

TOWN OF LEBANON

REQUEST FOR ACCESS TO PUBLIC RECORDS

20150201
LMTS

I request to review the following records in the Town of Lebanon:

Copies of Planning Board minutes
from 1/1/15 - 2/1/16 same dates
and copies from Worsell Estates visits by
Planning Board + CEO + Selectmen + Road Commissioners

Date: 2/1/16 Signed Deborah Wilson

Contact Information:

Print Name: Deborah Wilson - LMTS

Address: 25 Bigelow Rd - Lebanon - ME

Phone #: 207-608-7715 Email: Lebanontruthseekers@hotmail.com

Request Approved Signature of Recipient of Public Records:
Deborah Wilson

Request Denied Date: _____

Reason for Denial: 5.25 hrs = First Friday 4.25 hrs X \$15.00 = \$63.75

106 Pages at .25 \$26.50

Approved by: [Signature] \$90.25

Date: 2/1/16

TOWN OF LEBANON

REQUEST FOR ACCESS TO PUBLIC RECORDS

I request to review the following records in the Town of Lebanon:

~~Copies of~~ Copies of all correspondence
+ information Re: Wiswell Estates between
1/1/15 - 2/1/16 Between CEO, Selectmen,
Planning Board + Road Comm. ss
and Residents.

Date: 2/1/16

Signed Deborah Wilson

Contact Information:

Print Name: Deborah Wilson - LNTS

Address: 25 Bigelow Rd - Lebanon

Phone #: 207-608-7715 Email: lebanontruthseekers
@hotmail.com

Request Approved


Signature of Recipient of Public Records:

Deborah Wilson

Request Denied

Date: _____

Reason for Denial: _____

Approved by: 

Date: 2/1/16

Lebanon Treasurer

From: Lebanon Treasurer <treasurer@metrocast.net>
Sent: Tuesday, February 02, 2016 10:00 AM
To: Ben Thompson ; Royce Heath ; Paul Nadeau; Mike Beaulieu; Tom Torno; Jenn Griffin; Sue Collins
Subject: FW: Attached Image
Attachments: 2384_001.pdf

Hi,

Please see the attached FOAA request and forward to me anything you might have in regards to this. Thank you.

Jeanette Lemay - Treasurer

Town of Lebanon, ME
15 Upper Guinea Road
Lebanon, ME 04027
(207) 457-6082 Ext. 109
(207) 457-6067 FAX

From: treasurer@metrocast.net [<mailto:treasurer@metrocast.net>]
Sent: Tuesday, February 02, 2016 10:00 AM
To: Jeanette
Subject: Attached Image

Lebanon Treasurer

From: Lebanon Treasurer <treasurer@metrocast.net>
Sent: Tuesday, February 02, 2016 10:03 AM
To: Ben Thompson ; Royce Heath ; Paul Nadeau; Tom Torno; Jenn Griffin; Sue Collins
Subject: FW: Attached Image
Attachments: 2385_001.pdf

Hi,

Could you please forward me the information on the attached FOAA request? Thanks.

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Sent: Tuesday, February 02, 2016 10:00 AM
To: Jeanette
Subject: Attached Image

Lebanon Treasurer

From: Lebanon Treasurer <treasurer@metrocast.net>
Sent: Thursday, March 10, 2016 6:43 PM
To: lebanontruthseekers@hotmail.com
Subject: FOAA

Hi Deb,

I tried calling you but your mailbox is full. Your FOAA'S are ready. The total cost is \$90.50. Please let me know if you have any questions. Thank you.

Jeanette Lemay - Treasurer

Town of Lebanon, ME
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Lebanon, ME 04027
(207) 457-6082 Ext. 109
(207) 457-6067 FAX

Lebanon Treasurer

From: tom torno <lebanonhighway@yahoo.com>
Sent: Tuesday, February 02, 2016 10:20 AM
To: Lebanon Treasurer
Subject: Re: Attached Image

I have nothing up here... And long before my time...

Sent from my iPhone

On Feb 2, 2016, at 10:02 AM, Lebanon Treasurer <treasurer@metrocast.net> wrote:

Hi,

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Jeanette Lemay - Treasurer

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Lebanon, ME 04027
(207) 457-6082 Ext. 109
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From: treasurer@metrocast.net [<mailto:treasurer@metrocast.net>]
Sent: Tuesday, February 02, 2016 10:00 AM
To: Jeanette
Subject: Attached Image

<2385_001.pdf>

TOWN OF LEBANON

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Planning Board + Road Comm. ss
and Residents.

Date: 2/1/16

Signed Deborah Wilson

Contact Information:

Print Name: Deborah Wilson - LMTS

Address: 25 Bigelow Rd - Lebanon

Phone #: 207-608-7715 Email: lebanontruthseekers
@hotmail.com

Request Approved

Signature of _____

Request Denied

Date: _____

I have no info
on this

Reason for Denial: _____

Approved by: 

Date: 2/1/16

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From: treasurer@metrocast.net [<mailto:treasurer@metrocast.net>]
Sent: Tuesday, February 02, 2016 10:00 AM
To: Jeanette
Subject: Attached Image

PB File

Doc# 2006027926
Bk 14852 Pg 0596 - 0597
Received York SS
05/31/2006 2:31PM
Debra L. Anderson
Register of Deeds

Conditions of Approval
Ayden's Way Subdivision
Town of Lebanon Planning Board

On March 13, 2006, the Lebanon Planning Board gave approval to the Ayden's Way Subdivision owned by Faye L. Wiswell subject to the following conditions of approval:

1. The subdivision shall be subject to a road agreement that binds all the lot owners within the subdivision to maintain this road that shall always remain a private road.
2. No building permits shall be issued for any lots within the subdivision until the road is brought up to the condition prior to the final coat of paving. Any fees associated with any expenses incurred by the Town for an inspection of the road by either the code enforcement officer or an engineer, shall be paid for by the owner of the subdivision.
3. No building permit shall issue, until there is placed in escrow or a performance bond is posted, for the final coat of paving. The amount to be placed in escrow, shall be determined by the code enforcement officer, and be based upon the submittal by the owner of 3 estimates for the finished coat of paving, and a written estimate as to when this work will be completed.

Dated this 28 day of March, 2006.

Lebanon Planning Board

Roxanne Bumford
Roxanne Bumford, Chairman

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Dated this 28 day of March, 2006.

Lebanon Planning Board


Roxanne Bumford, Chairman

From: Lebanon Treasurer treasurer@metrocast.net
Subject: FW: Attached Image
Date: February 2, 2016 at 10:02 AM
To: Ben Thompson selectmanben@yahoo.com, Royce Heath selectmanrheath@gmail.com, Paul Nadeau paulnadeau@myfairpoint.net, Tom Torno lebanonhighway@yahoo.com, Jenn Griffin jenngriffin@metrocast.net, Sue Collins lebsselectmen@metrocast.net

Hi,

Could you please forward me the information on the attached FOAA request? Thanks.

