

**LEBANON PLANNING BOARD**  
**REGULAR MEETING**  
**April 9th, 2007**

**MEMBERS PRESENT**

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

**GUESTS PRESENT**

**JAKE TETREAULT**  
**PAUL MANETTI**  
**JON HUTCHINS**  
**RANDY MAYOTTE**  
**LOREN ONEIL**  
**REBECCA MANN**

Lebanon Planning Board was called to order by Vice Chairman, Richard Broadbent at 7:10 pm.

**COLONIAL MOBILE HOMES – (7:10pm)**

Jon Hutchins presented the Board with the High Intensity Soil Survey. He is still waiting to receive a letter from the Fire Chief concerning the Fire Suppression plan. The applicant has not as of yet signed material that has been presented to the Board at this time. Jon is aware that only 2 lots are being considered for approval at this time. A workshop has been scheduled for Thursday April 19<sup>th</sup> at 7:00 pm.

**PAUL MANETTI – (7:20 pm)**

**REBECCA MANN** *representing* **PATCO CONSTRUCTION**

Mr. Manetti presented the Board with an updated plan showing that the parcels of land in question have been indeed placed together back as one parcel of land. A new deed was also presented to the Board, and a letter stating that he has withdrawn his previous application for a subdivision. Roxanne Bumford made a motion to accept this information and the withdrawal of the subdivision application, Nancy Wyman seconded it, the vote carried unanimously. Notification will be sent to the Code Enforcement Officer stating that a single family home building permit had been approved by the Board as long as the Code Enforcement Officers requirements have been met.

**RANDY MAYOTTE – (7:30 pm)**

Mr. Mayotte approached the Board with the following concern. Mr. Mayotte owns 3 parcels of land off of River Road, Lot 29, 29A and 29B. There is a cemetery with a right of way. The back lot is currently being taxed as a buildable house lot; however there is no right of way to the 4 acre parcel with the exception of the right of way to the cemetery. The Board suggested for Mr. Mayotte to write down his concern and forward the information to the Board to review.

**JOHN CORLISS – (7:40 pm)**

Mr. Corliss presented the Board with an application for a land trade in an existing subdivision. He stated that the lots to be affected will still have 200 feet road frontage and the minimum 2 acres. Mr. Corliss will also include the name of the person who will be subdividing the parcel on the application as well as acquire an updated plan for the Board to approve.

**JAKE TETREAULT (JACK-MAT LN.) – (7:50 pm)**

Hydro geologic survey was asked to be waived; Roxanne Bumford made the motion to waive the Hydro geologic survey with the information from

the letter from Toothaker & Associates. Nancy Wyman seconded it, the vote carried unanimously.

Jake informed the Board that Harold Randall was sure that the 3 rod road met the requirement for a Town right of way, although Town maintenance has been discontinued.

Requirements for Department of Environment Protection is as follows:

- Covenants will be placed in Deed
- Significant wildlife border to be permanent
- Monuments will be set on lot 1

Roxanne Bumford made the motion to accept preliminary; the plan will not be accepted as final until the following conditions have been met:

- Road width must be on the final plan
- Well set backs must be on the final plan (wells need to be 100 feet from traveled surfaces)
- A signed note from Selectman stating that the road width is suitable for the subdivision must be on the final plan.
- Note on the final plan that the road will be brought up to subdivision standards, which includes all frontage, prior to any building permits being issued.

Nancy Wyman seconded it, the vote carried unanimously. Notices will be sent to abutters notifying them of the Public Hearing date set for Monday May 14, 2007.

### **LOREN ONEIL (GEMINI ESTATES) – Public Hearing (8:28 pm)**

The Board addressed Mrs. O'Neil concerning the road that has been cut and stumped into the subdivision. The Board advised Mrs. O'Neil that the Town could legal action on this matter. Mrs. O'Neil apologized for the mis-communication with the excavator, the Town and herself. Mr. Davis was to be here this evening to discuss the culvert issue, however he was not present due to illness. Mrs. O'Neil will contact him tomorrow to discuss this matter. Roxanne Bumford requested a site walk to assess the water drainage issues. Loren presented the Board with a written letter from Eric Williams that there would be no additional run off due to the subdivision. The road is a distance of 24 feet from the sideline, the road has not been graded for Cornerpost has not been out to set the elevations as of yet.

Nancy Wyman made the motion that the Board sign the plan with the knowledge of what still needs to be completed, Roxanne Bumford seconded it, the vote passed unanimously that the plan is considered final with the following conditions:

- Certification that the shingles and debris have been removed from the property
- The culvert will be updated on the final plan
- Mrs. O'Neil will speak with the Road Commissioner, Ray Davis Concerning the replacement of the damaged culvert
- An erosion control plan needs to be presented to the Board

A request will be sent to the Town Treasurer by the Clerk to release the escrow funds from Mrs. O'Neil's account.

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

*(9:40 P.M.)*

Additional information:

Clerk is to:

- Draft a letter for Code Enforcement Officer informing him that Patco-Construction may acquire a building permit as long as the Code Enforcement Officers requirements are met.
- Send out Public Hearing notices for Jack-Mat Lane
- Draft an escrow release letter for Town Treasurer for Gemini Estates

*Minutes accepted with correction 5/14/2007*