

**LEBANON PLANNING BOARD
REGULAR MEETING/PUBLIC HEARING
Monday July 9th, 2007**

MEMBERS PRESENT

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

GUESTS PRESENT

**TOM MCCULLOM
IDA DRUDGE
JOHN CARAMIHALIS
RICHARD COPP
MILTON JACKSON
ERNEST LIZOTTE
ERIC WILLIAMS
JON HUTCHINS
HENRY CROUTEAU
VIRGINIA PEARSON
TOM WILLIS
DOROTHY HERSOM**

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

Moose Crossing – Public Hearing – 7:00 pm

Jon Hutchins presented the subdivision to the Public and opened the floor for any questions and or concerns regarding the impending subdivision. There was extensive discussion on various issues. Mr. Ernest Lizotte addressed the Board with many questions, some of which were: what kind of septic systems would be used, who did the soil tests, was there a map used to locate water, when would they start building? Mr. Lizotte made the recommendation to the Board that the subdivision not be approved due to water concerns, that 8 septic systems will affect the brooks that are in the area, and that the Department of Environmental Protection should be a part of this process. Mr. Lizotte also informed the Board that the Conservation Committee should have also been notified. The Board is not voting on this item this evening. The Board informed Mr. Lizotte that if he has any pertinent information as to why this subdivision should not be approved, to please bring the said information to the next Planning Board meeting which will be held on Monday, August 13th, 2007.

Public Hearing was closed at 7:11 pm by the Chairman.

Hanscom Farm – Eric Williams/John Caramihalis (7:17 pm)

Eric Williams presented the Board with an updated copy of the Hanscom Farm application. Much discussion on various issues/concerns took place. The following are items to be corrected/changed/added and or obtained:

- verbiage in deeds that require copies of the subdivision plan to be given to each original owner upon closing.
- note number 20 on final plan will read “shall” not “should”
- pins need to be visible on the final plan
- setbacks for wetland need to be bold on the plan as well as symbols need to be added
- a note for access to lot number 3 needs to be added
- driveway permits for lots numbers 1 and 2 need to be obtained from the Road Commissioner
- acreage on lot A needs to be noted and a deed obtained
- sample of an easement for the fire department

- sample of a maintenance agreement for the road until the Town approves the road as Town Maintained.
- Verbiage in deed that states that drainage easements will not be filled in and must be maintained by owner
- Land owner signature box in final plan
- Lots number 5 and 8 will not be noted on the plan as possible duplexes, all lots will be single family dwellings unless intentions are brought before the Board and they are approved, any and all verbiage in deed will be removed concerning duplexes
- Eliminate note number 12
- Curb cut permit needed for lot number 3
- Board agreed that lots 1, 2 & 3 may be sold prior to the road having to be completed
- Water tank on lot number 3 should be a part of an easement in a home owners association and shall not count as part of lot 3's total acreage.
- Little River Road is a 4 rod road, as of October 25th, 1793, volume 13 page 86

Waivers that were requested :

- Hydro geologic
 - Motion to waive – Roxanne Bumford
 - Seconded motion – Richard Broadbent
 - Vote - carried unanimously
- Storm Water Management Plan
 - Motion to waive – Richard Broadbent
 - Seconded motion – Nancy Wyman
 - Vote - carried unanimously
 - (erosion control plan has been submitted)*
- Accept Plan Scale
 - Motion – Roxanne Bumford
 - Seconded – Richard Broadbent
 - Vote - carried unanimously

- Fire Cistern size

Size will not be waived per Fire Chief's approval. If Fire Chief would like to change the requirements in the subdivision guide, then the Board will present the information at a Public Hearing to be voted upon.

Tom McCollum – (Hersom) 8:20 pm *application # 4 - 2007*

Mr. McCollum presented a minor subdivision application on Dorothy Hersom's behalf. They are requesting an additional two lots to be subdivided off of the Hersom's parcel, with road frontage on Center Road. There were two previous lots cut out in 2003. There was a question of if road frontage can go around Town owned land, concerning where the Town Pound is. A right of way will be in any deed concerning the cemetery on the property. The applicant is to request a curb cut permit from the Road Commissioner. Applicant asked for a waiver on the High Intensity Soil Survey, the Board informed the applicant that this will not be waived, and that it needs to be two foot contours, and the wetlands need to be delineated. The applicant will submit in writing for a waiver of the Hydro geologic survey. The clerk will send out abutter notices for a minor subdivision.

Meeting Minutes 8:55 PM -

Previous meeting minutes were reviewed and discussed by the Board.

Minutes from 5/14/2007 were reviewed by the Board and discussion took place, Roxanne Bumford made the motion to accept the minutes, and Nancy Wyman seconded the motion, the vote carried unanimously.

Minutes from 5/21/2007 were reviewed by the Board and discussion took place, Richard Broadbent made the motion to accept the minutes, and Roxanne Bumford seconded the motion, the vote carried unanimously.

Minutes from 6/11/2007 were reviewed by the Board and discussion took place, Roxanne Bumford made the motion to approve the minutes with minor changes, and Richard Broadbent seconded the motion, the vote carried unanimously.

Richard Broadbent made the motion to adjourn the meeting, Nancy Wyman seconded the motion, the vote carried unanimously and the meeting was adjourned.

Additional information:

The clerk is to send out abutter notices concerning the Hersom minor subdivision. Book and page number will be added to the notice in addition to map and lot numbers.

*Motion made to accept as amended by Roxanne Bumford
Seconded by Nancy Wyman, Vote carried unanimously 10/10/2007*