

**Lebanon, Maine Planning Board
Regular Meeting Minutes
Monday June 3, 2019**

Members Present

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

Others Present

Carolyn Allen

D. Harriman made the motion to open the meeting at 6:05 pm. B. Harris-Howard seconded the motion. The vote was taken. The vote carried.

Carolyn Allen – Ms. Allen came before the Board for a Site Plan Review for an in home daycare. The Board reviewed the information that was provided. Chairman O'Brien made the motion to accept the Site Plan Review application however, Ms. Allen must seek the Code Enforcement Officer when ready to install a fence. B. Harris-Howard second the motion. The vote was taken. The motion passed.

Hayes Farm – Chairman O'Brien recused herself from this discussion and moved to public seating until the discussion and vote are completed.

Vice-Chairman LePage read a timeline into record in regard to lots being advertised and sold even though the subdivision was not official since it was not signed or recorded at the registry of deeds.

Vice-Chairman LePage asked the Board their thoughts on the information that was read and what course of action should be taken. B. Harris-Howard felt that there should be a penalty/fine for Mr. Wolcott. Mr. Wolcott was informed on two occasions that he may not advertise the subdivision and or sell/convey or have the intention to prior to the approval of the subdivision by the Planning Board and the approved signed plan of the subdivision recorded at the registry of deeds and the appropriate copies of the recorded plan have been returned to the Planning Board.

Vice-Chair LePage asked the Board to review the information packet that was provided. After much discussion, the Board agreed to a fine of \$100.00 per day for sixty-five (65) days. Mr. Wolcott would have thirty (30) days to pay the fine, if the fine is not paid within the thirty (30) days, \$100.00 per day for the thirty (30) days as well as additional days moving forward will be added.

B. Harris-Howard made the motion that a letter be sent to Mr. Wolcott to inform him of the \$100.00 per day for a sixty-five (65) period from when the illegal advertising began. D. Harriman seconded the motion. The vote was taken. The motion carried. Three in favor, 1 abstention.

Vice-Chairman LePage made the motion that the letter include that all advertising must stop immediately. D. Harriman seconded the motion. The vote was taken. The motion carried. Three in favor, 1 abstention.

Chairman O'Brien informed the Board that she had negotiated a price with Michael Morse. Mr. Morse will be coming to the Town Office for a "Round Table" workshop. Chairman O'Brien asked that any questions that the Board may have be submitted so that Mr. Morse can prepare in advance in order to save time during the workshop.

The workshop will be Monday, June 17, 2019 @ 6:00 pm.

*The motion to adjourn was made by B. Harris-Howard. The motion was seconded by D. Harriman..
The vote was taken. The motion carried. 8:07 pm*

*Minutes were reviewed and
Approved August 26, 2019*