

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday January 8, 2018**

Members Present

P. Philbrick - Chairman
D. Harriman – Vice-Chairman
S. O'Brien
A. James
A. LePage
P. Peace Sr. - Alternate
D. Boivin - Alternate

Others Present

Jason Cadwallader
Kristen Cadwallader
Rodney Furbush
Mandy Furbush

Jason and Kristen Cadwallader – Mr. & Mrs. Cadwallader presented updated plans to the Board in regard to their expansion proposal to their home located at 6 Landing Lane, Map U11-Lot 13. No previous permits for this property have been found. The Planning Board approved the applicants request to remove the existing roof structure and replace with higher roof – not to exceed a total building height of 20'. The Planning Board denied the applicants request for any expansion of the existing structure due to the maximum 1,000 square foot requirement for non-conforming structures within 75' of the water. The Planning Board denied the applicants request for a 24' x 24' garage due to set-back requirements. A. James made the motion to approve the roof change. D. Harriman seconded the motion. The vote was taken. The vote carried.

Rodney and Mandy Furbush – Mr. and Mrs. Furbush submitted a Shoreland Zoning Application for their property located 332 Sewell Shores, Map U22 Lot 8. They are requesting to add three decks to the back of the house they had just recently built this spring. Mr. Furbush stated that the permit was issued incorrectly and should have had the three decks and the house listed on the permit.

The request for constructing three decks on an existing building could not be approved. This is due to the following:

Within the Shoreland Zoning Ordinance, Section 12(C)(1)(a)(i) which covers expansion within 25 feet of the normal high water line of a water body is prohibited, the current structure is at the 26 foot mark.

The existing structure is currently at 1,152 square feet and approximately 26 feet high, which is over the 1,000 square feet / 20 feet height limit allowed in the Shoreland Zoning Ordinance. Adding the three decks would increase this non-conformity by an additional 528 square feet.

A. James made the motion to deny the Shoreland Zoning Application submitted by Mr. and Mrs. Furbush. S. O'Brien seconded the motion. The vote was taken. The vote carried.

The Findings of Fact and Conclusions of Law for Mr. DeLuca of 38 Dolby Road, were reviewed, approved and signed by the Board.

The Findings of Fact and Conclusions of Law for Mr. Wiswell for the Eastwood Condominium Project located at 221 Carl Broggi Highway, Map R8 Lots 16B & 16D were reviewed, approved and signed by the Board.

Board members S. O'Brien and A. James suggested an informational meeting to develop what the Planning Board's responsibilities are, how meeting should be run, etc., due to the fact that the Planning Board is a relatively new Board and it may be beneficial to have an "outline" so to speak for members to refer to.

The minutes of 12/4/2017 were reviewed by the Board. S. O'Brien made the motion to approve the minutes. A. LePage seconded the motion. The vote was taken. The vote carried.

A. James made the motion to adjourn the meeting at 8:28 pm. S. O'Brien seconded the motion. The vote was taken. The vote carried.

The minutes were reviewed, approved and signed 3/5/2018.