

# **LEBANON PLANNING BOARD REGULAR MEETING**

**Martha Sawyer Community Library**

**August 12th, 2013 - 7:00 pm**

## **MEMBERS PRESENT**

**J. GODIN – CHAIR**  
**G. GETCHELL - VICE-CHAIR**  
**D. BATCHELDER**  
**C. CONE**  
**R. MARSTERS (Alternate)**  
    (made a full voting member for tonight)  
**J. GRIFFIN – CLERK**

## **GUESTS PRESENT**

**JOHN HUTCHINS**  
**MR. GALLOTT**  
**MARK CHRISTOPHER**  
**DAN HUTCHINS**  
  
**KURT ZELLER**  
**BRENDA ZELLER**  
**MR. & MRS. BOUDREAU**

The meeting was called to order at 7:06 PM by J. Godin standing chair for tonight.

First order of business - R. Marsters was made a full voting member this evening by J. Godin.

**CMP - (Shoreland Zoning)** 7:08 pm Mark Christopher and Dan Hutchins came before the Board concerning the Shoreland Zoning application for the Central Maine Power expansion project. J. Godin asked the Board if there were any questions concerning the application. C. Cone made the motion to accept the application as complete. D. Batchelder seconded the motion, the vote carried. D. Batchelder made the motion to schedule the Public Hearing sometime prior to the next Planning Board meeting in September. G. Getchell seconded the motion, the vote carried. The Public Hearing was scheduled for Monday, August 26, 2013. It will be held at the Martha Sawyer Community Library at 7:00 pm.

**Kurt & Brenda Zeller - (Go Mud 4x4)** (7:20 pm) J. Godin asked the Board if anyone had questions after they had looked over the information that the Zeller's presented to the Board. J. Godin is looking for a motion to accept the application as complete. G. Getchell explained the floodplain zone map as well as the shoreland zone map. J. Hutchins from Corner Post Survey, drew the map that was presented. John Hutchins was present at the meeting as representative for a different case. John was able to discuss and explain the Shoreland Zoning Map. The

Zeller's are in the process of a Department of Environmental Protection permit application and have hired an engineering firm. There are two (2) proposed usages for this project which have different sets of standards. G. Getchell made a motion for the Board to make finding that the fast track does not constitute a primary use of the property. D. Batchelder seconded the motion and the vote carried. The consensus of the Board is requiring the findings and results of the D.E.P. permit for the Board use in the review under the Shoreland Zoning Ordinance. The Board is returning the application as incomplete pending receipt of the D.E.P. application information. The clerk will send a letter to the applicant with an outline of the Board's requirements.

**John Hutchins - (School House Farm - new 2013) (8:28 pm)** John Hutchins presented the Board a sketch plan for the School House Farm subdivision based on the previous submittal of an application. John stated that the project is in the process of being resurveyed.

**Boudreau/rep Bill Gallott - (8:50 pm)** A proposed site plan was presented to the Board. Adjustments were made for Stormwater Management that pleased the Board, including:

- Existing non-vegetative areas, filled in vegetation areas which brought a net reduction of disturbed area.
- Drip edges will run to the dry well, as well as the front gutters
- A rain garden with native species to catch, filter and slowly release the runoff into the pond.

The Board of Appeals have approved the setbacks for this project. G. Getchell made the motion to accept the application as complete for review. R. Marsters seconded the motion. The vote carried. Each board member will take home the information to review. Applicant will be placed on the agenda for the next Planning Board meeting scheduled for September 9, 2013.

## **Minutes -**

The Board reviewed the following meeting minutes:

May 13, 2013 - Motion to accept made by R. Marsters, D. Batchelder seconded the motion and the vote carried.

June 10, 2013 - G. Getchell made the motion to accept, C. Conway seconded, the vote carried.

July 8, 2013 - Minutes to be corrected and reviewed at the September 9, 2013 meeting.

July 24, 2013 - G. Getchell made the motion to accept, D. Batchelder seconded the motion, the vote carried.

D. Batchelder made the motion to adjourn at 9:40 PM. C. Cone seconded the motion and the vote carried.

*10/7/2013 The minutes were reviewed by the Board.  
J. Godin made the motion to accept the minutes.  
C. Cone 2nd the motion and the vote carried.*