

**LEBANON PLANNING BOARD
REGULAR MEETING
Monday April 14, 2014**

MEMBERS PRESENT

**R. BUMFORD
G. GETCHELL
J. GODIN
D. BATCHELDER
J. GRIFFIN**

GUESTS PRESENT

DEB RANDALL

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 workshop to order at 7:05 pm.

Minutes - Minutes were reviewed for both December 2013 and January 2014. Corrections need to be made and minutes will be reviewed at the May meeting.

Deb Randall - 7:24 pm - Ms. Randall approached the Board on behalf of her clients the Tenaglia's with an application to expand and or renovate the existing cottage located at 136 Sewell Shores Road. The existing building is nonconforming in many aspects: setbacks, lot coverage. Re: asking for excessive expansion of structural area, reduction of setbacks etc – all would increase noncompliance:

- Would increase extent of structure not meeting lake setback
- Existing septic is under existing paved driveway

Board discussion with Deb Randall = no way to change project to reduce most of the requested extensions of violation; she concurs;

Process explained: PB denies – Appeals Bd if client wants to pursue, advised Appeals Bd must be based on errors in findings by PB, and if Appeals overturns PB – DEP must review the variance(s) granted

PB worked through Nonconformance part of SZO – findings list made A motion to accept the findings was made by G. Getchell, D. Batchelder seconded the motion. The motion carried by unanimous vote.

The motion to deny the application per the findings was made by J. Godin,
G. Getchell 2nd the motion. Motion carried by unanimous vote.

Findings on Randall/Tenaglia:

1. The existing seasonal residence and driveway are Nonconforming Uses under the SZO. *see: SZO 12-C*
2. The proposed expansion project would be in violation of SZO § 12-C 1 (a) (iv) maximum *allowable structural area within 75 feet of the shoreline.*
3. 12-C-1A (a) Cannot be met. *50 feet setback of principal structure from high water required*
4. 12-C-1A (b) Cannot be met. *50 foot deep tree & shrub screen across entire width of lot required*
5. 12-C-1A (d-i) Cannot be met. *50 foot deep natural ground cover across entire width of lot required*
6. 12-C -1A d-ii) Cannot be met *prevention of storm water runoff into pond required*
7. 12-B Can improve existing situation, but not able to fully comply *tree planting in setback area*

A letter will be drafted and sent to the applicant.

Roxanne distributed **proposed changes required in Subdivision Guide**

Public Hearing to be scheduled at next meeting, Monday May 12th for proposed changes to the Shoreland Zoning Ordinance as well as the Subdivision Planning Guide.

J. Godin made the motion to adjourn at 8:55 pm , D. Batchelder seconded the motion. The vote carried unanimously.

5/12/14

Minutes were reviewed by the Board.

D. Batchelder made the motion to approve.

G. Getchell seconded the motion. The vote carried.