

**LEBANON PLANNING BOARD  
PUBLIC HEARING/REGULAR MEETING  
Monday January 13, 2014**

**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  
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.

**Minutes -**

The minutes of 11/11/2013 were reviewed by the Board. D. Batchelder made the motion to accept the minutes with minor correction. G. Getchell seconded the motion and the vote carried.

**Public Hearing - (7:20 pm)** Chair R. Bumford opened the Public Hearing for the *School House Farm Subdivision* at 7:20 pm. At 7:21 pm R. Bumford closed the Public Hearing for there were no public participants in attendance.

**John Hutchins/School House Farm - (7:24 pm)**

The Board went through the final plan checklist for the School House Farm Subdivision. The Board still has concerns/questions regarding this project. Discussion took place concerning the soils tests and the need for second test sites.

The Board is requesting the following information:

- \* Reserve septic field locations for all lots with the exception of lots 5, 6 and 7 require a second site delineated on the final plan
- \* Test pits for these reserved locations shall be completed with a report submitted with the findings
- \* Per 11.6a in the Subdivision Planning Ordinance Guide, the Board needs certification that the area for each lot is large enough
- \* Per 12.5b in the Subdivision Planning Ordinance Guide, as well as by State law the certification needs to be on the final plan

**Hydrogeologic Waiver** - G. Getchell made a motion to accept the waiver. D. Batchelder seconded the motion, the vote carried.

**Brett Scott - (8:32 pm)** Mr. Scott presented the Board with an updated Shoreland Zoning Application for the proposed Coffee Drive-thru stand. The revised proposal is to operate a coffee stand only as a seasonal accessory to, and limited to operation during the open hours of, the recreational center operation. The Board has also requested that the foliage be restored by the river. C. Cone made the motion to accept the revised 12/9/2013 request for the family fun center to include a snack shack. J. Godin seconded the motion, the vote carried.

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

5/12/14

*Minutes were reviewed by the Board.*

*C. Cone made a motion to accept as corrected.*

*D. Batchelder seconded the motion. The vote carried.*