

**Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday July 10th, 2017**

Members Present

P. Philbrick - Chairman
D. Harriman
S. O'Brien
A. James

Others Present

Dana Libby – Corner Post Surveying
Mark Stuart
Joanne Potter
Aaron Wiswell
Jeremy Bradshaw

Chairman Philbrick asked for a motion to open the meeting. S. O'Brien made the motion. D. Harriman seconded the motion. The vote was taken. The vote carried. The meeting opened at 6:02 pm.

Chairman Philbrick asked alternate member A. James if she would entertain becoming a full Planning Board member instead of an alternate member. A. James would like to remain an alternate member for this meeting and think it over.

Eastwood Condominiums – Dana Libby, authorized agent for the project, presented updated plans and applications with the results from the soil scientist. The High Intensity Soil Survey was shown on the plan the septic and test pits were redone. A concern from the Site Review was if the pond out back was considered a vernal pool or not. It was decided that it was not.

The following changes to be made were discussed:

- Revise note #8
- Revise note #7 total wetland impact
- Revise note #12 conform new septic designs
- Revise note #19 add no further development without Planning Board approval
- Revise note #20 Vernal pool determination legend soil information

The Board reviewed the updated information that was presented. Mr. Libby was asked if they had received an updated driveway permit from the Department of Transportation as of yet. Mr. Libby has not.

The Board asked if there was an updated permit by rule for disturbing the wetlands by digging a well. Mr. Libby was not sure as to if they needed to have one, however, he will look into it. The Board questioned the effects that the water run-off may have on the water/brook in the back of the property. How will drainage be handled? Chairman Philbrick asked if the soil scientist had any issues with the septic design/leech field for a ten unit project. Mr. Libby was unsure as to how to answer this with the exception that the water will be directed away from the brook.

Chairman Philbrick has contacted Southern Maine Planning and Development Commission for he is uncomfortable with this project. Lee Jay Feldman will be reviewing this project in order to assist the Planning Board. S. O'Brien feels that the information on the water issue given tonight should be ok, but she is not an expert. Chairman Philbrick feels that the Board should be overly cautious. D. Harriman feels

that if SMPDC has offered to consult that we should take advantage of that. Chairman Philbrick feels that we should consult with SMPDC at the expense of the developer. D. Harriman would like to have clarification when reading the letter from Mark Hampton the soil scientist.

Chairman Philbrick has reached out to the Conservation Commission in regard to this project. Mr. Libby will ask Mr. Hampton to attend the next meeting in order to fully explain his findings. The date of Monday, August 7th at 7:00 pm has been set for the Public Hearing.

Chairman Philbrick asked for a motion to contact SMPDC in regard to this project. D. Harriman made the motion to reach out to SMPDC for assistance in the review of the project. S. O'Brien seconded the motion. The vote was taken. The vote carried.

Woodland Estates – Gay Ehler – Jeremy Bradshaw – Mr. Bradshaw approached the Board with the proposal of changing notes on the previously approved subdivision “Woodland Estates”. Chairman Philbrick feels that to be in line with the Subdivision Regulations, page 26, article 9 what is involved in changing an approved subdivision, a public hearing should be held. The Hearing will be at 7:30 pm on Monday August 7th.

Mark Stuart/Joanne Potter – Mr. Stuart and Mrs. Potter approached the Board with a proposed subdivision of land. Due to several issues that need to be resolved/provided, the Board cannot review this at this time. Mr. Stuart will need to have the deed(s) to the property in order to review this further.

Chairman Philbrick mentioned that there is not a full Board voting procedure. The by-laws state that the majority vote carries. So, if there are only three members the majority vote would only need to be two, whereas the majority of a Board of five would be three members.

Chairman Philbrick asked for a motion that no matter what the quorum may be at a meeting, a motion may not be passed without at least three votes. If there are only three members at a meeting, all three must agree/disagree in order to pass/deny a motion. S. O'Brien made the motion. D. Harriman seconded the motion. The vote was taken. The vote carried.

The Board reviewed the updated letter from the Fire Chief to be included in paperwork to be given to developers. Chairman Philbrick asked for a motion to approve the letter. D. Harriman seconded the motion. The vote was taken. The vote carried. The Clerk will e-mail the Chief to request a signed copy.

A. James was made a voting member.

D. Harriman made the motion to re-appoint P. Philbrick as Chairman of the Planning Board. S. O'Brien seconded the motion. The vote was taken. The vote carried 3 in favor and 1 abstention. Chairman Philbrick accepted the re-appointment.

S. O'Brien made the motion to nominate D. Harriman as Vice-Chairman of the Planning Board. A. James seconded the motion. The vote was taken. The vote carried 3 in favor and 1 abstention. D. Harriman accepted the appointment of Vice-Chairman.

A workshop has been scheduled for Monday, July 31st at 6:00 pm to review the updated checklist for reviewing subdivisions.

S. O'Brien made the motion to adjourn at 8:30 pm. A. James seconded the motion. The vote was taken. The vote carried.

*Minutes were reviewed 8/28/2017
D. Harriman made the motion to approve
minutes as is. S. O'Brien seconded the motion.
The vote was taken. The vote carried*