

Lebanon, Maine Planning Board
Minutes – Site Review - Sunday November 15th, 2015
Gay Ehler proposed subdivision on Poplar Hill Road 8:30 am

Members Present

G. Getchell - chair
L. Park - vice-chair
R. Bumford
D. Batchelder
C. Cone

Others Present

Dana Libby, Corner Post Surveying, Inc., representing owner

Inspection of the proposed subdivision, and further information from Mr. Libby.

* Terrain: Land slopes up from road, SW exposure, appears dry and well-drained; forested with evidence of selective harvesting in recent past.

* Lots: From original 90 +/- acres: 2 noncontiguous lots divided out by gift to spouse (exempt from count). Large back lot has recently been sold to a separate entity LLC (counts as lot), with ROW to Poplar Hill Rd between 2 lots of the proposed subdivision. 10 house lots were staked, all with frontage along road. *Lots 1 and 2 will be combined bringing the total lot count to 10 lots, including the recent LLC out-sale, but not the 2 gift lots.

* Right of way corridor: reserved for out-sale lot appears acceptable re: road access sight distance and terrain: Dry ground, slight slope up from Poplar Hill Rd.

* Driveways: Checked for road sight distance from approximate loci as marked. Consensus: All appear to be acceptable based on present conditions and layout of the road. Add *suggested* locations of driveways to plan, can be incorporate Note of Requirement to comply with guideline standards when placing driveways, there appearing to be ample room for adjustment if needed.

* Drainage Provisions: Discussion regarding sufficiency of re: roadside ditch flow, flow addition from driveways, etc. Approximate half the project frontage drains to the north, the rest to the south. Roadside frontage drainage: ½ the lots drain N, the other S. Internal sloped natural drainway cuts across rear of lots and appears to exit property without affecting potential house sites. Runoff from lots does not appear to present potential increase to flow in that drainway. Consider spec'ing a Town drainage & maintenance setback ROW along narrow road, as done around corner on Schoolhouse Lane.

* Also add acreage of lots behind and either side of proposed subdivision, which are retained by family members at this time.

* The name of the subdivision is being reviewed by owners as there were conflicts in original name with other subdivisions in town.

* Mr. Libby requested placement on the agenda for PB meeting on December 14, to submit corrected application & sketch plan, including deed copies of abutting related-ownership lots.

*Minutes were reviewed 12/14/2015 by the Board
L. Park made the motion to accept the minutes.
R. Bumford seconded the motion. The vote carried unanimously.*