

**LEBANON PLANNING BOARD
REGULAR MEETING/PUBLIC HEARING
Monday September 10th, 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
ERIC WILLIAMS
KEN MARKLEY
PAUL BASKO
DENNIS MARSHALL
JANICE MARSHALL
ROBIN GROGAN
MATT MACGOWIN
JERINE MOLLEUR
TIM MOLLEUR
KELLY MONROE
AL WOZMAK
RUSSELL WOOD
MIKE MEZOIAN
CHRIS/DAWN WATERS
DEREK HAM
LESLIE JUDD
GEORGE CHAREST
DAN THOMPSON
WALTER DEVINE
LYDIA YOUNG**

Lebanon Planning Board Meeting/Public Hearing was called to order by
Chairman, Jonathan Sewell at 7:04 pm.

Hanscom Farm Estates – (7:05 pm) *(application # 3)*

Public Hearing was called to order at 7:05 pm. Eric Williams made a brief presentation and opened the floor for questions and or concerns. There were several questions about if there were several phases of this subdivision. The concerned abutters were assured that this would be the only phase due to the environmental issues that would be costly to complete. The Marshall's brought up a concern about an original marker that is now not present. They were assured that the monumentation would be restored. The Public Hearing was closed at 7:32 pm. Roxanne Bumford made the motion to accept the Hanscom Farm Estates subdivision as complete and final; Richard Broadbent seconded the motion, the vote carried unanimously.

(check # 1372 for \$1200.00 was received. for the final fees \$150.00 x 8 lots.)

(revised application also submitted to the Board – signing took place)

Jack-Mat Lane – (7:34 pm)

Public Hearing was called to order at 7:34 pm. Ken Markley made a very brief presentation and opened the floor for questions and or concerns. Most of the concerns were about improvements to Sawtelle Road, who will maintain it, who will repair the road after construction of the 3 lots has been completed. Another concern was that Jake Tetreault would promise to upgrade the road, then not follow through. They were informed that Jake cannot acquire any building permits until the road improvements have been made. These concerns were addressed; Jake Tetreault stated that he would like to know who would like to have the road upgraded in front of their property and who objects. Discussion took place for quite sometime; these matters are between the abutters and Jake Tetreault. The Board made the statement that Jake Tetreault has met all of the requirements of the Subdivision Guide and that perhaps an additional escrow account may be required to ensure that any damage to the road caused by the construction, would be repaired once all three lots have been completed. After discussion, the Board decided it was not a Board issue but a private issue. The Public Hearing was closed at 8:10 pm. At 9:04 pm Richard Broadbent made the motion to the accept Jack-Mat Lane Subdivision as complete and final; Nancy Wyman seconded the motion, the vote carried unanimously.

(check # 2571 for \$450.00 was received. for the final fees \$150.00 x 3 lots.)(signing took place)

John Corliss – N/A

Moose Crossing – N/A

James Stewart, STS – N/A

Jeff Martel – N/A

Hersom – *no representative was present, however, the Board made the decision to deposit the \$300.00 application fee check for fees towards the Town's lawyer, Alan Shepherd to review the Town Ordinance, limiting the number of lots in a subdivision to ten in five years. (application # 4)*

Mike Mezoian/Salmon Falls Estates – (8:12 pm)

Eric Williams and Mike Mezoian approached the Board with an amendment to the Salmon Falls Estates Final Plan. On note number 9 it states that all utilities will be underground, Mr. Mezoian is requesting that this be changed to overhead utilities. Eric Williams presented the Board with a document that states an entire plan would not have to be drawn up and signed for this amendment. Eric Williams will get this document recorded and ensure that the Board receives a copy for the file. Mr. Williams will also ensure that the Board receives the engineering certification for the road that has been completed for the file as well. Roxanne Bumford made the motion to approve the modification to note number 9 of the final subdivision plan of Salmon Falls Estates, to read "9- Lots shall be serviced by private wells, waste disposal systems, and overhead utilities.", Richard Broadbent second the motion, the vote carried unanimously. *(signing of document took place)*

Milton Pond Estates – (8:23 pm) (application # 5)

Eric Williams informed the Board that his clients would like to acquire further legal opinion as to why they cannot develop lot 10, which was purchased out of the Salmon Falls Estates Subdivision, into 10 additional lots. Eric presented the Board with two checks, check # 107 for the \$300.00 application fee, as well as check # 106 for \$2,000.00 to be placed into an escrow account to fund the information acquired from the Town's

Lawyer, Alan Shepherd. A copy of the application, as well as other pertinent information, will be forwarded to Alan Shepherd for review.

Colonial Mobile Homes – N/A

Matthew MacGowan & Robin Grogan – (8:27 pm)

Both Matthew and Robin approached the board with a plot plan as well as various deeds for the property that they own on Half Mile Road. They would like to split off a 2+ acre parcel of land in order to sell it. The Board reviewed their information and their deeds and came to the conclusion that they may do so. However, they may not split off another parcel for 5 years, which would be in the year 2012.

Nancy Wyman made the motion to adjourn the meeting; Roxanne Bumford seconded the motion, the vote carried unanimously. (9:45 pm)

Other Information –

The clerk is to mail Milton Pond Estates information to the Town's Attorney, Alan Shepherd for review.

This was Richard Broadbent's last meeting on the Planning Board.

Discussion took place on possible revisions and or questions concerning the current Subdivision Guide.

Motion made by Roxanne Bumford

Seconded by Nancy Wyman

Vote carried unanimously

Accepted 11/20/2007