




**Lebanon, Maine Planning Board
Site Review/Workshop Minutes
Monday April 27, 2020**

Members Present

 A. LePage - Chairman
 S. O'Brien - Vice-Chair
 D. Harriman
A. Culver

Others Present

Steve Oles
Michael Bonsaint
Bonnie Bonsaint

This workshop meeting was held via ZOOM after the site review.

Member B. Harris-Howard was not in attendance for neither the site review or the workshop.

SITE REVIEW:

Members of the Planning Board met 6:00 pm for a site review of the property located at 260 Sewell Shores Road. The owners Mr. & Mrs. Bonsaint as well as their representative, Steve Oles also met at the property.

WORKSHOP:

Members of the Board and Steve Oles met via ZOOM to discuss the site review. Approvals will be voted on until the next regular meeting, Monday, May 4, 2020.

Chairman LePage asked for a motion to open the workshop. D. Harriman made the motion to open the workshop. A. Culver seconded the motion. The vote was taken. The motion passed. Meeting opened at 7:06 pm.

Chairman LePage asked Mr. Oles to give an overview of the project.

Mr. Oles explained that the proposed new structure would be turned sideways and moved back nine (9) feet from the water and ten (10) feet from the side line on the left side facing of the home. This set back will not change so there is room to drive their boat down to the water.

Chair LePage stated that it may be better not to move the Board agreed.

Vice-chair O'Brien asked Mr. Oles what the current footage is. It is a 39 x 25 structure for a total of 975 square feet. This does not include the deck with the deck it is a total of 1,592 square feet. Mr. Oles added that his clients would like to add a second floor to the new structure. Due to the distances, the dwelling cannot have a second floor.

Mr. Oles asked if it was possible to have a walk out basement if his clients cannot go up. Chairman LePage asked Mr. Oles would they keep it in the same spot if a full basement was approved. Mr. Oles stated that it could work.

Vice-Chair O'Brien stated that with that scenario there would be 1,225 square feet above and 477 square feet below. Mr. Oles think that his clients would be happy with that option.

A. Culver added she felt that was a good idea. D. Harriman also agrees. Chairman LePage stated to Mr. Oles that the Board will need a final plan with an erosion control and revegetation plan.

Chairman LePage asked the Board if they were all in agreement with this. The Board agrees. A motion and vote will be taken at the next Planning Board meeting scheduled for May 4, 2020.

A. Culver made the motion to adjourn. D. Harriman seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:23 pm.