

LEBANON PLANNING BOARD
REGULAR MEETING
January 8th, 2007

MEMBERS PRESENT

J. SEWELL – CHAIRMAN
R. BROADBENT – VICE CHAIR
R. BUMFORD
N. WYMAN
J. GRIFFIN - CLERK

GUESTS PRESENT

LOREN ONEIL
BRIAN BARBER
SCOTT ORLANDO
TABITHA ORLANDO
JUDY CHURCHARD

Lebanon Planning Board was called to order by Chairman, Jonathan Sewell at 7:00 pm.

BRIAN BARBER – (7:00 pm)

Mr. Barber approached the Board in regards to the possibility of combining land from his lot and land from his in-laws lot to create a new lot for his daughter and son in law to build a home. The lots are currently in a 10 lot subdivision, in which the 5 years for additional lots comes up this July. They will re- approach the Board at that time.

GEMINI ESTATES – (7:12 pm)

Mrs. O'Neil approached the Board with several questions. She asked for several waivers in which she was advised to bring in writing which items she would like to have waived and the reasoning for the request(s). She notified the Board that the Road Engineer Design should be ready for the February meeting. A new plan will also be drawn up due to the change in the road location, and a land swap with bordering neighbors. There is no sight distance issue with these changes. Loren O'Neil will be requesting a controlled burn of debris by Fire Chief Blaine Wood. Richard Broadbent will schedule

a time with Loren O'Neil to take photographs of the debris in question on the property.

PRIOR MINUTES:

Meeting minutes were reviewed by the Board, discussed and corrected.

The minutes of 12/11/2006 were reviewed by the Board. Discussion took place. Corrections were noted and will be adjusted to review at the next meeting.

A motion was made by Roxanne Bumford for the meeting to be adjourned; Richard Broadbent seconded it, the vote carried unanimously.

Additional information:

Timothy & Christine Tiernan may NOT sell any lots until the monuments are set. A letter will be sent to the Code Enforcement Officer with this information.

A request for a \$1,000.00 escrow to be set up for Gemini Estates was made by Roxanne Bumford; the Clerk will notify Loren O'Neil.

A request was made by the Chairman to find a copy of the monument certification was on file for the Salmon Falls Estates project. The Clerk will research this.