

LEBANON PLANNING BOARD

Monday October 21st, 2013

Site Review/Workshop

School House Farm

MEMBERS PRESENT

R. BUMFORD – CHAIR

G. GETCHELL - VICE-CHAIR

J. GODIN

D. BATCHELDER

C.CONE

J. GRIFFIN – CLERK

GUESTS PRESENT

JOHN HUTCHINS

MARK PATTERSON

JOHN TOOTHAKER

(Mr. Toothaker at site review only)

School House Farm - (5:00 pm) Site Review - Board members and applicant representatives met at the proposed subdivision located on School House Lane and Poplar Road at 5:00 pm.

Workshop - John Hutchins presented the Board with an updated application with both item numbers 17 and 27 marked. Much discussion took place between the Board and the applicants representatives.

One question a Board member asked Mr. Hutchins was why the applicant was requesting a waiver for a storm water management plan. It looks although there could be significant water runoff from lot 7 through lot 6 into lot 5. Mr. Hutchins stated that the TOPO is not completed as of yet, once completed that will show the culverts which should be sufficient to handle the spring water runoff. Mr. Patterson also added that there are two culver locations. Mr. Hutchins continued stating that when the TOPO is complete and the driveways have been placed you will see the culvert placement as well. Another Board member is still concerned due to heavy water runoff in the existing roadside ditches. There is also concern with water runoff being diverted once land has been cleared and houses have been built.

Another question from the Board was will there be wording to prevent lot 7 from using the driveway. They are to use the curb cut approved by the Road Commissioner for the driveway placement. Lot 6 has no right to access it.

In further discussion it was mentioned that there was not a test pit on lot 7. Another Board member made mention that they had an issue with the test pits. Mr. Patterson stated that new test pits were completed. The Board is requesting a soil inspection report of each test pit from all lots.

The Board is requesting that the temporary logging road in place be restored following the Forestry Guidelines for Best Practices to Reclaim. The concern is that if the logging road is not retained well, the material will be washing and eroding the material down the road and into the roadside ditches. The question of what is the timeframe on finishing the logging the property. Mr. Patterson replied that once the project is approved, the applicant will finish up quite quickly.

Mr. Hutchins asked the Board if they were all set with the waivers that had been requested. Since this not a regular meeting, items cannot be voted upon. Mr. Patterson questioned the 50 foot set back on wells from property lines. He was advised that the set backs are set by the State, not by the Town.