeals Board for a variance for this property has been in Sylvia's family since the 1800's. Christopher Dunn added that the property was inherited in 1994. Chair Wilson answered that the lot would be considered under the laws that were in place at the last change of the deed. Chair Wilson also added that the Board could not discuss the merits of the variance case during the site visit. The site visit is for the Board to view the property in the case only, and that any other conversations needed to be held on video during public hearing. Mr. Bedell noted his understanding.

Board members noted that the site was very heavily wooded and did not walk on the property, instead viewing the property and neighborhood from both Gully Oven Road and Brianna Lane.

Chair Wilson asked the Board if they had seen what they needed and all said they had.

Meeting was recessed at 4:35 pm to be reconvened at the Lebanon Town Office at 6:00 pm on same date.

Members left the site.