

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday April 30th, 2018**

Members Present

P. Philbrick - Chairman
D. Harriman – Vice-Chairman
S. O’Brien
A. LePage
P. Peace

Others Present

Jason Cadwallader
James Duprie
Ben & Tori Gosselin
Steve McDonough
Jennifer Keilty

P. Peace made the motion to open the meeting at 6:10 pm. Vice-Chairman Harriman seconded the motion.

A. James and D. Boivin were not in attendance.

Vice-Chairman Harriman made the motion for P. Peace to be a voting member for this meeting.
A. LePage seconded the motion. The motion was voted on, the motion carried

The minutes of 4/2/2018 were reviewed by the Board. A. LePage made the motion to accept the minutes with changes. Vice-Chairman Harriman seconded the motion. The vote was taken. The motion carried.

The minutes of 4/9/2018 were reviewed by the Board. Vice-Chairman Harriman made the motion to accept the minutes. A. LePage seconded the motion. The vote was taken. The motion carried.

Mr. Cadwallader approached the Planning Board in regard to the revised Shoreland Zoning application which he had submitted. After much consideration, Mr. Cadwallader has decided not to move forward with this application. He will be meeting with Code Enforcement Officer Steve McDonough on May 7, 2018 to discuss the raising of the roof which was previously approved as well as inquire about replacing windows. Due to this, the Planning Board denied the submitted application.

S. O’Brien made the following motion, Application denied as presented due to the proposal does not meet current conditional approval 4809 Town of Lebanon Shoreland Zoning Ordinance, Section 12.3.C reconstruction and replacement requirements. Vice-Chairman Harriman seconded the motion. The vote was taken. The motion carried 4 in favor with one abstention. P. Peace abstained for he was not present at the Site Review on April 9, 2018.

Chairman Philbrick requested that the Board review the revised Planning Board Rules prior to the next Planning Board meeting scheduled for June 4, 2018.

James Duprie – Mr. Duprie approached the Board in regard to property that his family has recently acquired on Old Rye Field Road and inquired how the subdivision regulations would apply to the splitting of the parcel. He and his family had spoken with previous Code Enforcement Officer, Mark Arenberg in regard to this and was told that they could split the parcel into 3 pieces for family members to reside.

Mr. Duprie was informed, by the current Code's Office, that he must own the property for 5 years prior to the parcel being split without it being considered a minor subdivision. The board discussed the circumstances involved in the owner's proposal to divide the land in an approved way to accommodate having three lots. This discussion brought about the question of bringing the road up to Town Specs for a minor subdivision. The property in question is located on a Private Right of Way at the end of a Town approved road. Mr. Duprie was informed that the road issue would need to be researched by the board and the board should have an answer by the September meeting.

Jen Keilty – Mr. & Mrs. Keilty purchased property on Sewell Shores Road. The Septic system needs to be replaced. In order to accomplish the Septic system replacement work, the existing deck, retaining wall and staircase on the waterside of the property will need to be removed. Mr. & Mrs. Keilty met with Code Enforcement Officer, Steve McDonough to discuss this. The CEO reviewed the information provided and approved the replacement of the Septic system and the replacement of the same size deck. The replacement of the retaining wall was referred to the Planning Board by CEO. The applicant requested to regrade the area and relocate the original retaining wall away from the waterside of the building. The applicant requested to have the existing retaining wall located on the roadside of the property altered to accommodate the removal of the waterside retaining wall and to restructure the existing wall using new improved materials. The Planning Board was requested to approve the addition of 1,400 cubic feet of material to be used in the reconstruction of the roadside retaining wall. The Planning Board is not tasked with approving the construction of the retaining wall that will be accomplished by Code Enforcement. The Board did determine the best possible location for the retaining wall by using the Shoreland Zoning Review Guide. It was determined by the Board that the request for the 1,400 cubic feet of material would be required in the reconstruction of the retaining wall.

A. LePage made the motion to accept the moving of 1,400 cubic feet of material as requested. Vice-Chairman Harriman seconded the motion. The vote was taken. The motion carried.

S. O'Brien made the motion that the present location of the roadside retaining wall closest to the road side of the structure was the best possible location for the proposed modified retaining wall. Vice-Chairman Harriman seconded the motion. The vote was taken. The motion carried

A. LePage made the motion to adjourn the meeting at 8:25 pm. S. O'Brien seconded the motion. The vote was taken. The motion carried.

6/4/2018 – Minutes were reviewed by the Board. S. O'Brien made the motion to accept the minutes as written. A. Lepage seconded the motion. The vote was taken. The motion carried 4 in favor with 1 abstention. D. Boivin abstained for he was not present at the April 30, 2018 meeting.