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Planning Board + CEO + Selectmen + Road Commissioners
Date: 2/1/16 Signed: Deborah Wilson

Contact information:

Print Name: Deborah Wilson - LMTS
Address: 25 Bigelow Rd - Lebanon - ME
Phone #: 207-608-7715 Email: lebanontruthseekers
@hotmail.com

✓ Request Approved

Signature of Recipient of Public Records:

From: **Lebanon Treasurer** treasurer@metrocast.net
Subject: **FW: Attached Image**
Date: **February 2, 2016 at 9:59 AM**
To: **Ben Thompson** selectmanben@yahoo.com, **Royce Heath** selectmanheath@gmail.com, **Paul Nadeau** paulnadeau@myfairpoint.net, **Mike Beaulieu** lebanoncoj@metrocast.net, **Tom Torno** lebanonhighway@yahoo.com, **Jenn Griffin** jenngriffin@metrocast.net, **Sue Collins** leselectmen@metrocast.net

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1/15 - 3/1/16 between CEO, Selectmen,
Planning Board + Road Comm. and Residents.

Date: 2/1/16 Signed: Deborah Redden

Contact Information:

Prior Name: Deborah Wilson - LOTS

Address: 25 Prigelow Rd - Lebanon

Phone #: 207-608-7715 Email: lebanontruthseekers@hotmail.com

item was deducted during time frame below)

7/20/2007 : letter requesting owner pay in \$500 to *replenish* escrow, which had been drawn down to \$90. Original escrow \$ unknown.

8/3/2007 Jake Tetrault emailed Jenn that he had paid escrow replenishment by a \$500 bank check, given to Christine in Town Office.

PB has no record/receipt of this because of direct payment, but the \$\$ works out correctly with your list.

The 2014 911 list shows: Jacob Tetrault 51 Mills Rd Lebanon.

~~~~~  
**AYDEN'S WAY \$9386.44** CAUTION - see discussion Probably no more than \$1000, if that, payable to owner. Other \$8386.44 = unknown source.

**Records check:**

PB receipts book only shows \$1000 escrow paid in, 12/12/2005. (plus fees). Sounds like a review expense escrow. Final lot fees were paid 3/13/2006. Was the \$1000 refunded, used, or is it part of the \$9386.44 ? No records.

If a larger amount was in fact paid in, it was probably paid directly to Town Office. Can it be ID'd? Should be in 2006. Would be some variation of Wiswell in the name.

There is a bank letter advising a \$75K credit line was available to owner, but no restrictions indicated, and not specific to the project.

Sounds like an attempt to avoid bonding or escrow. No bond. So - makes sense \$\$ was paid in for road completion escrow.

(Are we sure it isn't a typo or misplaced ledger entry? It's a lot of money for someone to just let sit without coming after it - I would certainly confirm the pay-in before refunding!)

Roxanne says it was completed as a private road. No completion/inspection paperwork in file. It is a private way and I believe he did have a bank credit letter instead of an escrow account. That should have been in the subdivision file. That would mean NO road escrow was deposited, which matches PB receipt record. Where did the other 8386.44 in ledger item come from? Apparently NOT from this case per PB records, Roxanne's recollection and fact owner hasn't tried to retrieve it.

~~~~~  
FATHER & SON BUILDERS \$500.58 Unknown.

