

**LEBANON PLANNING BOARD
REGULAR MEETING
Monday December 9th, 2013**

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
JAMIE SCOTT
BRETT SCOTT
TOM SAWYER
DAVID TAYLER
KURT ZELLER
BRENDA ZELLER**

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 7:06 pm.

John Hutchins/School House Farm (7:08 pm) Pinkham & Greer Consulting Engineers have turned in the culvert study containing calculations that the Board had requested. A proposed driveway for lot nine (9) was added to the plan. The Board is requesting a two year plan to log the remaining property which is to be lot nine (9) and reclaim the “logging road”. This area needs to be stabilized regardless of the timeframe. Materials to be used to achieve this could include but are not limited to, gravel, stones, stakes and silt fences which would temporarily stabilize potential water runoff.
G. Getchell presented copies of the soil types that were previously submitted and copies of the soil types that just were submitted and noted the major differences between the two reports.

Mr. Sawyer - (8:00 pm) Mr. Sawyer approached the Board concerning a piece of land that he been retained to sell for a client. There is no proposed subdivision.

Jamie Scott (8:30 pm) - D. Batchelder removed himself from the Board. P. Philbrick was made a full voting member for the review of these applications. Mr. Scott approached the Board with three separate Shoreland Zoning applications. He is proposing several projects which require a separate application for each. The first is a family fun center which would include mini-golf, batting cages and possible go-carts. The next proposal is for the ability to purchase as well as sell recreational vehicles such as ATV's and snow mobiles. The final proposal is for a drive-thru coffee stand. The Board reviewed the applications. Board consensus is that a year round, stand-alone coffee shop as proposed, would constitute a commercial activity usage under the Ordinance definitions.

Shoreland Zoning Application for the ability to purchase as well as sell ATV's and snowmobiles was deemed not applicable. G. Getchell made the motion that the Shoreland Zoning Ordinance does not apply for the sale of ATV's and snowmobiles. P. Philbrick seconded the motion and the motion carried.

Shoreland Zoning Application for proposed Family Fun Center - approval is supported by page 10 of the Shoreland Zoning Ordinance under the provision of #23 as long as any water runoff is controlled by creating landscaping by the river. G. Getchell made the motion to accept, J. Godin seconded the motion, the motion carried.

Shoreland Zoning Application for the proposed drive-thru coffee stand. Motion to deny permission for a stand-alone year round coffee shop. G. Getchell made said motion, J. Godin seconded the motion. The motion carried unanimously.

C. Cone made the motion to adjourn. G. Getchell seconded the motion. The vote carried unanimously.

5/12/14

Minutes were reviewed by the Board.

G. Getchell made the motion to accept as corrected.

D. Batchelder seconded the motion. The vote carried.