

**LEBANON PLANNING BOARD
SPECIAL MEETING
Monday June 29th, 2015**

MEMBERS PRESENT

**R. BUMFORD- CHAIR
G. GETCHELL- VICE-CHAIR
D. BATCHELDER
L. PARK - ALTERNATE**

GUESTS PRESENT

**CHRIS HYDE
FRED HYDE**

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 6:58 pm.

L. Park was made a full voting member at 7:00 pm.

Chris Hyde/Fred Hyde - (7:00 pm) Mr. Hyde presented a sketch of a proposed addition to his property located at 294 Sewell Shores Road, Map U-21, Lot 31. G. Getchell brought up the fact that the property resides in both Districts within the Shoreland Zoning map. Mr. Hyde has made adjustments to the original plan presented to the Board in order to comply with the regulations outlined in the Shoreland Zoning Ordinance.

- The House with the new foundation will not exceed the already 20 foot height.
- The previously proposed addition has been reduced to accommodate the less than 1,00 square foot limit.
- The original plan showed that the dwelling was 39 feet from the front and 49 feet from the side lines where in fact it is 39 from the sidelines and 49 from the front. Due to this change, the deck will be removed to comply with the 25 foot setback.

The Board review the checklist. G. Getchell made the motion to delete finding G. D. Batchelder seconded the motion. The vote carried unanimously.

D. Batchelder made the motion to accept the findings listed A, B, C, D, E, and F on the checklist. G. Getchell seconded the motion. The vote carried unanimously.

G. Getchell made the motion of, The Board finds the project in compliance with the Shoreland Zoning Zone item 16-D brackets 1, 2, 3, 4, 5, 6, 7 and 8?
D. Batchelder seconded the motion. The vote carried unanimously.

D. Batchelder as read made the motion, Based on findings from the Board to approve construction of foundation and building expansion represented on the application by Chris Hyde. L. Park seconded the motion. The vote carried unanimously.

Mr. Fred Hyde will bring the \$50.00 Shoreland Zoning application fee to the Town Office tomorrow, Tuesday June 30th, 2015.

The application was signed and dated.

Clerk to bring the Shoreland Zoning application to the Code Enforcement Officer. The Clerk is also to make copies of the paperwork and mail the applicant the receipt for the Shoreland Zoning application fee. Paperwork to be mailed to:
Chris Hyde, P.O. Box 752, Shirely, Ma, 01464

Mr. Hyde was informed that he may go before the Appeals Board to discuss further the possibility of the addition of the deck.

Officer elections- Officer Elections were tabled until the September/2015 meeting.

Minutes - The minutes of 6/8/2015 were reviewed and approved. G. Getchell made the motion to accept the minutes. L. Park seconded the motion. The vote carried unanimously.

Other Business -

The July meeting will be scheduled for the third Monday, July 20th instead of the second Monday, July 13th. The meeting will be held at the same time of 7:00 pm. Location to be determined.

Clerk received a call from Nolton Olson on Friday June 26th. He is inquiring if there is a subdivision going in on Pickerel Cove Road. There has been some clearing. The Clerk will contact Mr. Olson to let him know that no subdivision had currently been brought before the Planning Board for approval. If a proposed subdivision is brought to the Planning Board in the future for approval, abutters will be notified.

G. Getchell made the motion to adjourn at 8:02 pm, D. Batchelder seconded the motion. The vote carried unanimously.

*9/14/2015 - Minutes were reviewed by the Board
G. Getchell made the motion to accept the minutes
with correction. D. Batchelder seconded the motion.
The vote carried unanimously.*