

**LEBANON PLANNING BOARD
REGULAR MEETING
PUBLIC HEARING
Monday July 9th, 2012**

MEMBERS PRESENT

**R. BUMFORD – CHAIR
J. SEWELL
G. GETCHELL
R. BATCHELDER
J. GRIFFIN – CLERK**

GUESTS PRESENT

JOHN TOOTHAKER

The Lebanon Planning Board adjourns promptly at 9:30 pm. You must be on the agenda to address this meeting.

Chair, R. Bumford opened the meeting at 7:06 pm.

1st Order of Business R. Batchelder was made a full voting member. Laura Bragg came and certified that R. Batchelder will be a full voting permanent member of the Planning Board.

Public Hearing - (7:07 pm) The Public Hearing was opened at 7:07 pm by R. Bumford, Chairman of the Board. There was no public attendance for the Public Hearing. This Hearing is to approve the new verbage in Article 10.1 in the Planning Board Guide, concerning steps in assuring roads are being checked in each stage of construction. (7:08 pm) The Public Hearing was closed. R. Bumford made the request for the Board to vote on the changes. G. Getchell made the motion to accept the changes to the Planning Board Guide, Article 10.1, J. Sewell seconded the motion, the vote carried unanimously.

Buddy Bedell - (7:10 pm) Not Present - per Mr. Toothaker who is present, Mr. Bedell, James Libby and Gilford Berube have made the decision to keep the lot as one instead of splitting it into two lots.

Steve LaFreniere - (7:12 pm) (application # 1) Mr. Toothaker was present to represent his client.

The Board went on a Site Review at 5:30 pm prior to tonight's meeting. The Board went over their findings with Mr. Toothaker.

- Site distances are not acceptable, especially on School House Lane
- Location of pins are not correct
- Ditch lines need to be at least 25 feet, they do not reflect the 50 feet.
- Driveways for lots need to be flagged better
- Drainage - wetlands need to be flagged
- Access to remaining land, total impact on wetlands needs to be assessed
- School House Lane - lack of ditches, very steep
- 2 foot contours need only be on the house lots, however, a designated area on the lot must be made and recorded that that is the only place the house may be built.
- There is no 40 acre exemption rule
- The Board is requesting the original survey of the property *if not recorded then a field survey*
- The lack of ditch lines on School House Lane and the steep sides will cause further sight distance issues. The driveway slope must be a minimum of .5 and a max of 5.

Another site walk must be scheduled once items above have been addressed and corrected. The Road Commissioner will also be invited to attend.

Jason Cadwallader - (8:18 pm) - Not Present

G. Getchell made the motion to adjourn the meeting at 8:20 pm, R. Batchelder seconded the motion and the vote carried unanimously.

8/6/2012

Minutes reviewed by the Board

G. Getchell made the motion to accept as written.

D. Batchelder seconded the motion, the vote carried unanimously.