

Lebanon, Maine Planning Board
Minutes – Regular Meeting
Monday June 4th, 2018

Members Present

D. Harriman – Vice-Chairman
S. O'Brien
A. LePage
P. Peace
D. Boivin

Others Present

Chip Harlow
Dana Coull

S. O'Brien made the motion to open the meeting at 6:05 pm. A. LePage seconded the motion. The vote was taken. The motion carried. Vice-Chairman Harriman opened the meeting.

Both Chairman P. Philbrick and A. James were not present at tonight's meeting.

Those in attendance were asked if they had any question or comments. Mr. Coull stated that he did not.

Vice-Chairman Harriman asked for a motion to allow Mr. Harlow to address the Board. S. O'Brien made the motion. A. LePage seconded the motion. The vote was taken. The motion carried.

Selectboard Chairman Harlow addressed the Board in regard to combining current ordinances to create a Land Use Ordinance. This will alleviate the task of looking in several areas for information that involves land use issues. Once a draft of the proposed ordinance has been created, Chairman Harlow has invited the Planning Board to review for their input. The hope is to have this ready to be placed on the November 2018 ballot.

A. LePage made the motion to make both P. Peace and D. Boivin full voting members this evening in the absence of Chairman Philbrick and A. James. S. O'Brien seconded the motion. The vote was taken. The motion carried.

The minutes of 4/30/2018 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 for the 4/30/2018 meeting.

The Board reviewed the Finding of Facts and Conclusions of Law for the application submitted by Jason Cadwallader. A. LePage made the motion to accept the Cadwallader Findings of Fact and Conclusions of law. S. O'Brien seconded the motion. The vote was taken. The motion carried 4 in favor and 1 abstention. D. Boivin abstained for he was not present at the April 30, 2018 meeting.

The Board reviewed the Findings of Fact and Conclusions of Law for the application submitted by Jennifer and Peter Keilty. A. LePage made the motion to accept the Keilty Findings of Fact and Conclusions of Law. S. O'Brien seconded the motion. The vote was taken. The motion carried 4 in favor and 1 abstention. D. Boivin abstained for he was not present at the April 20, 2018 meeting.

The Board revisited and reviewed the Planning Board Rules of Conduct. S. O'Brien made the motion to accept the Planning Board Rules of Conduct. A. LePage seconded the motion. The vote was taken. The motion carried unanimously.

The question presented at the April 30th, 2018 meeting, of do minor subdivisions located on a private road have to be brought to town specifications, was touched upon. Information was offered that it is not the Boards responsibility to research these types of questions. It is the responsibility of the applicant or the one who is making the inquiry to complete the research themselves or to hire a professional to do so. This will be revisited at the July 9, 2018 meeting.

It was asked if there were any questions or comments from those in attendance. There was not.

P. Peace made the motion to adjourn the meeting at 7:30 pm. D. Boivin seconded the motion. The vote was taken. The motion carried.

Minutes were reviewed on 7/9/2018

A. LePage made the motion to accept the minutes.

S. O'Brien seconded the motion. The vote was taken.

The motion passed 3 in favor and 1 abstention. A. Chase

Abstained for she was not present at the 4/30/2018 meeting.