

**LEBANON PLANNING BOARD  
REGULAR MEETING/PUBLIC HEARING  
Monday August 13th, 2007**

**MEMBERS PRESENT**

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

**GUESTS PRESENT**

**JAKE TETREAULT  
NOAH TETREAULT  
JOHN CARAMIHALIS  
JEREMY BRADSHAW  
JOHN CORLISS  
ERIC WILLIAMS  
JON HUTCHINS  
KEN MARKLEY**

Lebanon Planning Board Meeting/Public Hearing was called to order by  
Chairman, Jonathan Sewell at 7:00 pm.

**Moose Crossing – Jon Hutchins – (7:00 pm)**

At this time, Jon has no updates on this project. He attended the meeting this evening in the event that concerned citizens from the Public Hearing may have returned with further information and or concerns. The drainage plan is still in the process of being completed.

**Hanscom Farm Estates – (7:03 pm)**

Eric Williams brought updated applications and sketch plans to the Board. Discussion took place as the Board, Mr. Williams and Mr. Caramihalis went over the updated information requested at the July 9<sup>th</sup>, 2007 meeting. The following information needs to be updated and or acquired preferably by next months Public Hearing set for September 10<sup>th</sup>, 2007 at 7:00 pm.

- The Board requested written documentation from the Road Commissioner stating that the sight distance is acceptable.
- Make sure that the lots are not pinned within the Town's right of way.
- Wells should be moved away from the wetlands if at all possible
- 50 foot ticks for the 911 numbering system need to be on the final plan
- Note #4 needs to be changed on the final plan

The motion to accept Hanscom Farms Estates as preliminary was made by Roxanne Bumford; the motion was seconded by Nancy Wyman, the vote carried unanimously.

**Colonial Mobile Homes – (7:25 pm)**

John Hutchins stated that there are no further updates at this time on this particular project. Mr. Hutchins was informed that if the applicant intends to move forward with this project, that they need to request a continuance from the Board.

**James Stewart – STS – (7:26 pm)**

No Show

**John Corliss – (7:27 pm)**

Mr. Corliss approached the Board with a Mylar copy of a property swap that has taken place with an abutter. The Mylar copy was incomplete of the vital information needed to be documented on the final plan. Such information is as follows:

- Signature block for developer
- Amendment of Pond View Subdivision of lot number 6 and lot number 7A
- Lot number 6 on the plan needs to have the following items noted :
  - House
  - Well
  - Septic
  - Any other out building or physical attribute

Mr. Corliss was given a list of the changes that need to be implemented as well as informed that he is required to bring with him at the next meeting 2 copies of the Mylar to be signed, as well as 9 paper copies of the Mylar for the Board.

**Jeff Martel – (7:49 pm)**

No Show

**Jake Tetreault – (7:50 pm) (8:15pm)**

Jake had several guests with him approach the Board this evening, Ken Markley, Noah Tetreault and Jeremy Bradshaw. Jake brought documentation for the Board from the Fire Chief, the Rescue Chief and Road Commissioner, addressing the concerns for 911 and Fire issues as well as road improvements. Jake also presented the Board with an estimate of \$5,000.00 in which it will cost to make those improvements. No lots are to be developed and no building permits will be issued until Sawtelle Road has been brought up to private road standards and inspected by the Road Commissioner, therefore at the next meeting, any signing of the final plans will be conditional. There were items that needed to be added to the final

plan such as the well note must state that the well must be either 50 feet or 100 feet from the road depending on if it is up or down hill, the shoreland zone line needs to be more defined. Other items need to be completed as well; adjustments need to be made to the road maintenance agreement, reference on the deeds of the lots in the shoreland zoning should state no commercial use will be permitted, the following waivers also need to be in writing and presented to the Board:

- a waiver for paving
- a waiver for phosphorous control
- a waiver for hydro geologic study

All driveways are required to be off of Jack-Mat Lane, there needs to be a note stating that no driveways will be permitted off of Sawtelle Road. Roxanne Bumford made the motion to waive the requirement to pave Jack-Mat Lane, due to the conditions of Sawtelle Road and that there will be no further development on Jack-Mat Lane in the future, Richard Broadbent seconded the motion, the vote carried unanimously. There will be a second Public Hearing on Monday September 10<sup>th</sup>, 2007 at 7:30 pm at the Elementary School

**Eric Williams - Milton Pond Estates – (8:07 pm)**

Eric approached the Board concerning the 10<sup>th</sup> lot that was sold out of the Salmon Falls Estates Subdivision. The current owner would like to make a subdivision out of this lot. Eric was told to relay to his client, that the division is with the property not with the sub divider and that any further subdivisions would have to be after the five year period stated in the Town Ordinance. Eric was also instructed that if his client were to approach the Board with this matter in the future, that an official application as well as the \$300.00 application fee would need to be presented to the Board prior to any further discussion on the matter, in order to ensure that legal fees for any further questions were not paid for by the Town.

Richard Broadbent made the motion for the meeting to adjourn at 9:25 pm, Roxanne Bumford seconded the motion, the vote carried unanimously.

### Additional Information:

The Clerk is to send out Public Hearing Notices for the Hanscom Farm Estates Subdivision and for the Jack-Mat Lane Subdivision.

The clerk is to acquire information on the Conservation Committee in Town and the Members of this Committee.

The Clerk is to ask the Town Clerk for the original Warrant from April 5, 1996 on the Subdivision Ordinance.

The Clerk is to draw up notification that the Hersom Subdivision request cannot be approved, for the Town Ordinance states that no more than 10 lots can be made within a 5 year period.

The Clerk is to email Jake Tetreault an outline of what was discussed during this meeting that still needs to be completed prior to the Final Signing.

*Roxanne Bumford made motion*

*Nancy Wyman seconded*

*Vote carried unanimously*

*Accepted as amended 11/20/2007*