Roxanne says this applies to Austin Mills Rd.
No file *at all* in PB records.

~~~~~

From: **Ben Thompson** [eslectmanben@yahoo.com](mailto:eslectmanben@yahoo.com)  
Subject: **Re: Fwd: Planning board escrow funds**  
Date: **January 13, 2015 at 9:10 AM**  
To: **Jennifer Griffin** [jenngriffin@metrocast.net](mailto:jenngriffin@metrocast.net), **Roxanne Bumford** [merox@metrocast.net](mailto:merox@metrocast.net), **Gary Getchell** [garygetchell@metrocast.net](mailto:garygetchell@metrocast.net),  
**Lebanon Treasurer** [treasurer@metrocast.net](mailto:treasurer@metrocast.net)

Thank you. This does help.

From: "Jennifer Griffin" <[jenngriffin@metrocast.net](mailto:jenngriffin@metrocast.net)>  
Date: Mon, Jan 12, 2015 at 1:22 PM  
Subject: Fwd: Planning board escrow funds

Ben,

I do not have record of all the deposits, who they were from etc. I have some of them that I have found. I have not had the opportunity to dig through and read all the files/ minutes from past years.

Roxanne explains below the status of each - as I re-read the e-mail, you just needed to know if they could be released or not.

Sorry for the confusion,

Jenn

Begin forwarded message:

From: "Frank and Roxanne Bumford" <[merox@metrocast.net](mailto:merox@metrocast.net)>  
To: "Jennifer Griffin" <[JennGriffin@metrocast.net](mailto:JennGriffin@metrocast.net)>  
Subject: **Re: Planning board escrow funds**  
Date: December 1, 2014 at 1:20:45 PM EST

The first three should go to whoever owns Trevor lane if it is complete and has been properly inspected and the town has a copy of an engineer's report. Tiernan. They are on the Merchant's row that can be returned as the subdivision was not started within the allowed time and the town expunged it. Father Builders was Father and son and that was for Austin Mills Rd. That is complete and remains private so no further action is required. Ayden's Way belongs to the Wiswell's. That also is a private way so no further action is required for the town. Salmon Falls Estates. I don't remember who the developer is but Caroline's way is the road. I am unsure as to whether the Town accepted that or not. If not we need to be sure that the final coat of pavement was done and the road was properly inspected by a certified engineer. Jackmat belongs to [Jake Tetreault](#) from JTI on the Mills Rd and that was a private road and so the board is done with this.

Roxanne

From: Ben Thompson  
Sent: Monday, November 24, 2014 7:26 AM  
To: Jenn Griffin  
Cc: Roxanne Bumford ; Lebanon Treasurer  
Subject: Planning board escrow funds

Hi Jenn,

We are looking for information on several funds holding monies which seem to be planning board related.

Could you please tell me if you recognize these names, identify the status of the subdivision (active or inactive), and, if inactive or finished, why are we still holding monies in escrow?

These are as follows:

Jackson - \$1972.49

GrantsWay - \$5069.70  
GrantsWay2 - \$792.34  
Tiernan subdivision - \$1421.99  
Father builders - \$500.58  
Aydens way - \$9386.44  
Salmon estates - \$2000.00  
Jackmat \$580.00

Thank you for your prompt attention to this matter. Hope you have a great Thanksgiving.

Sincerely,

Ben

Gary, we need a written opinion as to whether this road is ok to put on ballot to be accepted by town

Ballot request for May - need to check with PB + Road Gen. List

PETITION FOR THE ROAD MANAGEMENT OF WISWELL LANE

Rec'd 1/12/2016

The undersigned, who are registered voters and tax payers of Lebanon, request the Board of Selectmen to approve the transfer of road management from the property owners of Wiswell Lane to the Town of Lebanon.

The road proposed to be rezoned for town management is two lanes, paved, has sufficient drainage and consists of eight properties. Each property owner retains a minimum of two vehicles for which excise tax is paid annually. In addition to paying taxes that support the management of Lebanon roads, property taxes paid annually by the registered owner's totals over \$23,000, more than is paid by registered owners of Half Mile Road.

