

**LEBANON PLANNING BOARD**  
**REGULAR MEETING**  
**Monday August 6th, 2012**

**MEMBERS PRESENT**

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

**GUESTS PRESENT**

**JOHN TOOTHAKER**  
**JON EARLE**  
**STEVE LAFRENIERE**

*The Lebanon Planning Board adjourns promptly at 9:30 pm. You must be on the agenda to address this meeting.*

Chair, R. Bumford opened the meeting at 7:03 pm.

**Steve LaFreniere - (7:04 pm) (*application # 1*)**

Mr. LaFreniere presented the Board with updated copies of the proposed subdivision. In response to the requests and or questions that the Planning Board discussed with Mr. Toothaker at the previous meeting on 7-9-2012, please see below :

- Site distances are not acceptable, especially on School House Lane - *ditching will help alleviate this issue*
- Location of pins are not correct - *property surveyed again and corrected*
- Ditch lines need to be at least 25 feet, they do not reflect the 50 feet. - *need to figure what constitutes the center of the road in order to properly place setbacks, ditches and reconfigure lot lines*
- Driveways for lots need to be better flagged - *lots 1 & 2 , 3 & 4 will share driveways and lots 6&7 will have an easement/ROW agreement, lot 5 will use and update the existing driveway on the property*
- Drainage - wetlands need to be flagged - *they will be flagged per Mr. Toothaker*
- Not all of the soil samples have been completed - *they have been completed and they will be marked as so at the site*
- Access to remaining land, total impact on wetlands needs to be assessed - *informed that access into lot 10 requires this as well as a stream on School House Road needs to be shown on the plan*
- School House Lane - lack of ditches, very steep - *plan on ditching from lots 1 - 4*

- 2 foot contours need only be on the 9 small house lots, however, a designated building area on the 40 acre lot must show 2 foot contours and recorded that is the only place the house may be built.
- There is no 40 acre exemption rule - *remaining land will be considered lot 10*
- The Board is requesting the original survey of the property - *Mr. Lafreniere provided the Board with the "original survey" it was a field map that was not stamped that it was recorded.*
- The Board is requesting to contact the Town Offices concerning Tree Growth - *Clerk inquired about this at the Town Offices, the property is currently NOT in tree growth*
- The lack of ditch lines on School House Lane and the steep sides will cause further sight distance issues. The driveway slope must be a minimum of .5 and a max of 5. *Looking to find if there is in fact a slope requirement for driveways, or just streets*

Another site walk must be scheduled once Mr. Lafreniere has provided paperwork stating that all pins and surveying is correct due to their calculations and how they arrived at such. No further forward action can be made until this is resolved. The Road Commissioner will also be invited to attend the next site walk should there be one.

#### **Don Patterson - (9:10 pm) No Show**

Clerk is to contact Code Enforcement Officer concerning the possible violation of the moving of a driveway from Jim Grant Road to Merchants Row in the Wiswell Estates Subdivision.

Clerk is to notify Road Commissioner that the Board has not as of yet received any documentation for each stage of the construction of the road going into the Maple Estates Subdivision on Merchants Row. There is also question as to where the school bus pull out will be. The Clerk is to let the Code Enforcement Officer know that there will be no building permits issued until we have received the report.

At 9:15 pm a motion was made by D. Batchelder to adjourn the meeting.  
G. Getchell seconded this motion and the vote carried unanimously.

*Minutes were reviewed December 10th, 2012  
G. Getchell made the motion to accept minutes as corrected,  
D. Batchelder seconded the motion, the vote carried unanimously.*