

**Lebanon, Maine Planning Board
Minutes – Regular Meeting/Public Hearing
Monday April 2nd, 2018**

Members Present

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

Others Present

Richard Harlow III
Dana Coull
Jason Cadwallader
Steve McDonough

S. O’Brien made the motion to open the meeting at 6:10 pm. A. James seconded the motion.

P. Peace was not in attendance.

Planning Board Rules– the Board reviewed the proposed draft of the Planning Board Rules. Changes were suggested and will be made prior to the April meeting for the Board to review again.

Chairman Philbrick requested a motion to suspend the regular meeting. Vice-Chair Harriman made the motion. The motion was seconded by S. O’Brien. The vote was taken. The motion carried.

Chairman Philbrick requested a motion to open the Public Hearing at 6:30 pm. Vice-Chair Harriman made the motion. The motion was seconded by A. James. The vote was taken. The motion carried.

PUBLIC HEARING

The Pledge of Allegiance

Chairman Philbrick had the members of the Board introduce themselves.

Chairman Philbrick explained to those in attendance the reason why revisions of the Shoreland Zoning Ordinance is being brought to the people at the June 12, 2018 Town vote. In the State mandated revision in 2009 Section 12, Non-Conforming Lots was inadvertently removed. The State issued a conditional approval in which the missing information was to be added back into the Ordinance. There was also a conditional approval for the Shoreland Zoning Map in which the map was missing some information and did not coincide with the Shoreland Zoning Ordinance. The map was corrected in 2010 and approved and the conditional approval was lifted. In 2015, a revision of the Shoreland Zoning Ordinance was voted upon and passed, however. Section 12 – Non-conforming Lots was once again inadvertently left out of the revision. In 2015, the State revised **Chapter 1000 – STATE OF MAINE GUIDELINES FOR MUNICIPAL SHORELAND ZONING ORDINANCES**. These updates also need to be incorporated into the Shoreland Zoning Ordinance in order to reflect the changes that the State has made. Chairman Philbrick went through each change which incorporated the Chapter 1000 revisions as well as information that was left out in Chapter 12 – Non-Conforming Lots. Chairman asked if there were any questions from the Public. There were no questions.

Chairman Philbrick asked for a motion to close the Public Hearing. A. James made the motion. Vice-Chairman Harriman seconded the motion. The vote was taken. The motion carried.

Chairman Philbrick asked for a motion to re-open the Planning Board meeting. Vice-Chairman Harriman made the motion. A. James seconded the motion. The vote was taken. The motion carried.

Codes Officer McDonough asked if the Shoreland Zoning Application will be or is it a part of the Ordinance? The Shoreland Zoning Application is currently not in the actual Shoreland Zoning Ordinance. The Board discussed this and it was agreed upon to leave as is. Chairman Philbrick asked for a motion to keep the Shoreland Zoning Application out of the Ordinance. S. O'Brien made the motion for the Shoreland Zoning application to remain a separate document and not a part of the Shoreland Zoning Ordinance. A. James seconded the motion. The vote was taken. The motion passed. D. Boivin asked about bridges. Chairman Philbrick stated that if it is not in this guide, then it is not the Town's responsibility. Chairman Philbrick asked if there were any more questions or comments.

Mr. Cadwallader presented the Planning Board with a revised application and plan for his residence located at 6 Landing Lane. Previous Code Enforcement Officer, Mark Arenberg had visited the property. While at the property, he noticed that the structure was on posts. He felt that the current posts could not support the added weight of the trusses to be added to the structure. Due to this, the suggestion of a 4 foot frost wall was mentioned. Mr. Cadwallader came before the Board with the proposal to completely tear down the home and rebuild it on the 4 foot frost wall as suggested, in the same exact location without expanding the footprint. It was decided that the board would conduct a site review. The site review was scheduled for Monday, April 9th at 6:00 pm with a workshop following the site review.

The minutes of 3/5/2018 were reviewed by the Board. Voting members of the Board who were present signed the minutes. At the May meeting, P. Peace will need to review and sign as well.

The Board reviewed the revised Planning Board Rules. Revisions will be distributed at the next regular meeting.

S. O'Brien made the motion to adjourn the meeting at 7:55 pm. A. James seconded the motion. The vote was taken. The motion carried.

4-30-2108

The Board reviewed minutes.

A. LePage made the motion to accept minutes with changes.

D. Harriman seconded the motion. The vote was taken.

The motion carried 4 in favor 1 abstention.