NOT A YET DED WAYS SPECIFIC

Wiswell Lane directly abuts Half Mile Road, a town maintained road, which is thirty inches less in width than Wiswell Lane at its narrowest point. The road proposed for re-zone was installed in 2007, has minimal disrepair, is 245 inches (20.4 feet) in width and has a full turnaround.

Residents' primary need for road management consists of plowing and sanding services to allow for transportation to work and school. Residents have requested bids for the 2015/2016 season with limited to no interest from contacted entities. Three of the eight homes on Wiswell Lane have residents who work in Emergency Services, professions that could require them to be dispatched twenty-four hours per day. These services support the health, safety and well-being of others. Inadequate road management services impacts these residents' ability to respond in a timely manner, potentially impacting the welfare of others.

Juniper Lane, a road also petitioned for re-zone, was taken over by the Town of Lebanon in 2006. This road also measures 245 inches (20.4 feet) in width, yet lacks culverts for drainage. Property owners of Juniper Lane were not asked to fund the upgrade of the road and the Town of Lebanon assumed responsibility as is.

The Town of Lebanon currently assumes responsibility for dozens of roads that are of lower standards than Wiswell Lane, including several that are gravel. The cost of services for these roads are anticipated to be higher based on the additional need for grating. As stated above, Wiswell Lane has minimal disrepair and it has been estimated that re-paving services will not be need for another fifteen to twenty-five years.

Thank you for your consideration of re-zoning Wiswell Lane for town management.

| Property Owner           | Address         | 2015 Excise Tax | Signature       |
|--------------------------|-----------------|-----------------|-----------------|
| Tim Gill                 | 10 Wiswell Lane | \$416.59        | [Signature]     |
| <del>Aaron Wiswell</del> | 18 Wiswell Lane | -               | [Signature]     |
| Kristin Drake            | 46 Wiswell Lane | \$102.48        | Kristin Drake   |
| Nichole Ivey             | 34 Wiswell Lane | \$149.85        | [Signature]     |
| Scott Orlando            | 38 Wiswell Lane | \$721.04        | [Signature]     |
| Ryan Chasse              | 45 Wiswell Lane | \$199.00        | [Signature]     |
| Shayne Poulin            | 53 Wiswell Lane | \$784.04        | Shayne E Poulin |
| Carey Plummer            | 48 Wiswell Lane | \$1436.76       | Carey E Plummer |

See individual agreement in residence by new owner

— Check planning board road specs  
— must go before



# Road Maintenance for Wiswell Lane

---

Presented by the residents of Wiswell Lane

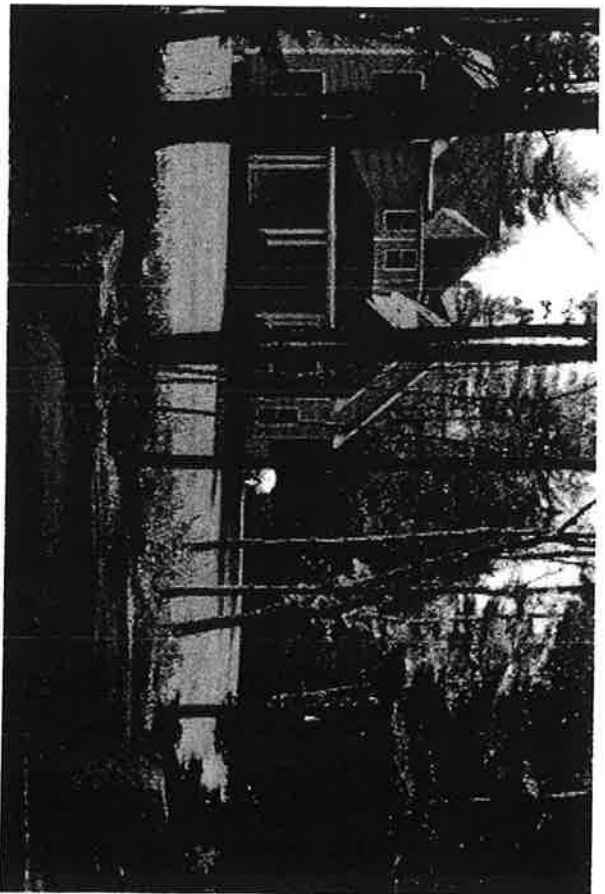
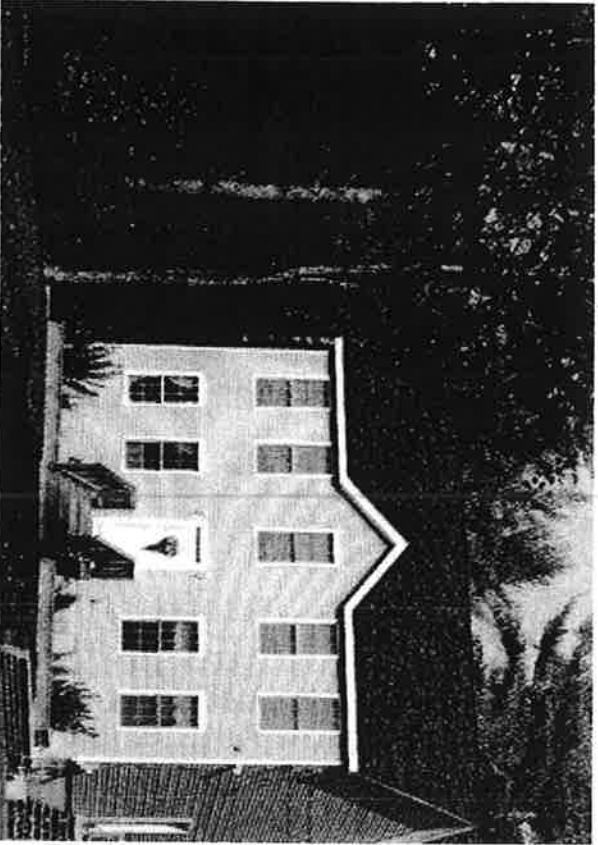
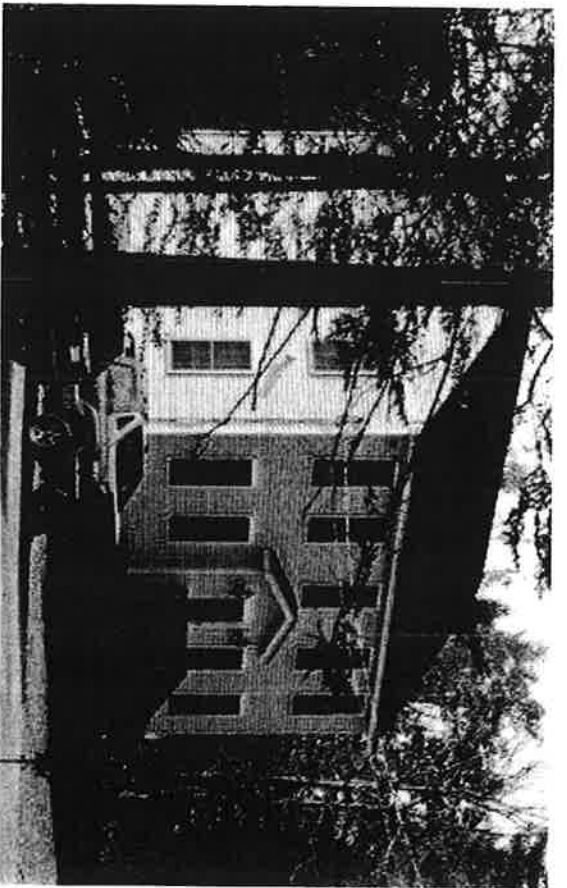
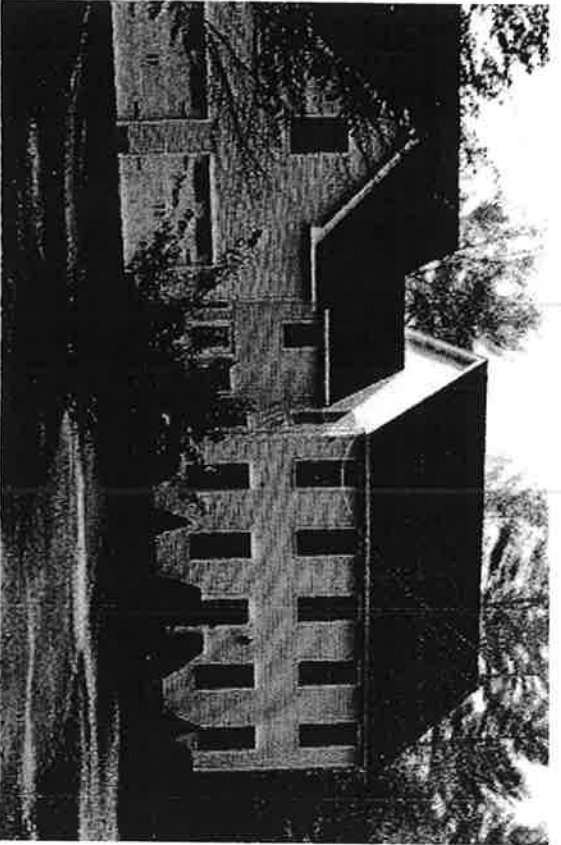
October 22, 2015

# Consideration is Appreciated

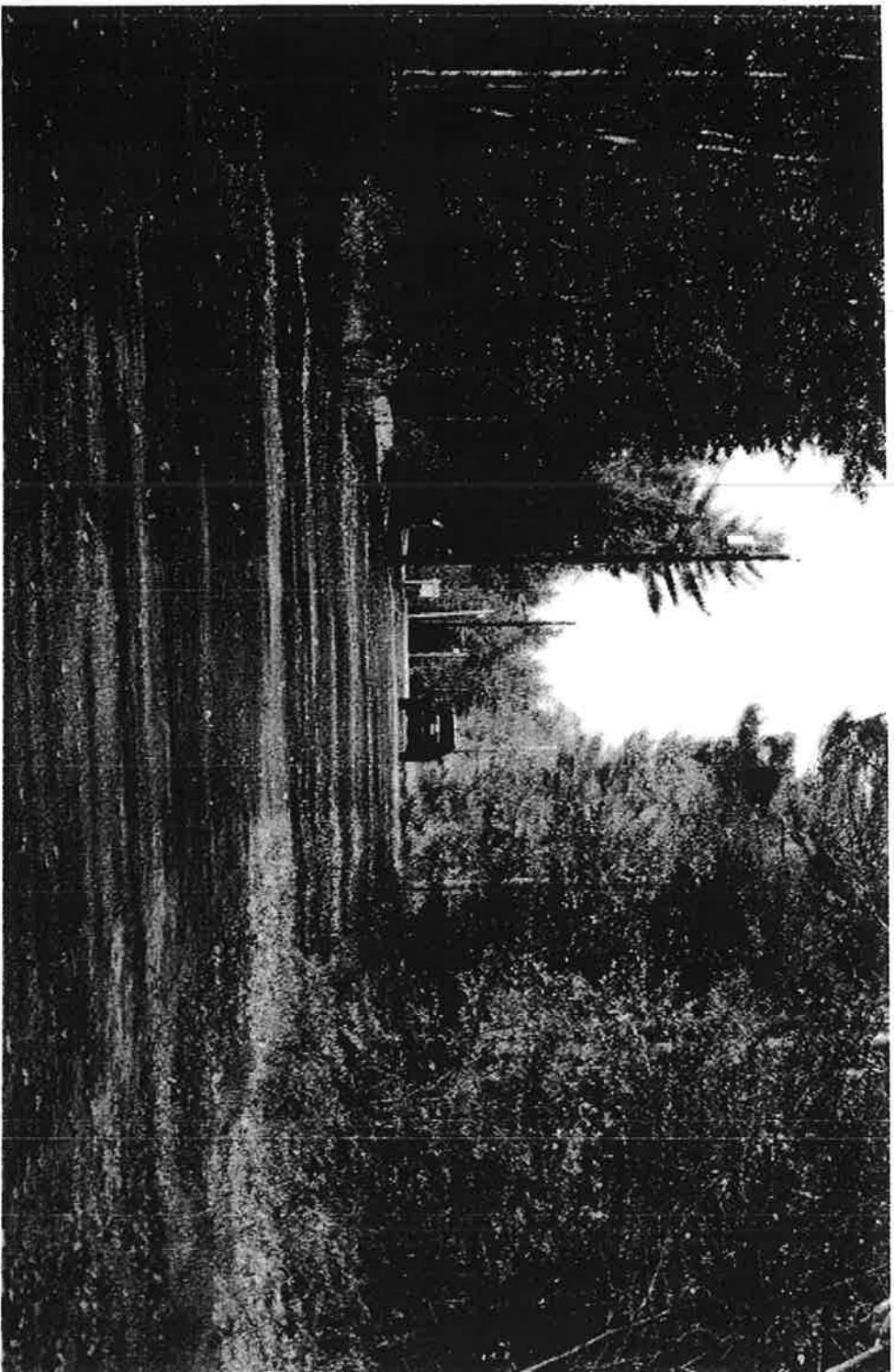
Wiswell Lane consists of:

- Respected tax-payers
- Over \$23,00 in paid real estate taxes
- A minimum of two vehicles per household
- Meets the width requirements set forth by the town of Lebanon, Maine

Well Cared for Properties



## Adequate Width

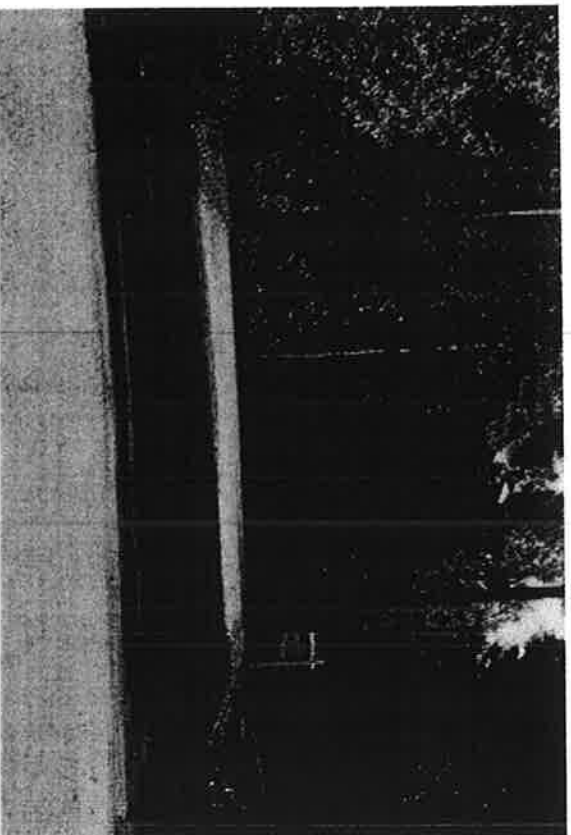
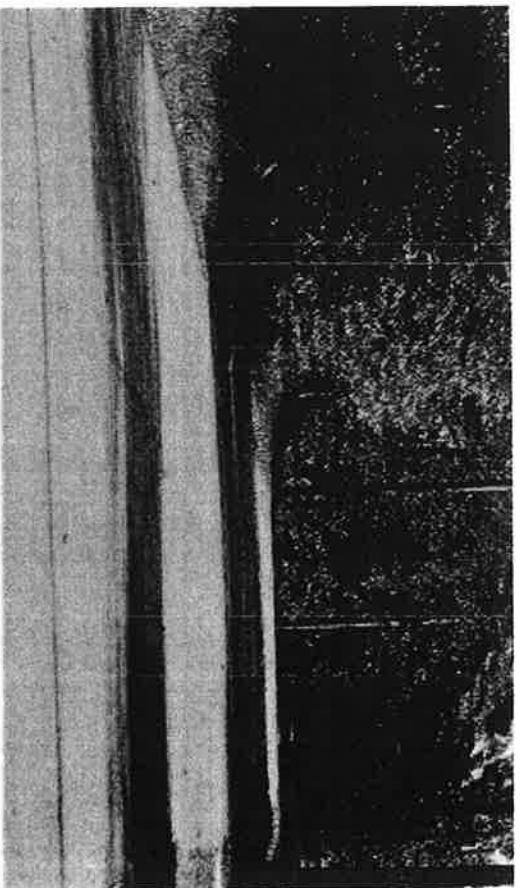
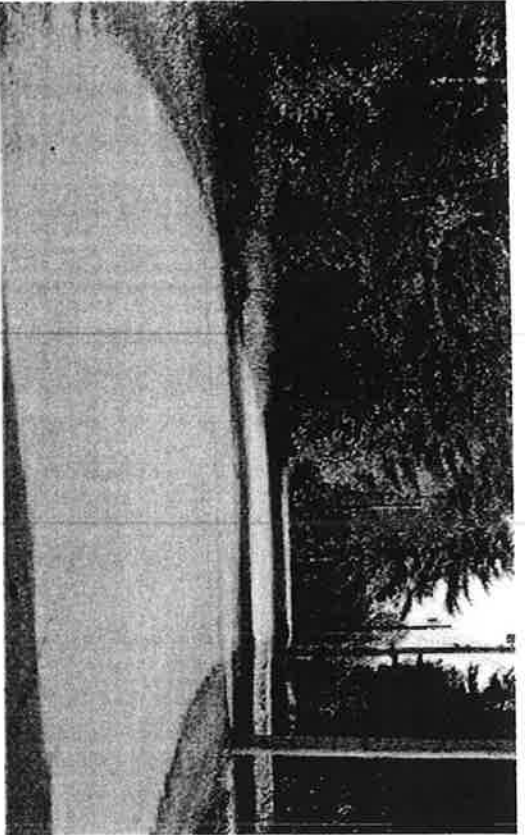


### Wiswell Lane:

- Measures 20.5 inches in width
- 2 lanes
- Sufficient drainage



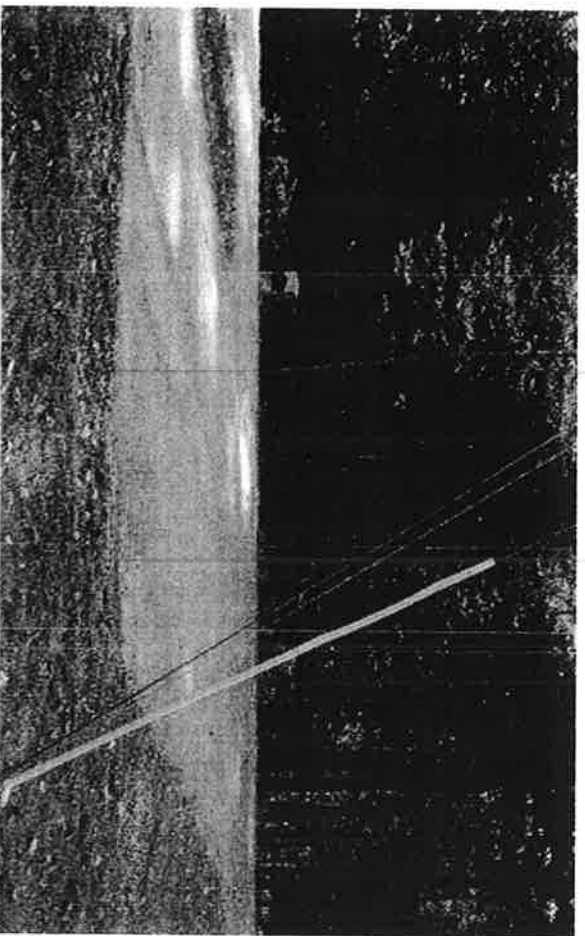
# Limited Disrepair



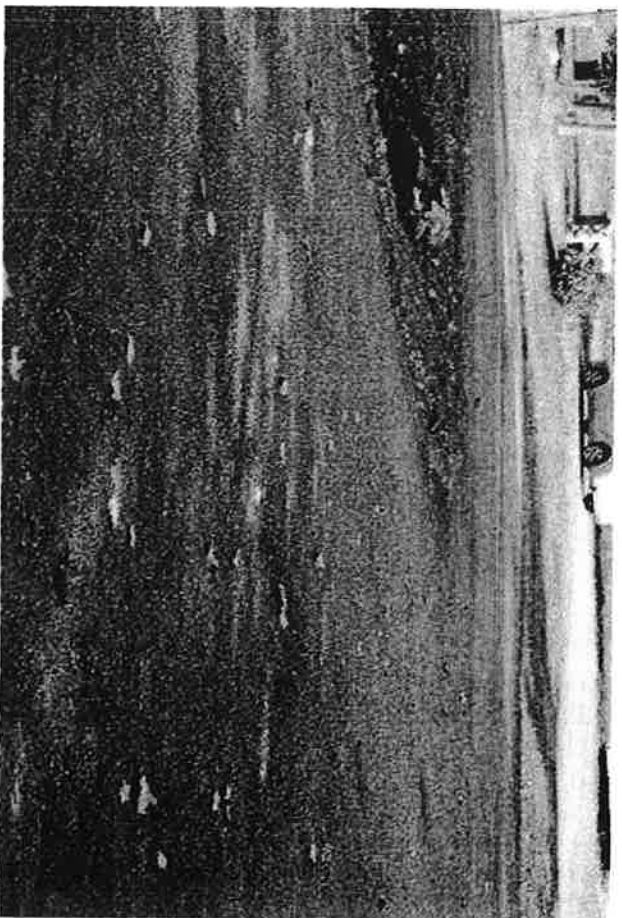
Installed in 2007, Wiswell Lane has limited disrepair and is estimated to not need pavement services for the next fifteen to twenty-five years.



# Sufficient Turn-Around



Turn around measures 42  
~~feet~~ <sup>feet</sup> wide and is adequate for  
the use of plow trucks and  
emergency vehicles.



# Additional Questions



603-978-8267



38 Wiswell Lane, Lebanon, ME



