

**Lebanon, Maine Planning Board  
Minutes – Regular Meeting  
Monday November 6, 2017**

Members Present

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

Others Present

Chris DeLuca  
Chip Harlow  
Daren Polland  
Daniel DeLuca  
Cathy Dolloff  
Kenny Bruce  
Danny Bouzianis  
Derek Caldwell  
Curtis Thompson  
Tim Soucie

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Chairman Philbrick called for a motion to open the meeting. S. O'Brien made the motion to open the meeting. Vice-Chairman Harriman seconded the motion. The meeting was opened at 6:00 pm.

Mr. DeLuca submitted a Shoreland Zoning application for construction at 38 Dolby Road. Mr. DeLuca was wrongfully granted a building permit by the previous Code Enforcement officer Mike Beaulieu. This was discovered when interim Code Enforcement Officer, Brian Paul went to the property to inspect footings for the foundation. When Mr. Paul went to the inspection, he realized that this was a Shoreland Zoning situation and issued a verbal Stop Work Order to Mr. Poland, Mr. DeLuca's contractor. Mr. Paul contacted Mr. DeLuca to notify him of the violation and the stop work order and informed him that this project should have been presented to the Planning Board for review. Mr. DeLuca was not aware that this should have been done. Mr. Beaulieu instructed Mr. DeLuca to apply for a Permit by Rule, but made no mention of the Shoreland Zoning application or the Planning Board.

Mr. DeLuca presented a building location plan to show where the previous structure was and where the proposed structure would be. The proposed structure was moved so that the side setbacks were met, 25' on one side and 30' on the other side. The front of the proposed structure was set to the back of the previous building. The Septic was also moved back. Mr. DeLuca mentioned that the measurements on the building plot plan which show the distance from the waterline was inaccurate.

The issue lies with the expansion of the proposed structure. The original building was two stories with the measurements of approximately 25x36. The proposed structure is also two stories with the proposed measurements of 44x28.

Chairman Philbrick suggested conducting a site review. The Board agreed. Mr. DeLuca will be notified as to when the site review will be to ensure that there will be someone there. A special meeting will follow the site review.

6:40 Alex Cavallaro submitted a Shoreland Zoning application for Whittum Way. He was not in attendance. In order to move to the next agenda item, Chairman Philbrick motioned to table the application till later.

Tim Soucie presented a traffic study for the proposed "Lebanon Crossing" project on Carl Broggi Highway, Route 202. Code Enforcement will be contacted if and when the project is to move forward.

Alex Cavallaro was not in attendance. The Planning Board reviewed his Shoreland Zoning application for a proposed boat ramp on his property located on Whittum Way, Map U10 Lots 22 & 23. Due to a discrepancy in the width of the proposed boat launch on the drawing and the application, the application is deemed to be incomplete.

Site reviews were scheduled for Saturday, November 11, 2017. The site review for 38 Dolby Road will be held at 8:00 am. The site review for Whittum Way will be held at 8:45 am. A special meeting will follow at the Town Office.

Vice Chairman Harriman made the motion to adjourn. S. O'Brien seconded the motion. The vote was unanimous and the meeting adjourned at 9:05 pm.

*Minutes reviewed and approved 12/4/2017*