

**LEBANON PLANNING BOARD  
PUBLIC HEARING/REGULAR MEETING  
March 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  
MICHELE BERNIER  
CHRISTINA DAME  
CHRIS DAME  
GORDON HARTFORD  
BERNARD BERNIER  
JEFF ALLARD  
CAROL ALLARD  
JAMES STEWART  
MARK FARETRA  
MARANDA GAGNON  
BRIAN RAINAUD**

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

**BRIAN RAINAUD – (7:00 pm)**

Brian approached the Board with the question of what is the difference between a condo vs. a condex. Brian has been approached with questions concerning if these structures are permissible in the Town of Lebanon. Brian stated that there is no written language concerning these types of buildings. Discussion took place, there is a Selectmen's meeting tomorrow, this will be brought up at that meeting as to if the Town lawyer needs to write some verbiage.

**LOREN ONEIL (GEMINI ESTATES) – Public Hearing (7:05 pm)**

Public Hearing took place, there were several questions concerning this subdivision and discussion took place.

Q. Will Upper Barley Road be paved?

A. No, only the new street will be.

Q. It states that the road must be 3 rods wide or 50 feet, does this new road meet this standard ?

A. The road is 49.5 feet which is acceptable.

Q. Land dispute with Maranda Gagnon, she believes she owns more land than the plans show.

A. This will need to be taken up outside of the Planning Board Meeting. The Boards concern is that all of the proposed lots will have the required 2 acre minimum and 200 feet of road frontage.

Q. Will the removal of trees etc cause water issues across certain properties ?

A. The construction should not affect anyone's property and cause large amounts of water to run over into others property.

Q. There is a cross culvert that is not shown on the plans.

A. It will be researched.

The Board will need to have the cross culvert issue researched and placed on the plan if there indeed is one. The Board will need a written statement assuring that there will be no increases of water overflow to others properties with this construction. The Board will need to have in writing if the boundary dispute has been and or how it will be resolved.

The Board is also requesting a written statement of who will be constructing the road, containing the plans for making the road and the materials to be used. Loren asked if she needed to have the money up front for the road and if she could still have the trees cut, she has already scheduled it to be done and the roads are being posted as of 3/15/07. Loren was advised by the Board that there was no need for any monies to be paid up front for the road that it could be taken care of as she went along. No building permits will be issued and no lots may be sold, until the

preliminary coat on the road has been completed as well as the ditching on the sides of the road. Loren was also advised by the Board that since the cutting of the trees was already scheduled that she may do so, however, just cutting can be accomplished at this time. Stumping, bringing in material and grading the road have not been approved at this time. The Public Hearing was ended at 7:25 pm, accepting the plan has been postponed until the next meeting.

**JAKE TETREAULT (JACK-MAT LN.) – (7:35 pm)**

Jake presented to the Board the following items that were requested, Flood Zone Map, Narrative Soil Report, Sand & Aquifer Map and the Significant Wildlife Habitat Map.

Discussion took place, any action will be postponed until the next meeting. Jake stated that the Soil Scientist would write a letter that the subdivision would not affect the aquifer and if there were any soil conditions that would show if indeed it was an aquifer or not.

Jake will need to have permission for easements on the opposite side of the road from abutters so the road may be brought up to Town standards. The right of way still needs to be researched as well, the County Commissioners Office shows no record of Sawtelle, there should be a disclosure record.

**JEFFREY ALLARD: (8:15 pm)**

Mr. Allard approached the Board via Mark Faretra concerning a lot of land. Mr. Allard would like to split the parcel into two separate lots. Mr. Allard was advised by the Board that this was not a subdivision that this was a division of land and he needed no approval from the Board. If and when a building permit is to be obtained, to go see the Code Enforcement Officer.

**JAMES STEWART (ARASAGUNTICOOK VILLAGE) – (8:28 pm)**

Mr. Stewart approached the Board approximately 4 years ago on this project. He presented the Board with an updated application. There is question as to if the \$300.00 application fee was paid or not. Letters will be sent to abutters to inform them of the application.

**PRIOR MINUTES:**

Meeting minutes were reviewed by the Board and discussed.

2/12/2007 – Richard Broadbent made the motion to accept minutes as written. Roxanne Bumford seconded it, the motion passed unanimously.

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

*(9:15 P.M.)*

Additional information:

Clerk is to:

- Send abutters notice of application for James Stewart's application
- Send letter to inform Eric Williams/ Salmon Falls Estates that no lots are to be sold until we receive certification of monuments. (Article F Page 21)
- No building permits can be issued for Minetti property off of Gully Oven send written letter to Brian Rainaud.

*Minutes accepted with correction 5/14/2007*