

**LEBANON PLANNING BOARD
REGULAR MEETING
December 11th, 2006**

MEMBERS PRESENT

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

GUESTS PRESENT

**GORDON HARTFORD
JAKE TETREAULT**

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

GORDON HARTFORD – (7:00 pm) Mr. Hartford addressed the Board with some concerns and questions he had regarding the proposed “Gemini Estates” subdivision. He was concerned if Upper Barley Road was to be widened and if so, would his property be affected, if this was considered a major or minor subdivision and if the debris and garbage including the burned out house, would be properly cleaned and removed from the area. Mr. Hartford’s concerns were addressed by the Board. He was assured that the road would not be widened, and if for any reason it would have been, it would be widened on the subdivisions property, as so it would not impact his property in any way. Mr. Hartford was also informed that the debris would have to be removed prior to the signing of the final plans.

JAKE TETREAULT – (7:10 pm) Mr. Tetreault has no real further updates for the Board. He stated that he has the H.I.S.S. in place to be completed. He is also waiting to hear from his lawyer concerning the deeded right of way information for Sawtelle Road. Suggestion was made to contact the Department of Fisheries and Wildlife, concerning an endangered list as well as contour level information. Shoreland zone information needs to be shown on the plans as well. Mr. Tetreault was also informed that he needs to present to the Board in writing if he would like to request waivers as well as the reasons he is asking for them to be waived.

GEMINI ESTATES – The application for Gemini Estates has been reviewed, considered complete and the application approved. The motion was made by Roxanne Bumford and Nancy Wyman seconded it. The vote carried unanimously.

Due to the site walk that was scheduled on Sunday November 19th, 2006, a request was made by the Board that at two separate sites, there is construction debris that needs to be removed and disposed of properly. Please see below, an email from Jon Lockman concerning the question of the existing houses' septic and well distances to the proposed road.

----- Original Message -----

From: [Jon Lockman](#)
To: [Frank & Roxanne Bumford](#)
Cc: JennGriffin3@aol.com ; john@mainesurveyors.com
Sent: Friday, December 01, 2006 2:31 PM
Subject: RE: Lebanon Planning Board

Hello Roxanne,

I spoke with John Hutchins yesterday at 4pm when he brought me a diagram of the situation with Mr. Gagnon's house and the setback from the proposed Gemini Drive.

Because of the fact that the Lebanon "Lot Size Ordinance" in section 2 says "any buildings, including manufactured housing, to be placed on a building lot, shall be placed at least fifty (50) feet way from any road right of way..." and the Gagnon's house is already "placed" and there is no other zoning ordinance language in place in Lebanon spelling out dealing with non-conforming buildings and lots (other than in the Shoreland Zone), I do not believe that there is sufficient grounds for the Planning Board to require moving of Gemini Drive's right of way line away from the Gagnon property line. I believe that the way the ROW has been drawn by Mr. Hutchins meets your requirements.

Let me know if you have any other questions.

Jonathan T. Lockman AICP, Planning Director
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PRIOR MINUTES:

Meeting minutes were reviewed by the Board, discussed and corrected.

The minutes of 9/11/2006 were reviewed by the Board. Discussion took place.

Roxanne Bumford made the motion to accept the minutes from 9/11/2006. Nancy Wyman seconded it, the vote carried unanimously.

The minutes of 9/24/2006 were reviewed by the Board. Discussion took place.

Roxanne Bumford made the motion to accept the minutes from 9/24/2006. Nancy Wyman seconded it, the vote carried unanimously.

The minutes of 10/16/2006 were reviewed by the Board. Discussion took place.

Roxanne Bumford made the motion to accept the minutes from 10/16/2006. Nancy Wyman seconded it, the vote carried unanimously.

The minutes of 10/24/2006 were reviewed by the Board. Discussion took place.

Roxanne Bumford made the motion to accept the minutes from 10/24/2006. Nancy Wyman seconded it, the vote carried unanimously.

The minutes from 11/13/2006 were reviewed by the Board. Discussion took place.

Roxanne Bumford made the motion to accept the minutes from 11/13/2006. Nancy Wyman seconded it, the vote carried unanimously.

The minutes from 11/27/2006 were reviewed by the Board. Discussion took place.

Nancy Wyman made the motion to accept the minutes from 11/27/2006. Roxanne Bumford seconded it, the vote carried unanimously.

A motion was made by Roxanne Bumford for the meeting to be adjourned; Nancy Wyman seconded it, the vote carried unanimously.

Additional information:

The Code Enforcement Officer did not appear before the Board to inform the Board of the number of permits that had been issued, as well as how many permits remain for the calendar year of 2006.

A letter will be sent to Loren O'Neil concerning the clean up and disposal of construction debris on the Gemini Estates property.