

**LEBANON PLANNING BOARD
REGULAR MEETING
Public Hearing Salmon Falls Estates
November 13th, 2006**

MEMBERS PRESENT

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

GUESTS PRESENT

**MIKE MEZIOAN
NANCY PEREIRA
LORENA ARNOLD
BRIAN RAINAUD
ERIC WILLIAMS
LINDA PENKELL
BRIAN WALLINGFORD
JUDY HALEY
KEN MARKLEY
JAKE TETREAULT
JON HUTCHINS
JEFF GAUDETTE
ROSALEE MEIRELL
LOREN O'NEIL
BILL FLANDERS
BEA SULLIVAN
NOAH TETREAULT
PAUL & LEIGH TOOLE
HARVEY WELLINGFORD
SUSAN & JEFF EVERETTE
HERB & VIOLA WOLFFINGER
JACQUELINE & STEVEN YOUNG
ARMAND & ARLENE BROULETTE**

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

PUBLIC HEARING - (Salmon Falls Estates) (7:00 pm)

Both owner Mike Mezioan as well as Eric Williams were present to answer questions and provide a map for abutters to view. There was extensive discussion on the project. Final fees were paid with check number 2075 in the amount of \$3500.00. \$1500.00 is for lots fees and \$2000.00 is for an escrow account. The motion to approve the subdivision was made by Roxanne Bumford, Richard Broadbent seconded it, the vote carried unanimously. Final plans were signed and distributed.

JEFF GAUDETTE – (Southern Maine Subdivision) (8:00 pm)

Jeff Gaudette provided the final plans for signing. The final amount of \$150.00 was paid by check number 5197 for the lot fee. Richard Broadbent made the motion to approve the subdivision; Nancy Wyman seconded it, the vote carried unanimously. A request to the Treasurer will be sent to release the remaining monies in the escrow account by the Planning Board Clerk.

JAKE TETREAULT - (Jackmat Lane) (8:17 pm) Mr. Tetreault had Ken Marley with him to discuss the plan with the Board. Discussion took place and the application was reviewed. Richard Broadbent made the motion to accept the application as complete, Marc Hopkins seconded it, the vote carried unanimously. The H.I.S.S. will be ordered by Mr. Tetreault. A workshop has been scheduled for Monday November 27th at 7:00 pm.

LOREN O'NEIL - (Gemini Estates) (8:36 pm) Loren had Jon Hutchins present with her for discussion on the plan. A site walk has been scheduled for Sunday November 19th at 8:00 am. Several items were discussed, the lots have not yet been staked out, a speed limit needs to be posted for the road, the Road Commissioner may need to become involved, there should be a note on the plan to maintain site distance in the future, there may need

to be a sight easement to alleviate any safety issues. A workshop has been scheduled for Monday November 27th at 7:00 pm.

COLONIAL MOBILE HOMES – (8:55 pm) An application packet was presented to the Board for a proposed 7 lot addition to the existing park. They are asking to waive the Hydro geologic survey. A letter from the Fire Chief needs to be obtained for the fire suppression to be waived. There will be no waiver on the H.I.S.S. Richard Broadbent made the motion to accept the application as complete; Nancy Wyman seconded it, the vote carried unanimously.

ADDITIONAL INFORMATION -

*There will be a Workshop on Monday, November 27th, 2006 at 7:00 pm at the Lebanon Elementary School.

Submitted by,

Jennifer Griffin
Planning Board Clerk