

**LEBANON PLANNING BOARD
WORKSHOP
Monday September 19th, 2011**

MEMBERS PRESENT

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

GUESTS PRESENT

JOHN HUTCHINS

Workshop opened at 7:30 pm by R. Bumford.

John Hutchins - Maple Estates -

M. Barrows is requesting the applicant to get a report from a Wildlife Biologist concerning possible black racer grounds.

John Hutchins - Wiswell Estates - Mr. Hutchins presented the Board with the information requested concerning the sale of the Brennan property to the Wiswells. A letter from the Towns Attorney was also read to the Board and Mr. Hutchins by R. Bumford concerning the 10 (ten) lot rule in 5 (five) years issue. At this time it was determine that this is not an issue with this proposed subdivision.

The Board discussed the verbage to be added into the Subdivision Guide under Performance Guarantees. It shall read as follows :

No building permits will be issued until the road is completed to include basecoat of pavement. No building permits will be issued until an escrow account for finished paving has been paid. The escrow account shall be 150% of the highest of 3 (three) estimates for paving topcoat.

A site walk for the proposed Wiswell subdivision on Merchant's Row was set up for Saturday, October 1st, 2011 at 10:00 am.

Workshop closed at 8:30 pm.

Minutes reviewed 10-10-2011

*Motion to accept minutes with correction made by J. Sewell,
the motion was seconded by G. Getchell, the vote carried unanimously.*