

**Town of Lebanon
Planning Board
Sitewalk/Workshop Meeting
Thursday, May 2nd, 2013**

**R. Bumford – Chair
G. Getchell - Vice-Chair
C. Cone
J. Godin
D. Batchelder
P. Philbrick (Alternate)
R. Masters (Alternate)
J. Griffin - Clerk**

**Brian Paul (COE)
Bill Gallot (Rep.
*Bruce Boudreau
*Laura Boudreau**

The Board, Code Enforcement Officer, the applicants representative as well as the applicants were in attendance during the sitewalk of the Boudreaus property to review the proposed changes and the impact that these changes will most likely have within the Shoreland Zoning area.

The proposal in the application that they submitted, shows the complete dismantling of the existing house, including the foundation, and the barn across the street on their adjacent property.

The Board members and Code Enforcement have the following concerns :

- The reduction of setbacks, the side setback runoff will be generating more runoff, what will be the means to correct this ?
- Does not like the impervious area, the reduction of sidelines
- Water facing side of the house, is there a water absorbtion area ?
- The Lot across the street will need to go to the Appeals Board, setbacks cannot be obtained.
- The runoff from the proposed garage on the lot across the street will be coming down a hill, also water runoff from the roof of the house, what will the house height be ?

- Lot coverage area. Currently the existing building covers 53.9 % of the lot. The proposed structure would cover 63.3 % of the lot. The slope of the property is a major concern
- A solid plan for dispersing water needs to be created
- The increase in size of the home
- Water runoff from both lots
- As little water as possible should reach the pond
- Replanting vegetation that will act as a barrier, absorption area between the runoff and the body of water
- Consider permeable driveways
- Keep sidelines as close to the existing as much as possible
- Roof Peak height
- Seriously consider a reduction in the size of the proposed plan in order to keep setbacks, sidelines, impacted area, as close to original as possible

Minutes were reviewed 5/13/2013.

G. Getchell made the motion to accept the minutes as written, C. Cone 2nd the motion. The vote carried unanimously.