

**LEBANON PLANNING BOARD
REGULAR MEETING
Tuesday November 20th, 2007**

MEMBERS PRESENT

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

GUESTS PRESENT

**DAN MITCHELL
CINDY O'TASH
BRIAN RAINAUD
RON AUGER
JUDITH CHURCHARD
JOHN CORLISS
PHAN CORLISS**

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

John Corliss – (7:00 pm) Mr. Corliss presented the final Mylar to the Board for signing. A motion was made to accept the amendment to the final plan by Roxanne Bumford, the motion was seconded by Nancy Wyman and the vote carried unanimously. Mr. Corliss will bring a check for \$150.00 for the final fee as well as 6 paper copies to the Town Offices.

Ron Auger – Milton Pond Estates – (7:10 pm)

A copy of the letter from the Town's attorney that was written on October 10, 2007, was given to both Judith Churchard, Town Selectmen as well as to Mr. Auger, touching upon what the lawyer's interpretation of the "10 lot rule" would mean to this particular subdivision proposal. This is a Town Ordinance, the Board feels that an Ordinance cannot be waived; therefore a meeting with the Town's Selectmen would be in order. Eric Williams will be in touch with the Selectmen per Mr. Auger.

The Board asked Mr. Auger if the property was ready for a site walk, (i.e., is the street center lined? Are the approximate corners on the street lots laid out and marked? Are the wetlands, if any flagged?)

Mr. Auger stated that they are not ready for a site walk as of yet. Mr. Auger was also informed that a 25 foot buffer needs to be in tact by way of the cemetery. A site walk as well as a workshop will need to be scheduled at a later time. The application also will be reviewed with the Selectmen at an upcoming meeting.

Cindy O'Tash – (7:34 pm)

Cindy O'Tash presented the Board with folders containing all pertinent information regarding this request. Copies of information from the State, plot plans, layouts, etc. Ms. O'Tash is requesting to demolish an existing building and rebuild another one in its place. Where this was a Shoreland Zoning issue, the Code Enforcement Officer wanted to run all information by the Planning Board to ensure that no pertinent information was overlooked prior to allowing the permit(s) to commence construction. The Department of Environmental Protection has also reviewed this request and has approved the application. The Board feels that if all criteria has been met and has satisfied both the Code Enforcement Officer as well as the Department of Environmental Protection, then this is not a matter for the Board and the Code Enforcement Officer should continue to handle this situation.

Dan Mitchell – (7:43 pm)

Mr. Mitchell approached the Board with a one page statement of what he proposes to do with an area of land off of Route 202. Mr. Mitchell would like to have a recycling facility.

After much discussion, the Board feels that this is a matter that Mr. Mitchell should bring up with the Selectmen. Judith Churchard took Mr. Mitchell's information in order to contact him to set up a day and time to meet.

The minutes from August 13, 2007 were reviewed. Roxanne Bumford made the motion to accept the minutes as amended, Nancy Wyman seconded the motion, the vote carried unanimously.

The minutes from September 10, 2007 were reviewed. Roxanne Bumford made the motion to accept the minutes; Nancy Wyman seconded the motion, the vote carried unanimously.

The minutes from October 10, 2007 were reviewed, Roxanne Bumford made the motion to accept the minutes; Nancy Wyman seconded the motion, the vote carried unanimously.

The motion to adjourn the meeting was made by Nancy Wyman at 8:20 pm; the motion was seconded by Roxanne Bumford, the vote carried unanimously.

*Minutes reviewed and accepted as written
12/10/2007, motion made by Roxanne Bumford,
seconded by Nancy Wyman, vote carried unanimously.*