

**LEBANON PLANNING BOARD
REGULAR MEETING
Monday June 11th, 2007**

MEMBERS PRESENT

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

GUESTS PRESENT

**JEFF MARTEL
JAKE TETREAULT
JOHN CARAMIHALIS
BILL ELWELL
MAC FORD
RICH KING
ERIC WILLIAMS
JON HUTCHINS
JAMES STUART
GEORGE CHOBANIAN**

Lebanon Planning Board Meeting was called to order by Chairman,
Jonathan Sewell at 7:02 pm.

Hanscom Farm – (7:04 pm)*application # 3 for 2007*

Eric Williams presented the Board with an application and information packet for a proposed eight lot subdivision off of Little River Road. Check # 1295 for \$300.00 was given to the Clerk for the application fee. Eric Williams will be contacting the Fire Chief on a fire suppression approval as well as speaking with the Road Commissioner, on a curb cut permit.

Roxanne Bumford made the motion to bring this application to workshop; Nancy Wyman seconded it, the vote carried unanimously.

A workshop was set up for Monday, June 18th, 2007 at 7:00 pm at the Congregational Church on Center Road.

The Clerk will notify abutters, via mail, of the proposed subdivision.

Moose Crossing – (7:15 pm)

Roxanne Bumford made the motion to waive the hydro geologic assessment based on criteria submitted by the applicant; Richard Broadbent seconded it, the vote carried unanimously. The waiver will be noted on the final plan. Roxanne Bumford made a motion to accept the Moose Crossing plan as preliminary with the exceptions of the curb cut permit which needs to be obtained from the Road Commissioner, and the storm water management plan, Richard Broadbent seconded it, the vote carried unanimously.

The clerk will notify the Road Commissioner of the need of the Curb Cut Permit.

A Public Hearing is scheduled for Monday July 9th, at 7:00 pm at the Congregational Church on Center Road.

Arasagunticook Village – (7:28 pm)*application # 1 for 2007*

Roxanne Bumford made the motion to accept the application for Arasagunticook Village as complete; Nancy Wyman seconded the motion, the vote carried unanimously.

A site walk was scheduled for the next evening, Tuesday, June 12th, 2007 at 6:30 pm.

Check # 1222 for \$300.00 was given to the Clerk for the application fee.

Jeff Martel – (7:37 pm)

Mr. Martel addressed the Board concerning a piece of land that he owns with his ex-wife on River Road. His intentions are to cut out 2 additional lots from the current parcel of land. The Board feels that this would be acceptable due to the Homestead Exemption Rule. Mr. Martel was informed by the Board to submit a plan as well as his intentions to the Board at the next meeting, scheduled for July 9th, 2007. Mr. Martel also needs to have his ex-wife's written permission for this transaction.

Jake Tetreault – (7:50 pm)

Jake presented the Board with a letter from his lawyer dated June 9th, 2007. The Board also received a letter from the Town's Attorney concerning this project. There is no indication of a right of passage. The planning Board's stand is to make sure future owners of lots can pass safely upon the road. This subdivision is going to be referred to Southern Maine Regional Planning. Jake was instructed to bring a \$500.00 check to the Town Offices in order to set up an escrow account for this review. Roxanne Bumford will submit all the pertinent information to Southern Maine Regional Planning tomorrow, Tuesday, June 12th, 2007. The Clerk gave Mr. Tetreault an escrow form.

George Chobanian – (8:20 pm)

Mr. Chobanian presented the Board with detailed information, as well as an application for Shoreland Zoning. The Code Enforcement Officer instructed Mr. Chobanian to address the Board. The current owner of the property has the intentions of removing an existing mobile home and replacing it with a stick built dwelling. He is currently waiting for the N.R.P.A. from the Department of Environmental Protection. Scheduled for workshop on Monday June 18th, 2007.

Richard Broadbent made the motion to adjourn the meeting; Roxanne Bumford seconded it, the vote carried unanimously.

Meeting adjourned at 9:15 pm

Additional information:

The clerk is to bring check # 1222 for \$300.00 to the Town Offices for Arasagunticook Village's application fee.

The clerk is to bring check # 1295 for \$300.00 to the Town Offices for Hanscom Farm's application fee.

The clerk is to send correspondence to the Road Commissioner concerning a curb cut permit for Moose Crossing.

The clerk is to send correspondence to the Code Enforcement Officer requesting his input at a workshop scheduled for Monday, June 18th, 2007 at 7:00 pm at the Congregational Church on Center Road.

The clerk is to notify that the Code Enforcement Officer via correspondence that Jeff Martel will be submitting a map with his intentions to the Board, once this has been done; a second division of land would be acceptable.

The clerk is to request an updated copy of the Town's map book from the Selectmen's Office.

The clerk is to get pricing for most recent information from Town Lawyer for Jack-Mat Lane.

Since the last meeting on May 14th, 2007, the clerk was notified that the previous letter from the Town's Attorney billed at \$135.00, to be recovered by Jack-Mat Lanes monies.

Minutes accepted with minor changes July 9, 2007