

**LEBANON PLANNING BOARD
REGULAR MEETING
Monday September 8th, 2014**

MEMBERS PRESENT

**R. BUMFORD- CHAIR
G. GETCHELL- VICE-CHAIR
D. BATCHELDER
J. GODIN
C. CONE**

GUESTS PRESENT

**STEVE STERNS
JOHN HUTCHINS
GEORGE MCGONAGLE
ED PELCZAR
WILLIAM EGOUNIS
WADE HUDSON
ANDREW BELLIZIA
DARREN POLAND
BRIAN PAUL
KURT ZELLER
BRENDA ZELLER**

The Lebanon Planning Board adjourns promptly at 9:30 pm. You must be on the agenda to address this meeting.

Chair, R. Bumford opened the meeting at 7:00 pm. After welcoming attendees, R. Bumford made the statement that due to a full agenda this evening, each applicant will have 20 minutes to bring forth their topic before the Board. In the event that their particular topic cannot be resolved within the 20 minute guideline, it will be brought to a Workshop. It was also explained that no voting may take place during a workshop, however, the Board may do so during the October Planning Board meeting.

John Hutchins/Steve Sterns on behalf of Kurt & Brenda Zeller-

Mr. Hutchins presented a proposed change to the Town of Lebanon's Shoreland Zoning Map within the RP2 district. Discussion took place and was decided that this topic would need to come before the Board during a workshop. A Workshop has been scheduled for Monday, September 15th at 7:00 pm at the Martha Sawyer Community Library.

Andrew Bellizia (7:30 pm) - Mr. Bellizia was referred to the Planning Board by Brian Paul, Code Enforcement Officer concerning proposed construction within the Shoreland Zoning. Mr. Bellizia has two different lots which may fall under two different districts within the Shoreland Zoning Map. Mr. Paul is to review the lots to determine which

zoning district the individual lots fall under prior to moving forward to determine whether or not a site review will be necessary.

George McGonagle - (7:42 pm) - Mr. McGonagle approached the Board with a proposed change to his existing property which falls within the Shoreland Zoning District. He was referred to the Planning Board by Code Enforcement Officer, Brian Paul. Mr. McGonagle is proposing to lift the existing structure by 14-16 inches in order to build a foundation under the structure. There will be no footprint change. R. Bumford, Chair, asked the consensus of the Board, does the Board need to view the property/existing structure. The Board agrees that as long as the footprint is not being changed and a professional plan showing the method/materials to be used for the foundation is brought to the Code Enforcement Officer with a copy for the Planning Board also, that there is no need to schedule a site review. G. Getchell made the motion to accept the application due to the proposed work will not add to pollution, causes no adverse impact to wildlife, historical or archeological restrictions. C. Cone seconded the motion and the vote carried. J. Godin made the motion to approve the application as presented with the condition that a professional plan is submitted. D. Batchelder seconded the motion, the vote carried.

Ed Pelczar (8:05pm) - Mr. Pelczar was referred to the Planning Board by Code Enforcement Officer Brian Paul for a proposed addition to an existing structure within the Shoreland Zoning district. The plan that was presented and proposed cannot be approved due to the fact that the existing structure is already in violation of the Shoreland Zoning guidelines and the proposed alterations would place the property into further non-compliance. The applicant will review with their contractor and notify the Board if they choose to move forward with a different proposal.

William Egounis (8:35 pm) - Mr. Egounis approached the Planning Board with a proposed lot line change between his neighbor and himself within the Caroline's Way subdivision. Mr. Egounis was informed that he will need to have the original subdivision plan redrawn with the lot line changes. These changes must be brought back before the Planning Board in the form of a Mylar as well as paper copies. Once approved and signed off on, recorded copies of the plan must be provided to the Planning Board to be filed. The Clerk will draft a letter of what Mr. Egounis needs to complete.

The minutes of the July 14, 2014 meeting were reviewed by the Planning Board. J. Godin made the motion to accept the minutes, D. Batchelder seconded the motion, the vote carried with one (1) member abstaining.

9:15 pm - The motion to adjourn was made by J. Godin, it was seconded by C. Cone, the vote carried.