

LEBANON PLANNING BOARD
REGULAR MEETING
Monday May 9th, 2011

MEMBERS PRESENT

R. BUMFORD – CHAIR
J. SEWELL
G. GETCHELL
J. GRIFFIN – CLERK

GUESTS PRESENT

BRIAN RAINAUD
JOHN HUTCHINS
TOM MCCULLOM

The meeting was brought to order by Chairperson R. Bumford at 7:03 pm.

John Hutchins - Merchants Row/Maple Estates (7:04 pm)

Mr. Hutchins on behalf of his client Jennifer Brennan, presented an updated application to the Board. Mr. Hutchins also informed the Board that the Department of Environmental Protection Application had been submitted and is waiting to be reviewed. Road association and agreements will be drafted as well as an example deed. Lot #1 will have a designated driveway shown on the final plan once the D.E.P. approves the wetland impact that will occur from the driveway crossing. G. Getchell presented a survey from the Department of Inland Fisheries and Wildlife showing a possible Black Racer habitat. Mr. Hutchins will submit information to the department for review and clarification.

John Hutchins - Eastwood Condo - (7:30 pm)

Mr. Hutchins on behalf of his client Aaron Wiswell, presented a proposed change to the previously approved Eastwood Condo subdivision. Mr. Wiswell would like to change the project from two buildings to one building only. There would be ten units in the one proposed building. The individual units must be at least 704 square feet in size. Mr. Hutchins believes that they are currently 504 square feet. A workshop will be set up to discuss this further.

Brian Rainaud - Moose Crossing - Bill Elwell - (7:45pm)

Mr. Rainaud approached the Board concerning a previously approved subdivision off of West Lebanon Road. The owner of the subdivision is requesting that the Board waive the current requirement of the subdivision road to be completed to first coat, as well as inspected by the Road Commissioner, prior to building permits being issued. If approved the final plan will be changed and re-recorded. A workshop will be scheduled to discuss this with J. Cray and M. Barrows who are not in attendance this evening.

Thomas McCullom - Hersom - (7:55 pm)

Mr. McCullom presented an updated plan for the Board. Lots were labeled correctly from the previously a and B to G and H. There was also an change for note #15. An application fee will be collected at the June meeting and at that time abutter notices will be created and mailed. Possible Public Hearing to be scheduled at the July meeting.

Mike Pedro - No Show

J. Sewell made motion to adjourn meeting at 7:38 pm, G. Getchell seconded the motion, the vote carried unanimously.

7/18/2011

Minutes were reviewed. G. Getchell made motion to accept minutes as is, J. Sewell seconded the motion, the vote carried 3 yes, 1 abstained.