t1033714@yahoo.com



**TOWN OF LEBANON, MAINE**  
**SUBDIVISION APPLICATION**

Subdivision Name Ayden's Way  
Application Number 6

**APPLICANT INFORMATION**

1. Name of Property Owner: **Faye Wiswell**  
**69 Half Mile Road**  
**Lebanon, Maine 04027**
  
2. Name of Applicant: **Faye Wiswell**  
**69 Half Mile Road**  
**Lebanon, Maine 04027**  
**(207) 457-1025**
  
3. If applicant is a corporation, check if licensed in Maine \_\_ Yes  No and attach a copy of State's Registration.
  
4. Name of applicant's authorized agent:
  
5. Name of Land Surveyor, Engineer, Architect or others preparing plan:  
**Corner Post Land Surveying, Inc.**  
**2 Mill Street**  
**Springvale, Maine 04083**  
**207-324-2119**  
**Registration # PLS 1350**
  
6. Person and Address to which all correspondence regarding this application should be sent to:  
**Aaron Wiswell**  
**61 Half Mile Road**  
**Lebanon, Maine 04027**  
**(207) 457-1025**
  
7. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)? **Owner**
  
8. What interest does the applicant have in any abutting property? **Yes**



## Land Information

9. Location of Property (from County Registry of Deeds): **Book Page**  
(from Tax Maps): **Map R-1 Lot 26B.**
10. Current zoning of property: **2 acre lots, 200' frontage.**
11. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body? \_\_\_ Yes X No
12. Acreage to be developed: **approximately 20 Acres.**
13. Indicate the nature of any restrictive covenants to be placed in the deeds: **None**
14. Has this land been part of a prior approved subdivision? \_\_\_ Yes X No or other divisions within the past 5 years X Yes \_\_\_ No.
15. Identify existing use(s) of land. (farmland, woodlot, etc.) **Woodlot.**
16. Does the parcel include any waterbodies? \_\_\_ Yes X No.
17. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? \_\_\_ Yes X No.
18. List below the names and mailing addresses of abutting property owners and owners across the road: **See attached list.**

## General Information

19. Proposed name of development:
20. Number of lots or units: **Six**
21. Anticipated date for construction: **September, 2004**
22. Anticipated date of completion: **November, 2004**
23. Does this development require extension of public infrastructure? X Yes \_\_\_ No.
24. Estimated cost for infrastructure improvements: **N/A.**
25. Identity method of water supply to the proposed development?  
X individual wells  
\_\_\_\_\_ central well with distribution lines  
\_\_\_\_\_ connection to public water system

**Matthew Macgowan  
Robin e Grogan  
47 MacgowanWay  
Lebanon, Me 04027**

---

**Albert Mutascio  
107 Half Mile Rd  
Lebanon, Me 04027**

---

**Roger Libbey  
572 New Dam Rd  
Sanford, Me 04073**

---

**Charles & Patricia McIntire  
49 Half Mile Rd  
Lebanon, Me 04027**

**John & Madeline Mullen  
32 Reed Ln  
Lebanon, Me 04027**

**Faye Wiswell  
69 Half Mile Rd  
Lebanon, Me 04027**

**Alyssa Bisson  
61 Half Mile Rd  
Lebanon, Me 04027**

**Jack & Jill Smith  
127 Javica Ln  
Sanford, Me 04073**



# Corner Post Land Surveying, Inc.

Dana A. Libby, PLS 1350

2 Mill Street  
Springvale, Maine 04083

Phone Voice: 324-2119

Fax: 490-3946

Email: [cpls@mainesurveyors.com](mailto:cpls@mainesurveyors.com)

## LETTER OF INTENT

Lebanon Planning Board  
P.O. Box 338  
Lebanon, Maine 04027

Re: Aaron Wiswell's Subdivision

Dear Members of the Lebanon Planning Board, I am writing in regard to Aaron Wiswell's proposed subdivision on the Half Mile Road in Lebanon (Tax Map R-1 Lot 26B). Aaron submitted a Sketch Plan to the Board in November of 2004. We now intend to continue with the subdivision process and submit a Preliminary Plan for a Major Subdivision at the November 14, 2005 Planning Board meeting. We realize the six month time limit has expired, however, there has been no significant changes to the layout shown in the Sketch Plan or the existing conditions of the site. We therefore ask the Board to except the Preliminary Plan submission and waive the requirement to resubmit the Sketch Plan.

