

**Lebanon, Maine Planning Board
Minutes – Site Review – Special Meeting
Saturday November 11, 2017**

Members Present

P. Philbrick - Chairman
D. Harriman – Vice Chairman
S. O'Brien
A. James
A. LePage
P. Peace Sr. - Alternate

Others Present

Chris DeLuca
Daren Polland
Alex Cavallaro

A site review of the DeLuca property located at 38 Dolby Road was conducted at 8:00 am. Mr. DeLuca, his builder, Daren Polland as well as two other guests were in attendance in addition to Planning Board members. The following were discussed on site:

- * Will the deck be ground level out of the basement, or off of the first floor, will it have stairs going down to the yard, will it be screened in
- * Will the basement be finished
- * Well/Septic location
- * Driveway location
- * Trees that had been cut
- * Replacing vegetation that had been removed
- * Erosion control

A site review of the Cavallaro property located on Whittum Way was conducted at 8:45 am. Mr. Cavallaro and the Planning Board were present. Planning Board member A. LePage however did not attend the site review. He reclused himself due to a working relationship with the applicant. The following were discussed at the review:

- * The replanting of vegetation
- * Erosion control/mulch
- * Placement of the launch & launch access

The Planning Board met at the Town Office after the site reviews. A. LePage was in attendance.

The DeLuca property at 38 Dolby Road was reviewed. The Board discussed the relocation of the original 712 square foot structure and if it would be located in the best possible location. The proposed location has been moved back so it would be 50 feet from the waterline and moved towards the center of the lot. The septic has been moved back as far as possible. Based on the information provided, the Board voted to accept the relocation 50 feet back from the waterline of the original structure footprint of 712 square feet as the Best Practical Location. Chairman Philbrick made the motion. S. O'Brien seconded the motion. The vote was taken. The vote passed.

The Board had questions/concerns in regard to the proposed expansion. A continuation of application and site review for Mr. DeLuca of 38 Dolby Road is scheduled for Friday, November 17, 2017 at 6:00 pm.

The Planning Board Clerk will contact Mr. DeLuca to discuss the information the Board has requested in order to continue.

- * The erosion control currently in place does not meet the standard – A previous project on Dolby Road had an Erosion control plan in place during construction which required stabilization of the land between the dates of November 15th and April. Hay and mulch were used and hay bales were placed in addition to a silt fence.
- * Complete the Lot Coverage Calculation Worksheet. This will determine how much of the property will need to be revegetated/mulched – this form will be faxed to Mr. DeLuca.
- * Spec sheets of the proposed structure to be built including the specs for the deck were requested
- * Documentation of the original structure square footage of the footprint was requested by the Board to address the discrepancy between the 712 square feet the Board has calculated from the April 2016 assessing documents and the 936 square feet footprint Mr. DeLuca calculated. A copy of the assessing information that the Town has on file will be faxed to Mr. DeLuca.
- * The building permit application and the shoreland zoning application have some discrepancies in the Measurements, address and the current use and proposed use of the structure. There was no note on the Permit by Rule or the Building Permit of the removal of trees from the property.
- * The Planning Board will contact Mike Morse from the State of Maine Department of Environmental Protection in regard to the proposed deck as to if it counts towards square footage if it is not on the ground, will not be enclosed or have stairs going down the land.

The Shoreland Zoning application for a boat launch by Mr. Cavallaro was reviewed and discussed. From the site review it was determined that the applicant had completed the requirements by the Department of Environmental Protection in regard to revegetation, mulching and using crushed stone as the source for the boat launch pathway.

A. LePage once again removed himself from the case. A. James made the motion to allow P. Peace Sr. to vote instead of A. LePage. Vice-Chairman Harriman seconded the motion. The vote was taken. The vote passed.

The motion was made to approve the Shoreland Zoning application from Alex Cavallaro as presented for a boat launch. The vote was taken. The vote was unanimous.

Vice Chairman Harriman made the motion to adjourn. A. James seconded the motion. The vote was unanimous and the meeting adjourned at 10:35 am.

Minutes were reviewed and approved 12/4/2017