

**Lebanon, Maine Planning Board  
Minutes – Site Review/Workshop  
Monday May 15th, 2017**

**Members Present**

P. Philbrick - Chairman  
D. Harriman  
S. O'Brien  
B. Thompson – Alternate  
J. Griffin – Clerk

**Others Present**

Dana Libby – Corner Post Surveying  
Chip Harlow – Select Board Chairman  
Aaron Wiswell - Developer

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This meeting is a Site Review as well as Workshop, no decisions or voting was made. The Workshop was opened at 7:04 pm.

**Eastwood Condominiums** – A Site Review took place at the property located on Route 202 at 6:30 pm. Those in attendance were Planning Board members Chairman P. Philbrick, D. Harriman, S. O'Brien, alternate member B. Thompson as well as Dana Libby with Corner Post Surveying, Inc., and site developer Aaron Wiswell. All wetlands were flagged as discussed as well as the entrance and exit ways. Observations that were made included a man-made pond which was filled in to the right of the entrance. A “frog pond” in the back of the existing structure and the corner of the lot borders a flood zone.

Chairman Philbrick asked the Board members if they had any questions in regard to the Site Review. S. O'Brien did not have any questions. D. Harriman did not have any questions. Alternate member B. Thompson had a concern with the dampness of the property and suggested that a High Intensity Soil Survey be conducted. S. O'Brien questioned as to why the High Intensity Soil Survey was waived in the initial application. J. Sewell had made the motion to waive the High Intensity Soil Survey for it was not over a sand aquifer. Test pits were dug at the second Site Review by the request of the previous Planning Board.

There was a letter from the Department of Environmental Protection approving the pond to be filled in for it was under 4,300 square feet. The validity of the previous letter was questioned, for the original permit expired after two years which led to the question of if this could fall under a “Permit by Rule”.

Chairman Philbrick will bring this to the Southern Maine Planning and Development Commission for they had reviewed the original application.

Question #14 on the application needs to be changed to “yes”

Question # 17 on the application needs to be changed to “zone A – undefined”

B. Thompson questioned why there was no letter from the D.E.P. stating that there was not a vernal pool and if so, would there be any impact. Chairman Philbrick agreed that this was a valid question and will ask S.M.P.D.C. when he speaks with them.

Chairman Philbrick asked the contractor, Aaron Wiswell if he was comfortable with the proposed footing/foundation specifications and if they would be sufficient in maintaining in supporting the buildings due to the wet conditions of the property. Chairman Philbrick also asked about a bigger footing perhaps due to the different variables. Aaron Wiswell stated that he has no concerns.

Dana Libby added that the wetland soils may only be a few inches deep. They could hit more solid ground the deeper they go. They could hit ledge, they do not know until the project begins.

The following need to be completed prior to the next meeting on June 1<sup>st</sup>, 2017.

- A letter from the Fire Chief
- No further development on the land needs to be added to the final plan notes
- Soils Survey needs to be conducted
- Verify if a Permit by Rule is in place
- An updated driveway permit from the Department of Transportation
- Verify by letter from the D.E.P. that no vernal pool is located on the property and if so that there would be no impact on the wildlife it supports
- Question #14 needs to be changed on the application
- Question #17 needs to be changed on the application

The Clerk will e-mail Mr. Libby to bring an extra "Application packet and proposed plan to the next meeting.

The Workshop ended at 8:10 pm

D. Harriman made the motion to adjourn the meeting at 8:15 pm. S. O'Brien seconded the motion. The vote was taken and the vote carried.

*Minutes were reviewed 8/7/2017*

*S. OBrien made the motion to approve*

*minutes as revised. D. Harriiman seconded the motion.*

*The vote was taken. The vote carried*