

**LEBANON PLANNING BOARD
REGULAR MEETING
APRIL 10, 2006**

MEMBERS PRESENT

R. BUMFORD – CHAIRMAN

J. SEWELL – VICE CHAIR

R. BROADBENT

K. SCHLUTER

M. HOPKINS - ALT.

K. NEWELL - CEO

M. SKEFFINGTON - CLERK

GUESTS PRESENT

The Lebanon Planning Board was called to order by Chairman, Roxanne Bumford at 7:00 pm.

FULL VOTING MEMBER

Mark Hopkins was made a full voting member at 7:32 pm.

PRIOR MINUTES

The minutes of 1/17/2005 were reviewed by the Board.

Discussion took place. The minutes of 1/17/2006 were corrected and will be rewritten.

The minutes of 2/13/2005 were reviewed by the board. Discussion took place. The minutes of 2/13/2005 were corrected and will be rewritten.

The minutes of 2/27/2006 were reviewed by the Board. Discussion took place.

JONATHAN SEWELL MADE A MOTION TO

ACCEPT THE MINUTES OF 2/27/2006 AS
WRITTEN. RICHARD BROADBENT SECONDED
THE MOTION. THE VOTE WAS UNANIMOUS.

The minutes of 3/13/2006 were reviewed by the Board. Discussion took place. The minutes of 3/13/2006 were corrected and will be rewritten.

MAPLE RIDGE

Joe Stanley appeared before the Board to represent the proposed Maple Ridge Subdivision. Discussion took place.

The septic systems are shown on the plan.

The abutter list has been updated.

The width has been added on Trevor Lane.

The following requirements are needed on this plan:

1. Designate wetlands crossing on lot 3-2. – show amount of wetlands impact
2. Show driveway location on lot 3-2 as opposed to crossing
3. Lot 3-2 needs to show correct frontage
4. Square footage is needed on lots 3-5.
5. Confirm size of lot 9-2.

COLONIAL MOBILE HOMES

Harvey Wallingford appeared before the Board to represent Colonial Mobile Homes. Discussion took place.

Mr. Wallingford was given a Subdivision Application to complete and bring to the May meeting.

DENNIS GERRY

Dennis Gerry appeared before the Board to discuss 23.3 acres on Upper Guinea Road. Discussion took place. Mr. Gerry would like to develop a 9 lot subdivision. The Board told Mr. Gerry the following requirements are needed:

1. The wetlands need to be flagged.
2. The center of the road needs to be flagged.
3. Test pits are needed.

4. Lot corners need to be flagged.
5. Calculate acreage on lots 3 & 9.
6. Complete application.
7. Surveyor's registration number is needed.
8. Name of street is needed.

A site review is scheduled for 4/24/06 at 6:30 PM.

A \$300.00 application fee was paid to the Town of Lebanon.

GARDNER WHALEN

The Whalens were missing copies of their plan for the Board.
They will be at the 4/24/06 Workshop.

TOM AIKEN

Mr. Aiken appeared before the Board to discuss his property.
Discussion took place. It is the Board's opinion that a cell tower
Lease is a division under Subdivision law.

JANE FORDE

Jane Forde appeared before the Board to discuss her plan for dividing
5 acres of land. Ms. Ford was given a Subdivision Application.

MOTION DULY MADE AND SECONDED
RICHARD BROADBENT MADE A MOTION TO
ADJOURN, KURT SCHLUTER SECONDED THE
MOTION, THE VOTE WAS UNANIMOUS.

Respectfully Submitted,
Maura Skeffington