Respectfully



John Hutchins  
November 3, 2005

**LEBANON PLANNING BOARD  
PO BOX 338  
LEBANON, MAINE 04027**

---

This is a receipt of an application submitted for a 20 acre 6 lot  
Subdivision on Half Mile Rd. R-1 lot 26B

---

Our records indicate that you own property abutting the parcel proposed to be subdivided. In accordance with Title 30-AMRSA 4403, Sub 3 the Planning Board is required to notify you that we have received this application.

The next scheduled meeting is November 8, 2004. The Application will be available for you to view at that time.

A Public Hearing will be held at a later date and all abutters will be notified.

The meeting is November 8, 2004 at the Hanson School Library.

Sincerely,

Roxanne Bumford  
Chairman, Lebanon  
Planning Board

*Rich Broadbent  
accepted  
10/18/04*

**LEBANON PLANNING BOARD  
REGULAR MEETING  
SEPTEMBER 13, 2004**

**MEMBERS PRESENT**

**R. BUMFOR - CHAIRMAN  
J. SEWELL - VICE CHAIR  
R. BROADBENT  
N. WYMAN  
K. SCHLUTER  
K. NEWELL - CEO  
M. SKEFFINGTON - CLERK**

**GUESTS PRESENT  
CAROLYN ZIADEH  
CHARLES WATSON**

The Lebanon Planning Board was called to order at 7:00PM by Chairman, Roxanne Bumford.

**PRIOR MEETING MINUTES**

The minutes of 2/23/2004 were reviewed and discussed by the Board.

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE MINUTES OF 2/23/2004 AS WRITTEN. JONATHAN SEWELL SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The minutes of 6/14/2004 were reviewed and discussed by the Board and will be Rewritten. The minutes of 7/12/2004 were reviewed and discussed by the Board.

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE MINUTES OF 7/12/2004 AS WRITTEN, JONATHAN SEWELL SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The minutes of 8/9/2004 were reviewed and discussed by the Board.

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE MINUTES OF 8/9/2004. NANCY WYMAN SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

**BEN THOMPSON**

Dana Libby from Corner Post Surveying appeared before the Board and represented Ben Thompson's proposed Green Fields Subdivision. Discussion took place. All waivers need to be listed on the plan.

**JONATHAN SEWELL MADE A MOTION TO ACCEPT GREEN FIELDS AS A PRELIMINARY PLAN. RICHARD BROADBENT SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

A Public Hearing is scheduled for 10/18/2004 at 7:30PM. Abutters will be notified

By certified mail.

**LEON BLOOD**

Leon Blood appeared before the Board to represent Richard Potvin in his proposed Milton Pond Estates Phase I. Discussion took place. There were 2 building permits issued on this property, one has expired. Leon will remove Lot #3 on the plan and label it remaining land. The Board feels this plan should go to Southern Maine Regional Planning for review. The Board suggested the number of lots be amended On this plan and a list of questions should be compiled and sent to SMRP with the Plan.

**PINEVIEW ESTATES AMMENDED PLAN FOR LOT#1**

Leon Blood appeared before the Board to represent Santo Gionfriddo in a proposed Amended subdivision plan for Lot#1 of Pineview Estates. Leon Blood submitted a Revised plan to the Board. A preliminary plan checklist was completed and the following requirements are needed.

1. Test pit analysis.
2. Signature Block
3. Road Commissioner approval for driveway.
4. 911 numbers are needed.

**RICHARD BROADBENT MADE A MOTION TO WAIVE A PUBLIC HEARING ON PINEVIEW ESTATES AMMENDED PLAN FOR LOT #1. JONATHAN SEWELL SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.**

**AARON WISWELL**

Aaron Wiswell appeared before the Board with a sketch plan and an application. Discussion took place. Mr. Wiswell was instructed to submit 9 copies of all paperwork to the Board. He will return to the October 18, 2004 meeting with 9 Copies of all his submissions.

**MOTION DULY MADE AND SECONDED**

**RICHARD BROADBENT MADE A MOTION TO ADJOURN. JONATHAN SEWELL SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The meeting adjourned at 9:30PM.

Respectfully Submitted,  
