

**LEBANON PLANNING BOARD  
JUNE 12, 2006  
REGULAR MEETING**

**MEMBERS PRESENT**

**R. BUMFORD – CHAIRMAN  
J. SEWELL – VICE CHAIR  
R. BROADBENT  
N. WYMAN  
K. SCHLUTER  
K. NEWELL – CEO  
M. SKEFFINGTON - CLERK  
J. GRIFFIN – CLERK  
M. HOPKINS – ALT**

**GUESTS PRESENT**

**KATHY LAMBERT  
FRED COTREAU  
JOSEPH GRIFFIN  
JAIME GRIFFIN  
ROBERT SMITH  
MICHELLE SMITH  
JOHN STESIENKO  
LYNNE STESIENKO**

The Lebanon Planning Board was called to order by Chairman, Roxanne Bumford at 7:00 pm.

**PRIOR MINUTES**

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

The minutes of 1/17/2006 were reviewed by the Board and discussion took place.

**Richard Broadbent made the motion to accept the minutes from 1/17/2006, Nancy Wyman seconded it, the vote was unanimous.**

The minutes of 2/13/2006 were reviewed by the Board and discussion took place.

**Nancy Wyman made the motion to accept the minutes as rewritten and correct, Jonathan Sewell seconded it, the vote was unanimous.**

The minutes of 2/27/2006 were reviewed by the Board and discussion took place. The minutes were accepted.

Richard Broadbent made the motion to accept the minutes from 2/27/2006 as correct. Nancy Wyman seconded it, the vote was unanimous.

The minutes of 3/13/2006 were reviewed by the Board and discussion took place.

**Richard Broadbent made the motion to accept the minutes from 3/13/2006 as correct.**

**Nancy Wyman seconded it, the vote was unanimous.**

The minutes of 4/10/2006 were reviewed by the Board and discussion took place. The minutes of 4/10/2006 were corrected and will be rewritten.

The minutes of 5/8/2006 were reviewed by the Board and discussion took place. The minutes of 5/8/2006 were corrected and will be rewritten.

The minutes of 5/22/2006 were reviewed by the Board and discussion took place. The minutes of 5/22/2006 were corrected and they will be rewritten.

## **MAPLE RIDGE – PUBLIC HEARING**

7:30 PM the Public Meeting for the Maple Ridge Subdivision was called to order by Chairman – Roxanne Bumford. John Hutchins was showing the proposed plans to the public; Brian Martin owner of the proposed subdivision was also present. Discussion took place. Roxanne Bumford recognizes the Road Commissioner Ray Davis, discussion took place. Roxanne Bumford scheduled a workshop for Monday 6/26/2006 at 7:00 PM at the Church.

**The motion was made by Jonathan Sewell to accept Maple Ridge Subdivision as final with the following conditions:**

- 1. A ditching profile along Jim Grant Road is completed to the satisfaction of the Road Commissioner and the Board.**
- 2. No building permits will be issued until road Side improvements have been completed and Accepted by the Road Commissioner and the Board.**

**Richard Broadbent seconded it, the vote was unanimous.**

Three copies of the proposed plans were signed the Board and Brian Martin.

A check was accepted for \$1050.00 check number 1138, made out to the Town of Lebanon, for the final permit fee.

## **DENNIS GERRY**

Mr. Gerry appeared before the Board to discuss the corrections made to his application for his proposed subdivision. Discussion took place and the following corrections were discussed:

1. # 13 on the application lot description changed from no restrictions to NO mobile homes.
2. # 5 license number 1324
3. # 24 changed from 160 to 180
4. # 28 changed from 1400 to 1500
5. waivers required for fire protection

**Jonathan Sewell made the motion that the application be accepted, and Richard Broadbent seconded it. The vote was unanimous.**

This will also be added to the workshop agenda on Monday 6/26/2006 at 7:00 PM to be discussed.

#### **JEFF GAUDETTE**

Gave prior notice that he would not be appearing at tonight's meeting.

#### **TIM TIERNAN**

Tim Tiernan appeared before the Board with detailed information. The Board agreed to send all pertinent information to Southern Maine. If approved by Southern Maine, they will send approval to the Board with the conditions of the approval if any. This matter will be scheduled on the agenda for the July 10, 2006 meeting.

#### **COLONIAL HOMES**

Gave prior notice that they would not be at tonight's meeting.

#### **JANE FORDE**

Jane Forde came before the Board to have her application for Sumo Lane discussed. The following corrections are to be made:

1. Need Bob Frizzell Milton address
2. # 14 should read NO then YES
3. Nine copies of the title/deed need to be presented to the Board

4. Nine copies of a USGS map – with the area showing where the lot is needs to be presented to the Board
5. Nine copies of the York County Soils map showing where the lot is needs to be presented to the Board
6. # 29 need a list of waivers

Accepted payment of \$300.00 check number 888 made out to the Town of Lebanon for the application fee for Sumo Lane.

The review for the Sumo Lane application has also been added to the agenda for the July 10, 2006 meeting.

**Richard Broadbent made the motion to adjourn the meeting at 9:00 PM. Nancy Wyman seconded it. The vote was carried unanimously.**

Respectfully Submitted,

Maura Skeffington/  
Jenn Griffin