

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday February 10, 2014**

**MEMBERS PRESENT**

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

**GUESTS PRESENT**

**JOHN HUTCHINS  
MARK PATTERSON  
BEN THOMPSON  
BARBARA MYERS  
FRED COTREAU  
JOHN TOOTHAKER  
DAVE PATTEN**

*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 7:02 pm.

R. Marsters was made a full voting member in the absence of D. Batchelder.

**John Hutchins/School House Farm - (7:04 pm)**

All three (3) requirements requested by the Board have been met. J. Godin made the motion to accept the School House Farm Subdivision as complete. R. Marsters seconded the motion. The vote carried. The final plans were signed by the Board. John Hutchins was informed of the final lot fees. He will get the fees from his client.

**Fred Cotreau - (7:24 pm)** Mr. Cotreau from Sky Dive New England would like to change an existing 2 unit dwelling into a 4 unit dwelling on the 55 +/- acre property. After reviewing the materials Mr. Crouteau distributed, and discussion, the consensus of the Board was that Mr. Crouteau was not required to come before the Planning Board for the proposed project. The Board referred Mr. Cotreau to the Code Enforcement Officer.

**Barbara Meyer - (7:40 pm)** Ms. Meyer addressed the Board on behalf of her client who currently resides in the state of Michigan concerning property that was

inherited on Dixon Road. The owner would like to subdivide the property into 3 lots.

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Ms. Meyers client will need to document in writing that they are appointing Ms. Meyers to represent them during the Planning Board process as well as copies of the deed(s) for the Right of Way on the property and a proposed sketch plan if the client decides to move forward.

A workshop has been scheduled for Monday February 24th. Code Enforcement will be attending the workshop in order for both Code Enforcement and the Planning Board to discuss Land Use criteria concerning road definitions. Maine Municipal Association as well as Southern Maine Regional Planning Commission will also be contacted for their input.

The minutes of December 9th, 2013 and January 13th, 2014 were reviewed by the Board. Both December 9th, 2013 and January 13th, 2014 minutes were not approved. Corrections are to be made prior to another approval attempt.

Clerk is to check the Selectboard's binder of Planning Board minutes/agendas to see which documents need to be added.

8:49 pm *C. Cone made the motion to adjourn. J. Godin seconded the motion. The vote carried unanimously.*

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*The minutes were reviewed by the Board.*

*G. Getchell made the motion to accept as corrected.*

*C. Cone seconded the motion. The vote carried.*

*2 in favor, 1 abstain for not being in attendance.*