



**Lebanon, Maine Planning Board Regular Meeting Minutes**  
**Monday February 3rd, 2020**

**Members Present**

 A. LePage – Chairman  
 S. O'Brien – Vice-Chair  
D. Harriman  
B. Harris-Howard  
A. Culver  
J. DuPrie – Alternate

**Others Present**

John Bozak  
Chris Bozak  
Corinna Cole  
Steve Oles

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D. Harriman made the motion to open the meeting at 6:00 pm. A. Culver seconded the motion. The vote was taken. The motion carried.

**John Bozak – Nesbitt Pond** – Mr. Bozak came before the Board to discuss a proposed project by an Eagle Scout Elijah Tetreault. Elijah would like to create and place information kiosks in various areas of the property. Mr. Bozak is addressing the Board due to a vote by the people years ago that both the Conservation Commission and the Planning board oversee this property together. Vice-Chair O'Brien asked who would maintain the project once it is completed, to which Mr. Bozak replied that the Conservation Commission would maintain it. J. DuPrie asked about parking and if someone has spoken with the Fire Chief in regard to perhaps a dry hydrant. Chairman LePage asked the Board if anyone had any issues with this project moving forward to which the members of the Board replied that they did not.

**Steve Oles – 160 Sewell Shores Rd – Busteed** – Mr. Oles client would like to keep the existing well and septic system where it is currently. Mr. Oles present an updated plan to the Board. The proposal is to demo the existing structure and replace it with a ranch style home, which will not go above the twenty foot (20') building height restriction. The new structure would be moving back from the water. Mr. Oles asked if the new structure was smaller than what is being proposed would they still have to move the structure back away from the water. It was determined that indeed it would. Mr. Oles asked the Board if they could give a conditional approval for both scenarios.

The Board reviewed the checklist and stated that the erosion control and revegetation plan need to be submitted and the pump tank needs to be replaced.

Vice-Chair O'Brien made the motion to accept plan as presented on February 3, 2020 of a 26'x42' ranch style structure, 1 level including decks and located 47'.4" from the highwater mark with a building height restriction of twenty feet, allowing 290 sq. ft. of finished space below grade, using the existing septic and well and adding new tank and pump tank and forced main.

**OR**

May reduce structure size to 24'x42' with 2' reduction on waterfront side and a building height restriction of twenty feet and allowed 374' sq. ft. of finished space below grade. Using existing septic and well, adding a new tank, pump tank and force main.

With the condition that the erosion control and revegetation plan are submitted. A. Culver seconded the motion. The vote was taken. The motion carried. 4 in favor – 1 abstention (B. Harris-Howard was unable to vote for she was not present at the site review or meeting.)

Vice-Chair O'Brien made the motion to remove any verbage to do with the comprehensive plan from the Subdivision Regulations. B. Harris-Howard seconded the motion. The vote was taken. The motion carried.

S. O'Brien made the motion to adjourn. A. Culver seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 8:00 pm.