Maura Skeffington

**LEBANON PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 8, 2004**

12/13  
JSP  
RB

**MEMBERS PRESENT**

**R. BUMFORD CHAIRMAN  
J. SEWELL VICE CHAIR  
R. BROADBENT  
N. WYMAN  
K. SCHLUTER  
K. NEWELL CEO  
M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

**LISA HEBERT  
NINA GIANNI  
THE YOUNGS**

The Lebanon Planning Board was called to order by Chairman, Roxanne Bumford at 6:55PM.

**PRIOR MINUTES**

The minutes of 10/18/2004 were reviewed and discussed by the Board. The minutes of 10/18/2004 will be rewritten. The minutes of 10/25/2004 Were reviewed and discussed by the Board. The minutes of 10/25/2004 Will be rewritten.

**GREENFIELD FINAL PLAN WAS RETURNED.**

**AMMENDED PLAN FOR LOT#8 OF WINDY SIDE FARM**

Leon Blood appeared before the Board to represent the Amended Plan for Lot # 5 of Windy Side Farm. A sketch plan was submitted to The Board. The plan is to divide Lot # 8. The application was reviewed By the Board. Discussion took place. The following requirements were Given to Mr. Blood by the Board.

1. Find Location of old septic system.
2. Place note on the plan stating the horse shelter will be removed.
3. List new driveway location.

**TIM TIERNAN**

Paul Roberts from Roaring Brook represented the proposed Tiernan Subdivision to the Board. Mr. Roberts presented the 11-lot subdivision To the Board. Discussion took place. Due to Town Ordinance Subdivisions larger than 10 lots are prohibited in Lebanon. All surveys Have been completed. No waivers have been requested, all wetlands are Delineated. A site walk will be done on 11/14/04 @ 8AM. All corners and center of road need to be flagged. The following requirements are Needed.

1. A USGS Survey Map.
2. A revised Application
3. A copy of the CMP easement.

**MOTION DULY MADE AND SECONDED**

**JONATHAN SEWELL MADE A MOTION TO ADJOURN.  
RICHARD BROADBENT SECONDED THE MOTION, THE  
VOTE WAS UNANIMOUS.** The meeting ended at 8:55PM.

Respectfully Submitted,  
Maura Skeffington



LEBANON PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 14, 2005

*accepted*  
*3/13/06*

**MEMBERS PRESENT**  
**R. BUMFORD CHAIRMAN**  
**J. SEWELL VICE CHAIR**  
**R. BROADBENT**  
**N. WYMAN**  
**K. SCHLUTER**  
**K. NEWELL CEO**  
**M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

**PRIOR MINUTES**

The minutes of 9/12/2005 were reviewed by the Board. Discussion Took place.

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE MINUTES OF 9/12/05 AS REVISED. NANCY WYMAN SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.**

The minutes of 10/10/05 were reviewed by the Board. Discussion Took place.

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE MINUTES OF 10/10/05 AS REVISED, NANCY WYMAN SECONDED THE VOTE WAS UNANIMOUS.**

**LETTERS**

Roxanne Bumford read 2 letters to the Board. The Road Commissioner wrote a letter stating that Poplar Hill Subdivision Ditching meets Town standards.

Andy Vanveen wrote a letter stating that the property sold to Mr. Brian Goodale is not part of a prior subdivision.

**TOM AIKEN**

Mr. Aiken appeared before the Board to discuss the 5 year rule in regards to land he had purchased. The land is a division of property. Mr. Aiken will research this further to see if this lot can be considered exempt even if it is leased. He will return to the December meeting.

**JOHN HUTCHINS**

Mr. Hutchins submitted an application, plan and a soil test. A new Site walk will be scheduled for 11/20/05 at 8:30AM for Half Mile Rd. Mr. Hutchins will appear at the 11/28/05 workshop. Mr. Hutchins will present all deeds.

**JONATHAN SEWELL MADE A MOTION TO APPLY THE 11/8/2004 APPLICATION FEE PAID BY FAYE WISWELL TO THE CURRENT APPLICATION. NANCY WYMAN SECONDED THE MOTION. THE VOTE WAS UNANIMOUS.**

An escrow of \$1,000.00 is requested by the Board  
A written statement from the Fire Chief stating the pond is suitable For Fire Protection.

**KURT SCHLUTER MADE A MOTION TO ACCEPT THE AYDENS WAY APPLICATION AS COMPLETE. RICHARD BROADBENT SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

**MOTION DULY MADE AND SECONDED  
NANCY WYMAN MADE A MOTION TO ADJOURN,  
