

**LEBANON PLANNING BOARD
REGULAR MEETING
Monday February 11th, 2008**

MEMBERS PRESENT

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

GUESTS PRESENT

**JOHN HUTCHINS
TOM MCCULLOM
KEITH CORRIVEAU
DOROTHY HERSOM**

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

Eastwood Condominiums (*application # 1*) – John Hutchins (7:00 pm) –

After a brief discussion, the Board decided to hold a workshop to review the application in detail. Check number 1013 for \$300.00 for the application fee was received in the mail.

Colonial Mobile Homes – (7:12 pm) – John Hutchins informed the Board that with the approval from the Department of Environmental Protection, that Colonial Mobile Homes is moving forward with adding seven additional lots. They have proposed a 10,000 gallon cistern as well as another 10,000 gallon storage tank. Per regulation, there should be 10,000 gallons and an additional 2,000 gallons per lot which would be 24,000 gallons total. The Fire Chief has approved this proposal with the 4,000 gallon deficiency. The Board would like to have a letter from State agencies stating that the additional 10,000 gallon storage would not make an adverse impact on the ground water. Per previous decision, this will not be brought before a public hearing. Clerk is to review file.

Hersom/ Tom McCullom (*application #2*) – **(7:18 pm)** – Discussion took place and the reasoning for another application denial was further explained. Due to the Town Ordinance, no parcel of land shall be divided into more than 10 lots per 5 year period. With the lots sold to John Corliss and Brian Martin, this has brought the total to an even 10 lots that have been created. Mrs. Hersom's check number 434 for \$300.00 for the application fee will be returned to her.

Keith Corriveau – (7:35 pm) – Mr. Corriveau addressed the board concerning a parcel of land that he owns on Lower Guinea Road. Map R3, Lot 37. He was wondering what was necessary to split his land into 3 or 4 lots. Mr. Corriveau also informed the board of a situation concerning a road that has been built next to his property that does not have proper drainage and it is flooding his property. He was informed that that matter was not a Planning Board issue and his information will be forwarded to the Selectmen. Mr. Corriveau was also informed that if he wishes to continue with the subdivision of his land, that he can obtain a Subdivision Guide from the Town Offices. He was given an application to review and also made aware of the \$300.00 application fee.

Nancy Wyman made the motion to adjourn at 8:15 pm; Sean Kelly seconded the motion, the vote carried unanimously.

Minutes accepted with correction
Motion made by Sean Kelly
Seconded by Nancy Wyman
Vote carried
2 members abstain due to absence
3-11-2008