

# **LEBANON PLANNING BOARD**

## **Monday September 9th, 2013**

### **MEMBERS PRESENT**

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

### **GUESTS PRESENT**

**ERNEST LIZZOTTE**  
**MARK CHRISTOPHER**  
**PAUL RICH**  
**AARON WISWELL**  
**BILL GALLOT**  
**MR. & MRS. BOUDREAU**

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

Chair, R. Bumford called the meeting to order at 7:04 pm.

**CMP - (Shoreland Zoning) - 7:04 pm** - A final revision of the CMP application dated August 26, 2013 was presented to the Board, correcting an error in spelling of a road name, and correcting a typo in the corridor width labels on the pole line profile sheets. Board consensus is these were typo corrections only, previously discussed and noted in the record, so no further documentation or review is required.

The Board had determined that the application was complete at the Public Hearing held 8/26/2013 as long as the following conditions are met:

1. Maintain safe and healthful conditions Contingent upon compliance with Exhibit #4.

Mr. Lizzotte arrived after discussion on CMP. Mr. Lizzotte began to make comments during the meeting. R. Bumford explained to Mr. Lizzotte that the Public Hearing was closed and that only the Board may speak at this time.

2. Best management practices regarding the Environment Guide Lines. Contingent upon compliance with Exhibit #4.

3. N/A
4. No adverse impact on wildlife. Contingent upon approval of #4. Applied to all mapped habitat areas on the application.
5. N/A
6. N/A
7. Contingent upon compliance with Exhibit #4
8. Contingent upon compliance with Exhibit #4

Alternatives - R. Bumford asked for a vote that poles within the cleared corridor are located so to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

R. Bumford addressed the Board to start the voting process on these conditions.

1. Carries
  2. Carries
  3. N/A
  4. Carries
  5. N/A
  6. N/A
  7. Carries
  8. Carries contingent to Exhibit #4.
- All votes were unanimous.*

Alternatives : The Board finds no alternative to lower impact.

Vote carries - unanimous

Letter will be sent with the conditions of this application approval to Central Maine Power.

**GALLOT/BOUDREAU - (7:35 pm)** Mr. Gallot presented to the Board on behalf of his clients the Boudreau's, a complete Stormwater Runoff management plan design. This design consists of vegetation as well as various materials. Mr. Gallot asked the Board if there were any questions concerning this plan.

The Board finds the Zoning Board of Appeals various variances covered most of the Shoreland Zoning requirements, thus preempting Planning Board review.

1. Carries
  2. Carries
  3. Carries
  4. Carries
  5. Carries
  6. N/A
  7. Carries
  8. Part of the variance alternative
- All votes were unanimous*

G. Getchell made a motion to accept the application as contingent on compliance to the plans revised and dated 7/30/2013. D. Batchelder seconded the motion. The vote carried unanimously.

**AARON WISWELL - (7:55 pm) WISWELL ESTATES** - Mr. Wiswell presented a revised plan for the driveway placement for the Spec. House within Wiswell Estates. G. Getchell made the motion to accept the the revision of the Wiswell Estates Subdivision for Lot #1, dated 9/6/2013. D. Batchelder seconded the motion and the vote carried unanimously. The revised plan was then signed by the Board. A corrected recorded plan will be returned to the Planning Board once completed. Once Mrs. Wiswell signs the revised plan, has the plan recorded and the revised plan has been returned to the Board, the Board will contact the Code Enforcement Officer to allow the permit for occupancy.

**AARON WISWELL - (8:15 pm) MAPLE ESTATES** - Mr. Wiswell presented the Board with information concerning the subdivision. Mr. Wiswell would like to obtain a building permit for one of the lots that has been sold within the Maple Estates Subdivision. Mr. Wiswell would appreciate being able to start this house as soon as he can with the fall/winter weather that is to come. He advised the Board that the monuments will be set this week, and should be completed within three (3) days. The Board is requesting that Mr. Wiswell obtain a letter from his attorney confirming that Mr. Wiswell has the authorization to act on the behalf of the L.L.C.

The Board is also requesting the following information :

- Proof of ownership
- Letter from Corner Post confirming that monuments have been set
- Three (3) bids for the completion of the subdivision road
- Establishing an escrow account with the Town Treasurer with 150% of the highest bid for the completion of the road
- A complete report with descriptions of the materials profile.
- A copy of the Road Inspection information from Road Commissioner Larry Torno

The Board will notify the Code Enforcement Officer to allow a conditional building permit dated from tomorrows date, September 10, 2013 until September 20, 2013 contingent upon the acquiring the above listed information by the September 20, 2013 deadline. If all requirements are not met, then the Board will contact the Code Enforcement Officer to have a halt work notice placed on the permit until all requested information has been received by the Board.

J. Godin made the motion to adjourn at 9:10 pm, D. Batchelder seconded the motion, the vote carried.

*10/7/2013 Minutes were reviewed by the Board.  
J. Godin made the motion to accept the minutes  
with minor corrections. D. Batchelder seconded  
the motion. The vote carried unanimously.*