

Lebanon, Maine Planning Board
Minutes - Regular Meeting - Monday December 14th, 2015

Members Present

G. Getchell - chair
L. Park - vice-chair
R. Bumford
D. Batchelder
C. Cone

Others Present

Mike Beaulieu - Lebanon C.E.O
Dana Libby – Corner Post Surveying

Meeting was brought to order at 7:00 pm by Chairperson G. Getchell.

1. Minutes - The minutes of November 9th, 2015 were reviewed by the Board. R. Bumford made the motion to accept the minutes with correction. C. Cone seconded the motion. The vote carried unanimously. The minutes of November 15th, 2015 were reviewed by the Board. R. Bumford made the motion to accept the minutes as written. L. Park seconded the motion. The vote carried unanimously.

2. Dana Libby/Gay Ehler - “Woodland Estates” (7:12pm) - Mr. Libby returned before the Board with the proposed subdivision sketch plan and application on behalf of his client Gay Ehler. The Board continued to review the sketch plan and basic application.

- The name of the subdivision was changed to “Woodland Estates”.
- The plan was corrected to include the back lot in the numbering.
- Deeds for all of the lots split out of the original 90 +/- acres were provided, including the exempt family gift lots.
- The Abutters list was updated to include gifted lots and recent changes in nearby ownership.
- Number eight (8) on the application should be changed to “Partial interest through relationship”.
- The following waivers were requested:
 - Phosphorous Impact Analysis and Control Plan
 - Stormwater Management Plan
 - Hydrogeologic Assessment
 - High Intensity Soil Survey

R. Bumford made the motion to waive the Phosphorous Impact Analysis and Control Plan, recognizing Article VII Section 2.D.20 low category density and no nearby waters at risk. D. Batchelder seconded the motion. The vote carried unanimously.

R. Bumford made the motion to waive the Stormwater Management Plan with the understanding that the planner will meet with the Road Commissioner to develop a plan to prevent excessive runoff. L. Park seconded the motion. The vote carried unanimously.

D. Batchelder made the motion to waive the High Intensity Soil Survey. L. Park seconded the motion. The vote carried unanimously.

R. Bumford made the motion to defer action on the Hydrogeologic Survey waiver until soil pits have been completed and the analysis has been written. C. Cone seconded the motion. The vote carried unanimously.
Side note – Mr. Libby stated he will have the Soil Scientist present at the meeting in which this will be revisited.

The Board recognizes that Article VII Section 8.2.K is on the proposed sketch plan.

R. Bumford made the motion to accept as sketch plan and basic application with Hydrogeologic waiver decision deferred as noted. L. Park seconded the motion. The vote carried unanimously.

3. Buddy Bedell - (8:40 pm) - Mr. Bedell did not attend the meeting. Lebanon C.O.E. Mike Beaulieu briefly explained why he referred Mr. Bedell to the Planning Board. The Planning Board has no interest in this inquiry. Code Enforcement Officer will refer to the Appeals Board.

4. Other Business – (8:42 pm) – The Board has reached a consensus to include history in the Zeller file and consider the case as closed.

The Department of Environmental Protection sent a copy of the approval of Shoreland Zoning Ordinance Amendments dated December 8th, 2015. Approval# 40-2015

(8:50 pm) – R. Bumford made the motion to adjourn the meeting. C. Cone seconded the motion. The vote carried unanimously.

6/23/2016 G. Getchell, R. Bumford and C. Cone are no longer Members of the Planning Board. They have however Given their input, corrections and or changes. These Minutes are not formally accepted, however they have Been reviewed. G. Getchell 5/3/2016, R. Bumford 5/4/2016 And C. Cone 6/23/2016