

Lebanon, Maine Planning Board Regular Meeting Minutes

Monday October 7, 2019

Members Present

A. LePage – Chairman *[Signature]*
S. O'Brien – Vice-Chair *[Signature]*
D. Harriman *[Signature]*
B. Harris-Howard
A. Culver *[Signature]*
J. Duprie – Alternate

Others Present

Mike Gotto
Evelyn Gotto
Jody Ameden
Paul Philbrick
Mark Sylvia

Vice-Chair O'Brien made the motion to open the meeting. D. Harriman seconded the motion. The vote was taken. The motion carried.

The Appeals board had referred Mark Sylvia to the Planning Board in regard to determining if his lot in a pre-approved subdivision was in fact buildable. An outline of the history was explained to the Board. Vice-Chair O'Brien made the motion to approve the lot as a building lot for it did meet the setbacks even though it was a non-conforming lot. A. Culver seconded the motion. The vote was taken. The motion carried. Mr. Sylvia was instructed to visit the Code Enforcement Office in order to move forward.

Fielding's Oil – Jody Ameden does not have any additional information in regard to the oil aspect of the proposed project. Mr. Gotto went through the revised plans with the Board. The property would be entirely fenced as well as the fire pond. One of the safety precautions/measures that will be in place - when a temperature of 212 degrees is met, the unit depressurizes which eliminates the source of ignition. Vice-Chair O'Brien asked why we have to ask for protection. Jody stated that we are going above and beyond the required safety measures for this project.

The question of the shared driveway and how that will be handled is still being looked into. The suggestion that the area is partially paved and not completely gravel was mentioned. The question of snow removal was also revisited and if there would be enough room for the trucks to turn around.

A third party review of the project will need to be completed and an escrow account will need to be established. Mr. Gotto was asked if he would submit a package for a third party to review.

A letter from Fire Chief Merrill approving the propane aspect of the project has still not been submitted.

On August 6, 2018, the Planning Board voted to designate the Code Enforcement Officer at the time as the authority to approve Shoreland Zoning expansions. Due to the Town having an Interim Code Enforcement Officer until a permanent Officer is hired, Vice-Chair O'Brien made the motion for the Planning Board to resume as the authority for approving expansions in the Shoreland Zone. A. Culver seconded the motion. The vote was taken. The motion carried.

D. Harriman made the motion to adjourn the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. 8:35 pm

1/6/20
min. reviewed
A. LePage motion to accept
D. Harriman 2nd motion
vote taken. motion carried

Lebanon, Maine Planning Board Regular Meeting Minutes
Monday October 7, 2019

Members Present

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

Others Present

Mike Gotto
Evelyn Gotto
Jody Ameden
Paul Philbrick
Mark Sylvia

Vice-Chair O'Brien made the motion to open the meeting. D. Harriman seconded the motion. The vote was taken. The motion carried.

The Appeals board had referred Mark Sylvia to the Planning Board in regard to determining if his lot in a pre-approved subdivision was in fact buildable. An outline of the history was explained to the Board. Vice-Chair O'Brien made the motion to approve the lot as a building lot for it did meet the setbacks even though it was a non-conforming lot. A. Culver seconded the motion. The vote was taken. The motion carried. Mr. Sylvia was instructed to visit the Code Enforcement Office in order to move forward.

Fielding's Oil – Jody Ameden does not have any additional information in regard to the oil aspect of the proposed project. Mr. Gotto went through the revised plans with the Board. The property would be entirely fenced as well as the fire pond. One of the safety precautions/measures that will be in place - when a temperature of 212 degrees is met, the unit depressurizes which eliminates the source of ignition. Vice-Chair O'Brien asked why we have to ask for protection. Jody stated that we are going above and beyond the required safety measures for this project.

The question of the shared driveway and how that will be handled is still being looked into. The suggestion that the area is partially paved and not completely gravel was mentioned. The question of snow removal was also revisited and if there would be enough room for the trucks to turn around.

A third party review of the project will need to be completed and an escrow account will need to be established. Mr. Gotto was asked if he would submit a package for a third party to review.

A letter from Fire Chief Merrill approving the propane aspect of the project has still not been submitted.

On August 6, 2018, the Planning Board voted to designate the Code Enforcement Officer at the time as the authority to approve Shoreland Zoning expansions. Due to the Town having an Interim Code Enforcement Officer until a permanent Officer is hired, Vice-Chair O'Brien made the motion for the Planning Board to resume as the authority for approving expansions in the Shoreland Zone. A. Culver seconded the motion. The vote was taken. The motion carried.

D. Harriman made the motion to adjourn the meeting. B. Harris-Howard seconded the motion. The vote was taken. The motion carried. 8:35 pm

Minutes were reviewed 1/6/20

A. LePage made the motion to accept the minutes.

D. Harriman seconded the motion.

The vote was taken. The motion carried.