

**LEBANON PLANNING BOARD
MEETING/PUBLIC HEARING
Monday December 13th, 2010**

MEMBERS PRESENT

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

GUESTS PRESENT

**JOHN HUTCHINS
JAMES BACON
LORRAINE BRIGGS
ROBERT FRIZZELL
JASON COLE
RONAL PATCH
LARRY TORNIO**

Public Hearing was opened at 7:02 pm by Chairman R. Bumford. There was no public present to participate. Public Hearing closed at 7:03 pm. Motion to accept changes to the Town of Lebanon Subdivision Guide was made by G. Getchell, seconded by M. Barrows the vote carried as follows : 2 abstain 3 yes.

John Hutchins - (7:05 pm) Mr. Hutchins presented to the Board as well as the Selectmen, Jason Cole, Robert Frizzell and Ronal Patch and the Road Commissioner, Larry Torno a slightly different plan than previously submitted. There was much discussion between Mr. Hutchins, the Board as well as the Selectmen and the Road Commissioner concerning the placement of the road of the proposed subdivision and the sight distance on Merchants Row. The Board is requesting that a notation on the final plan be placed stating that lot #1 cannot have a driveway off of Merchants Row, and that all lots driveways must come off of the new road. Larry Torno requested that a larger culvert of 24 inches be placed as well as a proper water gathering pool area and rip rap be installed.

The Selectmen at this time with the Road Commissioner feel that there are no other apparent reasons as to why the application can't move forward. Other suggestions made were possible bus stop area be construction as well as signage stating as such.

James Bacon - (7:25 pm) Mr. Bacon present to the Board on behalf of his client Lorraine Briggs, a proposed change in lot lines on the property of her grandmothers estate. Discussion took place. The Board is asking that the Code Enforcement Officer be invited to attend next months meeting so that the Board, Mr. Bacon and the Code Enforcement Officer can revisit this proposal together.

Mr. & Mrs. Richard Reynolds - (7:45 pm) Mr. & Mrs. Reynolds approached the Board inquiring about how to go about having their road accepted by the Town. They reside on Laverne Lane which is off of Heath Road. It was explained that the request must go before the Towns people in the June/2011 vote. Evidence stating that the road was brought up to Town Specs per the Planning Board Guide, must be submitted and signed off by the Road Commissioner.

The Clerk is to e-mail the Code Enforcement Officer inviting him to next months meeting concerning Lorraine Briggs.

The Clerk is to e-mail James Bacon to inform him if the Code Enforcement Officer will be attending.

Motion to adjourn was made by J. Sewell at 8:00 pm, it was seconded by G. Getchell, the vote carried unanimously.

2-14-2010

Minutes were reviewed. G. Getchell made the motion to accept minutes with minor changes, J. Sewell seconded the motion. The vote carried unanimously.