

LEBANON PLANNING BOARD
REGULAR MEETING
Monday October 10th, 2011

MEMBERS PRESENT

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

GUESTS PRESENT

JOHN HUTCHINS
JEREMY BRADSHAW

The Meeting was brought to order at 7:31 pm by Chair R. Bumford.

John Hutchins - Maple Estates - (7:35 pm) John Hutchins presented the plan to the Board with the added note on the plan concerning the road/escrow verbage. There has been no reply from the Department of Wildlife and Fisheries concerning any possible endangered species, black racers within the area to be developed, to either John Hutchins or to Jenn Griffin. Unsuccessful in finding a Biologist willing to write a report likewise. The Final plan was presented to the Board. G. Getchell proposed a bus stop, the engineered plans do have a detailed turn off for such use. Mr. Hutchins also presented an updated copy of the engineering plans. G. Getchell made the motion to waive the Wildlife report due to lack of response by the State despite numerous requests. J. Sewell seconded this motion, the vote carried unanimously. J. Sewell made the motion to accept the plan for Maple Estates as final, G. Getchell seconded the motion, the vote carried unanimously. The Board then signed the final copies of the plan.

Jeremy Bradshaw - Highland Hills - (7:50 pm) Mr. Bradshaw presented a sketch plan to the Board. No formal application was presented. Discussion took place. Current septic and well need to be added to the plan. The lot numbers on the plan also need to be changed for example to Lot 2a, Lot 2b, etc. There was also discussion on rights of way and private driveways. R. Bumford will look into “spagetti lots” in the Town’s ordinances. Mr. Bradshaw inquired about the High Intensity Soil Survey and if it needed to be completed or not. The Board informed Mr. Bradshaw that any requested of waivers must be in writing to the Board.

J. Sewell made the motion to adjourn at 8:46 pm, G. Getchell Seconded the motion, the vote carried unanimously.

Minutes were reviewed 12/12/ 2011

M. Barrows made the motion to accept minutes as written, J. Sewell seconded the motion, the vote passed unanimously.