

# **LEBANON PLANNING BOARD REGULAR MEETING**

**Thursday February 21st, 2013**

*(rescheduled from Monday, February 11th, 2013)*

## **MEMBERS PRESENT**

**R. BUMFORD – CHAIR  
G. GETCHELL - VICE-CHAIR  
R. BATCHELDER  
J. GODIN  
C. CONE  
P. PHILBRICK (Alternate)  
R. MARSTERS (Alternate)  
J. GRIFFIN – CLERK**

## **GUESTS PRESENT**

**MR. LAFRENIERE**

*The Lebanon Planning Board adjourns promptly at 9:30 pm. You must be on the agenda to address this meeting.*

Chair, R. Bumford opened the meeting at 7:01 pm.

**Stephen Lafreniere- (7:02 pm)** Mr. LaFreniere came before the Board with copies of the subdivision plan. Extensive discussion took place concerning the reinstatement of Mr. LaFreniere's proposed subdivision, School House Farm. Mr. LaFreniere had withdrawn his original application on October 1st, 2012, therefore an updated application is needed. The Clerk provided Mr. LaFreniere with a new application. The new members of the Planning Board will need to review the proposed subdivision once it is possible to do so.

Extensive discussion took place about storm water run off. There is the concern of a live brook across from the proposed project is located which could possibly impact the "Salmon Falls River Water Shed." This matter would have to be examined and carefully researched. Mr. LaFreniere stated that he would appreciate a list of what needs to be completed prior to this project moving forward. The Board informed Mr. LaFreniere that the updated application would need to be completed first and foremost. Much discussion also needs to take place prior to a substantial move on this project. Mr. LaFreniere left prior to the end of the meeting.

**New Business** - R. Bumford addressed the Board with the following concerning etiquette as well as recommendations :

- If you are unable to attend a meeting, please notify the clerk.
- There is no discussion of Board business outside of the meeting and or workshops.
- If you feel you may have a conflict of interest in a particular project, you must remove yourself from the discussion.
- If a full time member removed themselves, then an alternate member will take said members vote.
- If a full member misses several meetings during an ongoing project, you must remove yourself from the project and an alternate member will replace full members vote.
- Familiarize yourself with both the Subdivision Guide as well as the Shoreland Zoning Ordinance. - Register on the M.M.A. (Maine Municipal Association) website for e-mails concerning workshops, updated information as well as looking through their website for helpful information.

The Board scheduled a workshop meeting for Thursday, February 28th at 7:00 pm to discuss possibly implementing a fee schedule as well as escrow criteria change to be more in line with surrounding towns in our area.

They will also discuss minor changes within the Subdivision Guide itself to be brought before the Public in a Public Hearing scheduled for the next schedule meeting of Monday, March 11th, 2013 at 7:00 pm.

The board also discussed possible changes within the Planning Board By Laws. The Clerk will update all Public agendas with the following note :

*\*\* If you require special accommodations, please notify the Clerk, 10 days prior \*\**

The April meeting date was changed from the 8th to the 16th of April.

R. Batchelder will not be here for the February 28th workshop, for he will be out of state.

A motion was made by R. Batchelder to nominate G. Getchell as Vice-Chair. J. Godin seconded the nomination, the vote carried six (4) yes, one (1) abstained. The vote carried by majority and G. Getchell is now the Vice-Chair of the Planning Board.

The minutes from December 12, 2012 were reviewed by the Board. G. Getchell made the motion to accept the minutes as written. R. Batchelder seconded the motion. The vote carried 3 in favor, 2 abstained for they were not members at the time.

A motion to adjourn was made by R. Batchelder at 9:00 pm, J. Godin seconded the motion and the vote carried unanimously.

*3/11/2013 Minutes were reviewed by the Board.  
G. Getchell made the motion to accept the minutes  
as corrected, J. Godin seconded the motion, the  
vote carried unanimously.*