

# **LEBANON PLANNING BOARD REGULAR MEETING**

**Monday November 11th, 2013**

*(Held at the Town Office)*

## **MEMBERS PRESENT**

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

## **GUESTS PRESENT**

**JOHN HUTCHINS  
MARK PATTERSON  
CHANNING BURROWS  
DAVE GORDON  
JAMIE SCOTT  
BRETT SCOTT**

*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 7:08 pm.

School House Farm (7:10 pm) - John Hutchins and Mark Patterson presented updated plans which included the TOPO, shows drainage soils, where the culverts will be placed, placement of the new test pits. Test Pit information was also distributed with copies of the new application and fold pout map-soils.

Board member questioned water runoff from lot 5 from the upper original lot. Mr. Hutchins answered that it was not done as of yet. Lot 2 had some wetlands, Mr. Hutchins did find the setback information he needed in the Town Ordinance. Note 21 on the plan: Logging Road to be reclaimed by Best Mgmt. Practices for ME Forestry Department which will include seed and loam for the first 200 feet of the logging road. This is due to the possible placement of a driveway in the future with access from lot 7.

Concerning lot 5. Once the lots have been cut, will the existing culvert be able to handle the possible extra runoff that will be created by the house lots? Mr. Hutchins made mention that they could have an engineer go over the project and give an estimate of the possible additional runoff that this subdivision will create. The Chair asked the Board if they would want an engineers report. The Board concurs that they would like to have that information.

Chair questioned the Board if anyone would like to make a motion to accept the application for the School House Farm Subdivision as complete. G. Getchell made the motion to accept the application as complete. C. Cone seconded the motion. The vote carried unanimously.

The Chair asked if anyone would like to make a motion to accept the plan as preliminary. The Chair asked the Board again. Board is still concerned with the logging road. The Board would like to see the following:

- Stormwater Run off Management Plan
- An engineers report concerning the possibility of additional runoff
- A note from the well driller
- The whole temporary logging road will need to be reclaimed, not just 200 feet

The applicants representatives also made the offer to create a twelve month plan for reclaiming the entire logging road using Best Practices of Forestry Reclaim in ME.

Chair asked the Board if anyone would like to make a motion to accept the plan as completed preliminary with the mentioned criteria. J. Godin made the motion, D. Batchelder seconded the motion. The vote carried unanimously.

A Public Hearing for this project will be scheduled at the next meeting on December 9th, 2013. The Clerk will send out notices to the abutters informing them of the application.

Jamie Scott - (8:08 pm) Mr. Scott approached the Board with several projects that he would like to do with his land on Route 202. Currently there is a gift shop located on site. He would like to have a drive-thru coffee shop, mini golf course and batting cages as well as add the sale of all terrain vehicles and snow mobiles to his business. The property lies within the mapped Shoreland Zoning flood plain. The Chair asked Mr. Scott if he has obtained the approval from the D.O.T. Mr. Scott has the approval paperwork and presented them to the Board in packets that he distributed. A site review has been set up for Saturday November 16th at 10:00 am.

The minutes from 9/9/2013 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.

The minutes of 10/7/2013 were reviewed by the Board. The minutes need correction and will be voted upon at the next scheduled meeting of 12/9/2013.

J. Godin made the motion to adjourn at 9:20 pm. G. Getchell seconded the motion. The vote carried unanimously.

*1/13/2014*

*The Board reviewed the minutes of 11/11/13.*

*D. Batchelder made the motion to accept with revisions.*

*G. Getchell seconded the motion, the vote carried.*