

**LEBANON PLANNING BOARD
REGULAR MEETING**

August 14, 2006

MEMBERS PRESENT

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

GUESTS PRESENT

**JAKE TETRAULT
ERIC WILLIAMS
GLENN NEAGLE
MIKE MEZOIAN
JEFF GAUDETTE
DENNIS GERRY
TIM TIERNAN
PHIL ATKINS
FRANK LAPPIERE
DEBBIE LAPPIERE
RODNEY FURBUSH
JOHN HUTCHINS**

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

PRIOR MINUTES : (8:30 pm)

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

The minutes of 4/10/2006 were reviewed by the Board. Discussion took place.

**Jonathan Sewell made the motion to accept
The minutes from 4/10/2006. Nancy Wyman
Seconded it, the vote carried unanimously.**

The minutes of 6/12/2006 were reviewed by the Board. Discussion took place.

**Nancy Wyman made the motion to accept the
Minutes of 6/12/2006, Kurt Schluter seconded it,
The vote carried unanimously.**

The minutes of 6/26/2006 were reviewed by the Board and discussion took place.

**Richard Broadbent made the motion to accept
The minutes from 6/26/2006, Nancy Wyman
Seconded it, the vote carried two yes votes and
One abstained vote due to member was not at the
6/26/2006 workshop.**

JEFF GAUDETTE – (7:05 pm) Mr. Gaudette addressed the Board and presented information for the subdivision application. Nancy Wyman made the motion to accept the application as complete, Kurt Schluter seconded it, the vote carried as follows; three in favor, one not in favor, due to the fact they were not present at the last discussion. Mr. Gaudette has been instructed to establish an escrow account for the preliminary plans will be reviewed by SMRP.

DENNIS GERRY – (8:00 pm) Mr. Gerry addressed the Board concerning his proposal for Skeet Street Subdivision. Discussion took place. An escrow account is to be set up in the amount of \$1000.00. The escrow application was given to Mr. Gerry at the meeting. Placed on the agenda for 9/11/2006.

JANE FORDE – (7:58 pm) Mr. Atkins went before the Board concerning the proposed subdivision of Sumo Way. The soil scientist informed Mr. Atkins that he could not complete the High Intensity Soil Survey without a contour map. Mr. Atkins question was does he need to have the High Intensity Soil Survey since it is only one lot. The Board informed Mr. Atkins that per the subdivision guide it does not matter what the size of the lot is, it still would need the High Intensity Soil Survey done. Placed on the agenda for 9/11/2006.

TIM TIERNAN – (7:10 pm) Discussion took place whether or not to post a Performance Bond. It was discussed by the Board that an escrow account needs to be established for an independent consultant for the construction of the road. The amount was to be determined at a future date. Public Hearing scheduled for 9/11/2006. Letters to abutters will be sent.

SALMON FALLS – (7:18 pm) Eric Williams brought correspondence from Southern Maine that was requested by the Board. The Board stated that the requirements were met for the preliminary plans. Nancy Wyman made the motion to accept the application; Kurt Schluter seconded it, the vote carried out unanimously. Placed on the agenda for 9/11/2006.

JAKE TETREAULT – Mr. Tetreault addressed the Board with a proposed sub division off of Sawtell Road. Discussion took place. The Board informed Mr. Tetreault that the first thing he needs to complete is the application process. Once that is completed a site walk can be scheduled. Placed on the agenda for 9/11/2006.

JACOB LAPIERRE – (7:32 pm) Frank and Deb LaPierre addressed the Board with the request of giving a parcel of land to their son Jacob. Discussion took place. The Board requested copies of the deeds of the various parcels which have been bought, sold and given to other family. Placed on the agenda for 9/11/2006.

RODNEY FURBISH – (7:45 pm) John Hutchins/Rodney Furbish addressed the Board with a proposed sub division. Mr. Furbish will present the application fee at the next meeting. Richard Broadbent made the motion to accept the application as complete; Nancy Wyman seconded it, the vote carried unanimously. There is a site walk scheduled for Sunday August 20th, 2006 at 9:00 am. At that time the discussion of an escrow account will take place. Placed on the agenda for 9/11/2006.

NORTHEAST CAPITAL – (8:10 pm) Glenn Neagle presented to the Board updated Mylar plan which were compared with the original plan, due to some changes. Mr. Neagle will need to bring the following items to the next meeting;

- 9 copies of the application
- 3 copies of Plans to be signed & copies for Board Members
- 1 copy of engineering pages

A motion was made by Richard Broadbent to waive the application fee; Kurt Schluter seconded it, the vote carried unanimously. Placed on the agenda for 9/11/2006.

ADDITIONAL INFORMATION – (8:25 pm)

Richard Broadbent made the motion that Jonathan Sewell be voted as Chairman of the Board, Kurt Schluter seconded it, the vote carried unanimously.

Nancy Wyman made the motion that Richard Broadbent be voted as Vice Chairman of the Board, Kurt Schluter seconded it, the vote carried unanimously.

Richard Broadbent made the motion to adjourn the meeting; Kurt Schluter seconded it, the vote carried unanimously.

Submitted by,

Jenn Griffin