

**LEBANON PLANNING BOARD
REGULAR MEETING
February 12th, 2007**

MEMBERS PRESENT

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

GUESTS PRESENT

**LOREN ONEIL
JAKE TETREAULT
JON HUTCHINS**

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

LOREN ONEIL (GEMINI ESTATES) – (7:00 pm)

New preliminary plans were presented to the Board. Loren O'Neil submitted in writing waiver requests. They are as follows:

Motion was made by Roxanne Bumford to not accept the waiver for 7.2.D.10 which is the High Intensity Soil Survey. It was also requested that the applicant completes this. Nancy Wyman seconded the motion, the vote carried unanimously.

Motion was made by Roxanne Bumford to accept waiver request 7.2.D.20 for the written reasons given. Nancy Wyman seconded the motion, the vote carried unanimously. (D.21)

Motion was made by Roxanne Bumford to accept waiver request 8.2.0 for the written reasons given. Richard Broadbent seconded the motion, the vote carried unanimously. (D.27)

Loren O'Neil also requested a waiver/change for the North East side radius of the Twin Lane entrance to be applied to the radius on the opposite side, in which the Dames are the abutters. It was decided that this will be voted upon once the Board reviews the wording on the final plan.

A written request to waive the clean up of the shingles until the road is complete was also presented by Loren O'Neil in writing. This is due to the fact that the site is in the middle of where the road will be placed; therefore it will make the clean up more manageable. It was decided by the Board that no building permits will be allowed until the cleanup is complete. This will also be noted on the final plan as such.

The preliminary checklist was read through. The following items need to be completed and or obtained for the final plan and the Public Hearing:

- D.4** Copies of most recent deed, all restrictions, rights of way and other encumbrances.
- D.5** Deed restrictions on proposed lots or dwellings.
- D.7.b** Written statement from Fire Chief approving suppression plan.
- D.7.c** Written statement from well driller or hydrologist on water quantity and quality.
- D.10** High Intensity Soil Survey
- D.17.a** Maximum extent of driveway location

An escrow account will be set up in the amount of \$1,000.00. Loren O'Neil gave the clerk check number 1584 for this.

Richard Broadbent made the motion to accept the preliminary plan with the conditions stated previously, Nancy Wyman seconded it, the vote carried unanimously.

Public Hearing to be scheduled for Monday March 12th, 2007 at 7:00 pm. Certified letters will be sent to all abutters by the clerk, as well as notices placed in the newspaper.

JAKE TETREAULT (JACK-MAT LN.) – (8:10 pm)

Discussion took place concerning what the least amount of lots could be prior to the road being paved. Jake would like to keep it as a dirt road. Discussion also took place for two lots to possibly be deeded entrances off of Sawtelle Road so that Jack-Mat can remain dirt.

Jake Tetreault presented the Board with waiver requests in writing.

It was requested to waive item D.21 Hydro Geologic Assessment, it was discussed by the Board and it will be decided at a later time once the Board has a map of the aquifer or a statement saying in the deed that the wetland not be disturbed.

It was also requested to waive item D.27 Phosphorous control plan, a motion was made by Richard Broadbent to accept this waiver, Roxanne Bumford seconded it, the vote carried unanimously.

The Board went through the preliminary checklist. The following items are still needed to be completed and or obtained :

- B.3 Zoning boundaries and designations
- D.3 Standard boundary survey showing type of monument to be set (legend needs to be placed on the final plan)
- D.4 Copy of most recent deed, all restrictions, rights of way and other encumbrances.
- D.5 Deed restrictions on proposed lots or dwellings (note on final plan)
- D.7.b Written statement from Fire Chief approving suppression plan (note code on plan)
- D.10 High intensity soil survey
- D.11 Number of acres, location of property lines (needs to be updated, total acreage then individual lots)
- D.11.c Plan to show restrictions clearing of existing vegetation (will give sample)
- D.15 Location, name and width of any proposed streets and easements (need widths of Sawtelle Road, right of way documents and the radius of the right of way)
- D.19 Areas within flood plain (check on this)
- D.26 High or moderate value wildlife habitat within or adjacent to the subdivision. (had requested this item to be waived, it will not be)

COLONIAL MOBILE HOMES – (9:07 pm)

Jon Hutchins approached the Board with questions on a conditional approval. Discussion took place.

PRIOR MINUTES:

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

The minutes of 1/8/2007 were reviewed by the Board. Discussion took place. Corrections were noted, will be corrected and are considered accepted, motion made by Roxanne Bumford and seconded by Richard Broadbent, the vote carried unanimously.

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

(9:25 P.M.)