

**LEBANON PLANNING BOARD  
REGULAR MEETING  
FEBRUARY 13, 2006**

**MEMBERS PRESENT**

**R. BUMFORD – CHAIRMAN**

**J. SEWELL – VICE CHAIR**

**K. SCHLUTER**

**M. HOPKINS - ALT**

**K. NEWELL - CEO**

**M. SKEFFINGTON - CLERK**

**GUESTS PRESENT**

**MIKE BARTLETT**

**HEATHER JOHNSON**

**MILT JACKSON**

**JORDAN PIKE**

**VIRGINIA GROVER**

**JILL STAPLETON**

**MR & MRS BOWEN**

The 2/13/2006 Planning Board Meeting was called to order by  
Chairman, Roxanne Bumford at 7:10 PM.

**FULL VOTING MEMBER**

Marc Hopkins was made a full voting member at 7:12 PM.

**JOE STAPLETON & WALTER SCOTT**

Mr. Stapleton appeared before the Board and presented a plan for an  
over 55 Retirement Community. It is a 72 acre parcel of land off  
Route 202 by Brook Lane. Discussion took place.

**AYDEN'S WAY PUBLIC HEARING 7:30 PM**

John Hutchins appeared before the Board to present this 5 lot  
Subdivision on Half Mile Road and Wiswell Lane. Discussion took  
place. The road will be improved and brought up to Subdivision  
Standards for a private road. Sprinklers will be used for fire  
protection. Mr. Mullen, an abutter is concerned about water run off  
on his property. Chris Mailer from Pinkham & Greer is the engineer  
and he explained the layout of where the run off will flow on the

property. Mike Bartlett and Heater Johnson are concerned whether the road will be a Town road, the answer was no. Aaron Wiswell will be responsible for bringing the road up to subdivision standards. How soon will the road be completed, the answer was as soon as possible.

Jordan Pike asked if there would be a 25 foot setback from the wetlands. Yes there is a building envelope. Culverts will be installed under abutters driveway. There was a discussion as to who will own and maintain the road. A Road Maintenance Agreement is needed. Public Hearing closed at 7:55 PM. A note will be added under # 21 regarding easements and buffers. An estimate of cost is also needed.

#### **AMMENDED HILL VIEW SUBDIVISION LOTS 6 & 7**

Mrs. Lapierre appeared before the Board with revised application and a letter of certification from the Engineer. Discussion took place. All Requirements have been met.

**JONATHAN SEWELL MADE A MOTION TO ACCEPT THE AMMENDED PLAN FOR LOTS 6 & 7 OF THE HILL VIEW SUBDIVISION. KURT SCHULTER SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

**JONATHAN SEWELL MADE A MOTION TO WAIVE THE FINAL FEE FOR THE AMMENDED PLAN FOR HILL VIEW SUBDIVISION. KURT SCHULTER SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The plan was signed by the Board.

#### **KEVIN & CHRISTINE GOODWIN**

Mrs. Goodwin explained their intent of building a Daycare/storage Unit and 4 – 2 bedroom apartments. Discussion took place. There is not enough area needed for apartments.

## CONSERVATION COMMITTEE

Jordan Pike and Milt Jackson appeared before the Board and submitted a leaflet. Discussion took place. Mr. Pike would like to have the Boards work together more. They will plan to have a guest speaker at their meeting and have invited the Planning Board to join them.

## MOTION DULY MADE AND SECONDED

JONATHAN SEWELL MADE MOTION TO  
ADJOURN, KURT SCHLUTER SECONDED  
THE MOTION, THE VOTE WAS UNANIMOUS.  
THE MEETING ENDED AT 9:15 PM.

Respectfully Submitted,

Maura Skeffington