

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Thursday June 16th, 2011**

**MEMBERS PRESENT**

**J. SEWELL  
G. GETCHELL  
J. CRAY  
J. GRIFFIN**

**GUESTS PRESENT**

**JOHN HUTCHINS  
TOM MCCULLOM  
LEON BLOOD  
DOTTIE HERSOM**

The meeting was brought to order by J. Sewell at 7:02 pm.

**John Hutchins - Merchants Row/Maple Estates (7:04 pm)** G. Getchell made the motion to accept the Maple Estates Preliminary Plan. J. Cray seconded the motion and the vote carried unanimously. The applicant is still waiting on the Department of Environmental Protection permit.

**John Hutchins - Moose Crossing - (7:12 pm)** Mr. Hutchins approached the Board stating that Mr. Elwell would like to have a revision to remedy an oversight to his previously accept final plan. He would like to add the following condition :  
No building permits will be issued until the road has been built to include basecoat. J. Sewell asked for a motion to be made, J. Cray made the motion to accept this remedy to be made to ALL PLANS issued as well as a final mylar, G. Getchell seconded the motion, the vote carried unanimously.  
Both copies of mylar and paper were signed and J. Hutchins will have them recorded.

**Thomas McCullom - Hersom - (7:55 pm)** Mr. McCullom on behalf of his client went through the complete application. The following items were discussed :

**#11 on the application ,was changed to NO**

**WAIVERS -**

1. 7.2.D.20 Hydrogeologic Assessment G.Getchell made the motion to waive, J. Cray seconded the motion, the motion carried unanimously.
2. 12.4.A-F Stormwater Management Guidelines - in reference to note 15. an 18" diameter, 30 ft. long culvert to be installed per the Road COMmissioner @ entrance to the driveways. THIS IS NOT TO BE WAIVED

3. 12.6 Utilities - this is N/A motion made by J. Cray, seconded by G. Getchell. vote carried unanimously.
4. 12.7.C. Monuments length - guidelines state that monuments must be 5/8" rebar 5 feet long. Requesting a waiver of a 3 foot 5/8" rebar monument. G. Getchell made the motion to waive the 5 foot length monument to a 3 foot length monument with at least 12 inches above ground, J. Cray seconded the motion, the vote carried unanimously.

5. 12.3.B. Impact of Natural Beauty

Set backs are to be based on 4 rod road requirements.

Motion to accept plan as preliminary made by J. Cray, seconded by G. Getchell, vote carried unanimously.

Public Hearing set for Monday, July 18th at 7:00 pm at the Town Offices. Notices to be sent to abutters by clerk.

Check # 569 in the amount of \$300.00 was presented for the application fee. Applicant is aware of the \$150.00 per lot final lot fee once plan has been approved and finalized.

**Leon Blood - Emery Mills Road - (8:13 pm )** Mr. Blood presented an application on behalf of his client a 3 lot subdivision on Emery Mills Road. The application proposes two additional lots cut out of the original 8.5 acre parcel. The issue lies in that the 8.5 parcel was cut out of a 70 acre parcel 4 years ago, and the fact that there is no full boundary survey on the entire 70 acre parcel. Mr. Blood will speak to his client, they may not move forward on this until next year when the 5 year restriction will be completed.

G. Getchell made motion to adjourn meeting at 9:00 pm, J. Cray seconded the motion, the vote carried unanimously.

8-8-2011

Board reviewed minutes. Motion to accept made by J. Sewell, motion seconded by G. Getchell, the vote carried 2 for and 2 abstain due to absence.