

**Lebanon, Maine Planning Board**  
**Meeting Minutes**  
**Monday, August 14, 2023**

Members Present

Mr. D. Wilson, Vice-Chairman  
L. Bragg  
M. Kennedy



Others Present

Rod Furbush, CEO

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L. Bragg made the motion to open the meeting. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

**Steve Serewicz – Shoreland Zone – Best Possible Location, 133 Champion Street - Map U11 Lot 8:**

Vice-Chairman Wilson began the meeting with his concerns. The precedent moving forward, especially in Shoreland with the non-confirming lots, it was emphasized that no structure is to be removed, no work is to be performed, nothing is to change on the property until a decision is made by the Board and the appropriate paperwork has been signed, filed and returned.

Unfortunately, the shed was removed when the Board arrived for the initial site visit and the Board utilized the foot print left by the existing shed. The Board determined what they thought was the best location for the proposed shed would be to place the left back corner of the shed 41' from the back deck and 14'6" from the side wall on the right-hand side.

During the August 7, 2023 meeting, Mr. Serewicz proposed a different location for the shed which would be further from the water, however, abutting the fence line of Terance Higgins of 135 Champion Street. A second site visit was scheduled for the Board to take measurements for the newly proposed location. When the Board arrived on Site, a stone pad was already in place.

Moving forward, if any changes are made to the site prior to decision. The Board has every right to deny the application for there is no physical proof of the "existing" structure. Fortunately, the Board was at an abutters site visit and did see the original shed.

Another concern is the location of the stone pad next to the abutters fence. Although Mr. Serewicz has spoken with Mr. Higgins, at this time, the Board cannot verify that there will not be an issue. Mr. Higgins is currently on vacation; however, Mr. Serewicz did give him the Code Enforcement Officers information. In order to move forward, Mr. Higgins will need to give the Code Enforcement Officer verbal consent to allow the placement of the shed near his fence line. Once Mr. Higgins returns from vacation, a notarized letter stating as such must be submitted.

Vice-Chairman Wilson made the motion to approve Steve Serewicz new shed location near the fence on the existing conditions with the following conditions, A verbal consent to the Code Enforcement Officer must be given in order to move forward. Within Seven (7) to ten (10) days, a notarized letter with neighbors' consent. The motion was seconded and the dimensions of the shed were made by L. Bragg. The vote was taken. The motion carried. 3-0

The motion to adjourn was made by L. Bragg. The motion was seconded by Vice-Chairman Wilson. The vote was taken. The motion carried. 3-0

9:03 am