

**Town of Lebanon
Planning Board Workshop Meeting
Wednesday, July 24th, 2013**

Board Members

**G. Getchell - Vice Chair
J. Godin
C. Cone
R. Marsters**

D. Batchelder

Guests

**Mark Christopher - CMP
Paul Rich - CMP
Ben Thompson - Selectmen
Mariko Yamasaki -
Conservation Committee**

Workshop was called to order at 7:05 pm by G. Getchell, standing in for Chairman R. Bumford.

The meeting started with general discussion of the Shoreland Zoning application procedures, bylaws and ordinances. This information is also referenced in the Shoreland Zoning guide under processing of Shoreland Zoning applications. Time frames of the process were also discussed. From the receipt of the application there is a deadline of 35 days or less in which the Board has to reach an application acceptance decision, then an additional 35 days or less to decision. Reasonable extensions may be possible due to the nature of the work load, public hearings, etc.

Central Maine Power - Mr. Christopher and Mr. Rich represented the Central Maine Power Company this evening. They presented a general briefing to of what the power line project would entail. A page by page explanation of the project was discussed, including the reasoning for the expansion, feed increases are needed to accomodate customers within the surrounding area.

An explanation and discussion of the Planning Boards role, re: Shoreland Zoning Ordinance requirements. The previously proposed substation was not included in this application because the location is not near a mapped Shoreland Zoning wetlands district.

The reasoning for the small line parallel to the existing corridor vs. the new: requires a 50 foot right of way instead of the 100 foot right of way. If a new line with placement elsewhere, there would be much more disturbance of surroundings; also much easier to acquire the expansion of the existing right of way than a new one.

A question and answer discussion took place concerning invasive species presense (which is minimal); control of introduction by project work; sediment and runoff provisions; wetlands/water crossings etc. These concerns addresses also in Department of Environmental Protection permit under NRPA which has parallel or stricter requirements have cleared.

Mr. and Mrs. Zeller - (*applicants not present*) The Board was cautioned by Chair that no decisions can be made during the workshop, and no discussion of merits of project - only a question an answer discussion of what process the Board must follow, and how to individually work on application prior to the 8/12/2013 meeting where decision is on the agenda.

The Board revisited the application sequence to date and work done at the 7/8/2013 Planning Board meeting; discussion about areas for members need to reach consenses to define commercial usage relative to application and Shoreland Zoning Ordinance at the 8/12/2013 meeting for all items, definitions in the Shoreland Zoning Ordinance must be used. If defintions are vague, then the use of outside references may be utilized.

Copies of legal and process advisories from the Town Attorney as well as Souther Maine Regional Planning Commision were distributed in order to clarify decision criteria for the Planning Board in making an acceptance decision and the decision concerning commercial usage.

D. Batchelder made the motion to adjourn the meeting at 9:04 PM. C. Cone seconded the motion. The vote carried.

Minutes submitted by J. Godin and G. Getchell

*8/12/2013 Minutes were reviewed by the Board.
G. Getchell made the motion to accept with minor
correction. D. Batchelder seconded the motion.
The vote carried unanimously.*