

**LEBANON PLANNING BOARD
PUBLIC HEARING
REGULAR MEETING
PUBLIC HEARING
Monday September 12th, 2011**

MEMBERS PRESENT

**R. BUMFORD – CHAIR
J. SEWELL
G. GETCHELL
M. BARROWS - VICE CHAIR
J. GRIFFIN – CLERK**

GUESTS PRESENT

**JOHN HUTCHINS
CINDY ALLEN
ROGER ALLEN
KEVIN STONE
PAT FRAZIER
GIL BERUBE**

The Public Hearing was brought to order at 7:00 pm by Chair R. Bumford.

John Hutchins - Maple Estates - (7:00 pm) John Hutchins presented the plan to the Board as well as the abutters present. There were questions from the abutters concerning Storm water management and drainage, wetlands as well as the safety of the location of the road/subdivision with the hump on the hill. The culvert to be installed was mentioned as well as the permit from the D.E.P. was brought forth to answer abutters questions concerning those areas of concern. A bus turnoff with shelter was also brought forth to alleviate any safety issues concerning the road as well as the sight lines were explained and they meet the specified criteria. An abutter asked if the subdivision road will be maintained by the Town, it was explained that once the road is brought to Town specifications, the homeowners can place it before the Town during election time.

Public Hearing was closed at 7:15 pm by Chairperson, R. Bumford.

Meeting was brought to order at 7:16 pm by Chairperson R. Bumford.

John Hutchins - Maple Estates - (7:18 pm) There has been no reply from the several attempts from both Mr. Hutchins as well as Clerk, J. Griffin from the Wildlife Inland Fisheries Department, concerning and possible wildlife impact. Mr. Hutchins made the request to have the Hydrogeologic Survey waived for this project, *G. Getchell made the motion to waive the survey, J. Sewell seconded the motion, the vote carried unanimously.*

An estimate of the complete cost of the road was given by A & R Construction and presented by J. Hutchins. In the past, the Board has asked for 3 estimates for the completion of the road, as well as one and one half times that amount to be held in an escrow or bond of some type to ensure that the road would be completed.

M. Barrows made a motion to accept the plan as final. After several requests for second to the motion, Chairperson, R. Bumford stated that no second to the motion was made. The decision to have a workshop was agreed upon by the Board as well as Mr. Hutchins to discuss the road cost estimate, a note being placed on the final plan stating that no permits were to be issued until the road is completed, including the first coat of pavement. A workshop for Maple Estates is scheduled for Monday, 9-19-2011 at 7:30 pm.

John Hutchins - Wiswell Estates (7:38 pm) *app #2* - R. Bumford read to the Board and Mr. Hutchins a letter receive from the Town's Attorney concerning the 10 lot rule. The Board has requested from the applicant copies of the LLC information for both parties as well as the amount that was paid for the property. A workshop is scheduled for Monday 9-19-2011 at 7:30 pm. A site walk will be scheduled at that time.

Pat Frazier - Moose Crossing - (7:52 pm) Mr. Frazier approached the Code Enforcement Officer a few months ago concerning building permits on Moose Crossing. He would like to be granted 1 (one) building permit. The plan specifically states that no building permits are to be issued until the road is built up to include the first coat of pavement. He inquired about a revision of an existing plan to complete the subdivision in phases. He has advertised 2 (two) lots and has a buyer for lot 8 (eight). He would like to be granted the permit so that he would have the money to finance the road. As of now, the road is a driveway with 2 (two) dwellings on it. Any road work that is completed needs to be signed off on by a registered engineer. Mr. Fraizer stated that he recently place material on the road and used Thomas Milligan as his engineer. It was explained that regardless if the road is a major or minor subdivision, it must be built to Town standards. Mr. Frazier will discuss what was brought forth tonight with Mr. Elwell and they will contact the Board at a later time.

Gil Berube - (8:30 pm) Mr. Berube presented a plan with building envelopes to the Board. He was informed that the Shoreland Zoning map takes precedence over the verbage in the guide. Mr. Berube has been instructed to have a sealed, signed certified plan showing the flood plan created and to bring such plan to the Code Enforcement Officer.

J. Sewell made the motion to adjourn at 9:00 pm, G. Getchell Seconded the motion, the vote carried unanimously.

Minutes were reviewed 12/12/2011.

G. Getchell made the motion to accept minutes with Corrections, M. Barrows, seconded the motion. The vote carried unanimously.