

**Lebanon, Maine Planning Board
Planning Board Meeting Minutes
Monday December 7, 2020**

Members Present

A. LePage - Chairman

S. O'Brien - Vice-Chair

D. Harriman

J. Bradshaw

Others Present

Matthew Kennedy - SPR (Solar Projects)

Dana Libby - Revision Woodland Estates

Chris Estes - abutter Dowling

Dede Bruce - abutter Dowling

Jeremy Bradshaw for Dorothy Hersom

Matthew Hebert & Lori Hebert

James Mundy - Legal Rep. Dowling

John Hutchins - Rep. Dowling

Paul Delisle - 22 Ridgewood

D. Harriman made the motion to open the meeting. J. Bradshaw seconded the motion. The vote was taken. The motion carried. Meeting opened at 6:00 pm.

(Member B. Harris-Howard was not in attendance this evening)

Dana Libby - Corner Post Survey: Dana presented a revised plan in order to split a lot within the Woodland Estates subdivision created by William & Gay Ehler. Chairman LePage asked for a motion to accept the revision. Vice-Chair O'Brien stated this would be the last revision to the Woodland Estates subdivision and made the motion to accept the revision. D. Harriman seconded the motion. The vote was taken. The motion carried.

Jeremy Bradshaw - Dorothy Hersom - Splitting Lot:

Mr. Bradshaw submitted a clarification letter for the Board to sign which states that the Planning Board does not require the review of lot R11-9E and that the Planning Board acknowledges the surveyors failure to depict lot R11-9E on the subdivision plan recorded in Book 308 Page 20 at the York County Registry of Deeds.

John Hutchins – Roger & Linda Dowling – BPL - 100 Rocky Cove Road:

Set up Site Visit for 12/30/2020 @ 12:00 pm. Mr. Hutchins explained to the Board that the proposed structure is basically in the same area, the back of the building would be moved back slightly. J. Bradshaw requested a revegetation plan, the septic to be staked and that the trees to be removed are marked. J. Bradshaw asked Mr. Hutchins where the tank is currently. Mr. Hutchins stated that the septic will be located in a different location than what is shown on the design.

The Board also had concerns in regard to drainage

At this time, drainage flows under the existing structure/porch. With the new structure, will this flow divert onto the abutter's property causing silt buildup. Mr. Hutchins stated that drainage would not be under the house. Mr. Hutchins also added that the new structure will not be any closer to the water line.

The Board would like to have the following completed for the visit:

- Proposed house corners staked
- Side road staked
- ROW staked
- Trees that are to be removed
- Revised location staked for the proposed septic (across street)
- Plan to have TOPO added for the plan does not show the slope
- Erosion Control/Revegetation added to plan

Mr. Estes, an abutter also had concerns in regard to the possibility of runoff being diverted onto his property. There was also question of the property line between Mr. Estes and Mr. & Mrs. Dowling.

Paul Delisle - BPL - 22 Ridgewood Drive:

The Board reviewed the information that was submitted by Mr. Delisle. The Board discussed the advantages/disadvantages of both leaving the foundation where it is or moving the foundation to the middle of the lot and setting it back an additional 3 feet. One corner of the foundation is less than 1 foot from the property line. This abuts a common lot where there is access to the water and picnic tables. The concern of having to be on the common lot in order to complete some of the construction on the home was mentioned. There is an association noted in the deed, it was suggested that Mr. Delisle contact the home owners in the association for permission to do so. The common lot is a slope/ditch with past construction debris. There are mounds on the property which are covered in vegetation that would need to be moved. Either way the property will be disturbed. Mr. Delisle stated that he could seek permission from the land owner. A Site Visit was scheduled for 12/30/2020 @ 11:00 am.

Matthew & Lori Hebert – BPL – 124 Rocky Cove Road:

Mr. and Mrs. Hebert came before the Board. They had made the decision to keep the size of the proposed structure the same and to move the house back three (3) feet. A revised plan was submitted to the Board which included the corrected highwater mark. Mr. & Mrs. Hebert had also decided to change the deck from going across the entire length of the structure to only half

way. This will allow room for a 14' deck and it will maintain the 25' setback. Vice-Chair O'Brien stated that as long as the project will maintain the minimum 25' setback from the water there would be plenty of room for the tanks. Vice-Chair O'Brien asked for the measurements which were taken at the Site Visit. The total square footage of structures on the lot is currently 999.25 sq. ft. with the 30% expansion allowance, an additional 299.78 sq. ft. may be added for a total of 1,300 sq. ft. The structure must stay at least 25' back from the water. Chairman LePage stated that the structure may not exceed 20' in height. Mr. Hebert stated that the roof will have an 8' pitch. Vice-Chair O'Brien made the motion to approve a 1,300 sq. ft. structure to be no less than 25' from the water and no more than 20' in height. D. Harriman seconded the motion. The vote was taken. The motion carried.

A copy of the revised plan was given to the Land Use Clerk for the file. Mr. Hebert will need to have another revised plan submitted to be signed and it must include an erosion control plan. A brief discussion on erosion control took place. Mr. & Mrs. Hebert were made aware that a Findings of Fact Conclusions of Law will be drafted and will need to be signed. This will need to be submitted to the Code Enforcement Officer with the building permit application. Mr. Hebert paid the \$50.00 Shoreland Zoning application fee with check# 1563.

Minutes: The minutes of 10/5/2020 were reviewed. Changes are to be made and reviewed at the 1/4/2021 meeting

Other Business:

- Documents were signed for Tillman Estes for best possible location approval
- Documents were signed for Mel Warren/Tom Cusano that a Site Plan Review was not needed to remove a wall to create a larger area for Naturally Holistic Wellness Center
- Solar information from surrounding Towns was distributed to the Board

Matthew Kennedy – SPR - Solar projects/West Lebanon Road:

Mr. Kennedy presented the Planning Board with the revised mylar to sign for the McCrillis project. Findings of Fact Conclusion of Law documents were signed for both the Rebecca Carson Project and the McCrillis project. Mr. Kennedy is aware that recorded copies of the final plans for both projects will need to be submitted to the Planning Board. Once they have been recorded, he will mail the copies.

Vice-Chair O'Brien made the motion to adjourn. J. Bradshaw seconded the motion. The vote was taken. The motion carried. The meeting adjourned at 7:50 pm.