

**LEBANON PLANNING BOARD
REGULAR MEETING
October 16th, 2006**

MEMBERS PRESENT

**J. SEWELL – CHAIRMAN
R.BROADBENT – VICE CHAIR
R. BUMFORD
M. HOPKINS
J. GRIFFIN - CLERK**

GUESTS PRESENT

**ERIC WILLIAMS
LOREN O'NEIL
JEFF GAUDETTE
MILT JACKSON
HENRY CROTEAU
ERNIE LIZOTTE
JOHN HUTCHINS
ALBERT DION
JAKE TETREAU
RICHARD COPP
MIKE MEZOIAN**

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

The Chairman made Marc Hopkins a full voting member.

JEFF GAUDETTE - (Southern Maine Subdivision) (7:00 pm) Checklist was gone through. Several waivers were approved. D.25 motion made to waive by Roxanne Bumford, seconded by Richard Broadbent, vote carried unanimously. Motion by Richard Broadbent to waive B1 (Existing subdivision within .5 miles), Marc Hopkins seconded it, the vote carried unanimously. D7A – a copy of the well statement needs to be submitted. Concerning the Fire Suppression the Chairman made a suggestion to waive it, Richard Broadbent made the motion, Marc Hopkins seconded it, and the vote was carried out as 2 in favor and 1 abstain. Mr. Gaudette is to update the Title Block on the final plan. He will need to upgrade the right of way whether it is a commercial or single residential home lot. This will be on the agenda for a workshop on Tuesday 10/24/2006.

ERIC WILLIAMS - (Salmon Falls Estates) (7:45 pm) Checklist was gone through. Roxanne Bumford made the motion to waive the hydro geologic assessment; Marc Hopkins seconded it, the vote carried unanimously. Placed on the agenda for the Workshop that is scheduled for Tuesday 10/24/2006. Eric is also to get the curve cut approved from the Road Commissioner , Ray Davis.

JAKE TETREAULT - (Jackmat Lane) (7:50 pm) Site walk scheduled for Sunday 10/27/2006 at 8:30 am. Placed on the agenda for the Workshop scheduled Tuesday 10/24/2006. The following needs to be addressed for the Workshop : well locations, septic locations, monuments, deeds for Sawtelle for the driveway applications. Check for \$300 application fee will be given at the Workshop on 10/24/2006. Letters will be sent out to the abutters.

LOREN O'NEIL - (Gemini Estates) (8:15 pm) Plans for a subdivision were presented to the Board by both Loren O'Neil and Jon Hutchins. Possible site walk scheduled for Sunday 10/29/2006 at 8:30 am. Placed on the agenda for Tuesday 10/24/2006. \$300.00 application fee was paid with check number 547 and receipt was given. All driveways off of Gemini Lane need to have the street radius. Letters to abutters will be sent out.

Prior Minutes : (9:00 pm)

Meeting minutes were reviewed by the Board and discussion took place.

The minutes of July 10th, 2006 were reviewed by the Board and discussion took place :

Roxanne Bumford made the motion to accept the minutes from 7/10/2006. Marc Hopkins seconded it. The vote carried unanimously.

The minutes of September 11th, 2006 were reviewed by the Board and discussion took place :

Roxanne Bumford made the motion to accept the minutes from 9/11/2006. Marc Hopkins seconded it. The vote carried unanimously.

The motion was made to adjourn the meeting by Roxanne Bumford at 9:32 pm, it was seconded by Richard Broadbent, the vote carried unanimously.

Submitted by,
Jenn Griffin

ADDITIONAL INFORMATION -

- *There will be a Workshop on Tuesday, October 24th, 2006 at 7:00 pm at the Lebanon Elementary School.
- *There will be another copy of the Tiernan acceptance letter sent via registered/return mail with 90 day clause highlighted. They have until December 11th to pay the escrow fees as well as the final fees to the Town as well as bring the signed and recorded copies of the subdivision to the Board.
- *There will be a letter to the Code Enforcement Officer to reiterate that fact that NO BUILDING PERMITS are to be issued for the Tiernan Subdivision.
- *There will be a letter sent to the Selectmen with a suggestion concerning the inspection of sprinkler systems to be installed into new homes. A copy of Kurt Schluter's resignation letter will be enclosed with the suggestion that we currently need 2 more alternates and that Marc Hopkins is currently an alternate, however is expressing that he would like to be a permanent member of the Board.