

**LEBANON PLANNING BOARD
REGULAR MEETING
Wednesday October 10th, 2007**

MEMBERS PRESENT

**J. SEWELL – CHAIRMAN
R. BUMFORD
N. WYMAN
J. GRIFFIN – CLERK**

GUESTS PRESENT

**CINDY O'TASH
JOHN KEMPTON
JOHN HUTCHINS
JOHN CORLISS
PHAN CORLISS
TOM MULLIGAN**

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

John Corliss – (7:02 pm) Mr. Corliss presented an updated Mylar to the Board for signing. The Mylar was still lacking the septic/leech field on lot number six as well as a line for Mr. Corliss to sign on. Mr. Corliss was given the original list to bring with him.

Moose Crossing – (7:12 pm) Jon Hutchins presented the Storm Water Management to the Board. The Board then went through the final checklist. There are several conditions that were established, they are as follows:

- No permits are to be issued until the road is built
- The 10,000 water tank needs to be changed to a 20,000 gallon tank and the updated information needs to be recorded
- No lots are to be sold until the monument certification has been received by the Board
- The road will be built to topcoat, then an escrow account will be created for twice of the amount it will cost out of the three bids they received for the final coat to be completed

Roxanne Bumford made the motion to accept Moose Crossing as final with the conditions that there is an escrow account in place for twice the amount of the estimate that they chose out of three, that no lots are sold until the road is built up to final paving and grading on the sides of the road, the road had been certified with monuments, by an engineer and, the modification to note number 18 will state that the tank size was incorrect and record the correct size. Nancy Wyman seconded the motion, the vote carried unanimously.

James Stewart, STS – N/A *(application # 1)*

(Needs to resubmit a letter of intent to be placed on the agenda)

Jeff Martel – N/A

(Needs to resubmit a letter of intent to be placed on the agenda)

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)*

Milton Pond Estates – N/A *(application # 5)*

Colonial Mobile Homes – N/A

(Needs to submit a letter of intent to be placed on the agenda)

John Kempton – (7:43 pm) Mr. Kempton approached the Board concerning a duplex that he currently owns on Westwind Drive off of Jim Grant Road. He would like to place the property on the real estate market listed as a Condo so that he can sell each unit individually. After some discussion it was determined that this is not a Planning Board issue.

Minutes – (8:25 pm)

Minutes from 7/9/2007 were reviewed by the Board and discussion took place, Roxanne Bumford made the motion to approve the minutes as amended, Nancy Wyman seconded the motion, the vote carried unanimously.

Minutes from 8/13/2007 were reviewed and discussion took place, the minutes will be rewritten and will be reviewed again at the next Planning Board Meeting.

Minutes from 9/10/2007 were reviewed and discussion took place, the minutes will be rewritten and will be reviewed again at the next Planning Board Meeting.

Roxanne Bumford made the motion to adjourn the meeting at 9:12 pm, Nancy Wyman seconded it, the vote carried unanimously.

Additional Information:

The Clerk is to email Jon Hutchins the conditions for the Moose Crossing approval.

The Clerk is to email Jon Hutchins a reminder to check on the Salmon Falls Estates monuments.

The next Planning Board Meeting will be Tuesday November 20, 2007

Motion made by Roxanne Bumford

Seconded by Nancy Wyman

Vote carried unanimously

Accepted 11/20/2007