RICHARD BROADBENT SECONDED THE MOTION.**

The meeting ended at 9:30PM.

Respectfully Submitted,

Maura Skeffington

*Accepted*  
*3/13*

**LEBANON PLANNING BOARD  
WORKSHOP  
DECEMBER 20, 2005**

**MEMBERS PRESENT**

**R BUMFORD CHAIRMAN**

**J. SEWELL VICE CHAIR**

**R. BROADBENT**

**N. WYMAN**

**K. SCHLUTER**

**K. NEWELL CEO**

**M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

The 12/20/05 Workshop was called to order by Chairman, Roxanne Bumford at 7:00PM.

**BRIAN MARTIN**

Mr. Martin appeared before the Board to discuss the proposed Hersom Subdivision. Mr. Martin paid a subdivision application fee for Maple Ridge on 5/9/05. Discussion took place. The fee was paid for Hersom Subdivision and will be applied to the Hersom Subdivision application. The preliminary checklist was done. A note should be put on the plan stating no new construction will be done on lots 1-4 unless current fire protection requirements are met or a note should be obtained from the Fire Chief stating the Fire Protection method is acceptable.

A copy of the junkyard permit is needed.  
all waivers desired need to be requested.

1. Hydrogeological Survey
2. Stormwater Management
3. Erosion and Sediment Control

4. High Intensity Soil Survey
5. Wetland Deliniation
6. Topographical Survey

A note on the plan written by the Town Attorney for the special circumstances surrounding the granting of the waivers.

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Locate cemeteries on plan.

A letter from the surveyor regarding monumentation.

Change name from owner to agent.

Locate junkyard on plan.

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### **AYDENS WAY**

Aydens Way Subdivision needs to form a Road Maintenance Agreement. Roxanne will check with SMRP for the wording.

### **LEGAL OPINION**

The request for a legal opinion is whether a cell tower lease is a division of property under Subdivision Regulations.

### **MEETING ENDED**

The meeting ended at 8:20PM.

Respectfully Submitted

Maura Skeffington

**LEBANON PLANNING BOARD  
REGULAR MEETING  
JANUARY 9, 2006**

*accepted*  
3/13/06

**MEMBERS PRESENT**

**R. BUMFORD CHAIRMAN  
J. SEWELL VICE CHAIR  
R. BROADBENT  
N, WYMAN  
K. SCHLUTER  
K. NEWELL CEO  
M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

**MARJORIE BLOOD  
CAROL LORD  
ED LOVELY  
JANICE LOVELY  
TODD MINICHELLO  
DONALD GAGNON  
NANCY CAMPBELL  
NORM CASTONGUAY  
JACQUELINE YOUNG  
JEFF EVERETT**

The 1/9/2006 meeting was called to order by Chairman, Roxanne Bumford at 7:07PM.

**HERSOM SUBDIVISION**

Leon Blood appeared before the Board to discuss the Hersom Subdivision. Discussion took place. The following items were Submitted to the Board.

A new plan

Junk yard permit

Certification of monumentation

All requirements have been met and a note has been added to the plan regarding fire protection.

**KURT SCHLUTER MADE A MOTION TO ACCEPT  
THE SIX WAIVERS REQUESTED. NANCY WYMAN  
SECONDED THE MOTION THE VOTE WAS  
UNANIMOUS.**

**RICHARD BROADBENT MADE A MOTION TO ACCEPT THE HERSOM SUBDIVISION AS FINAL. KURT SCHLUTER SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The plan was signed by the Board and a \$600.00 final fee was paid.

### **MAPLE RIDGE SUBDIVISION**

John Hutchins appeared before the Board to discuss the Maple Ridge Subdivision. A new application was submitted and will be reviewed at the 1/17/06 workshop. The fee paid on 5/9/05 will be Applied to this application.

### **AYDEN'S WAY**

John Hutchins appeared before the Board to discuss Ayden's Way Subdivision. A revised application and plan were submitted. Discussion took place.

**KURT SCHLUTER MADE A MOTION TO ACCEPT AYDEN'S WAY AS A PRELIMINARY PLAN.**

**RICHARD BROADBENT SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

A Public Hearing will be held on Ayden's Way Subdivision on February 13, 2006.

### **SOUTHERN MAINE CONTRACTORS**

Jeff Gaudet appeared before the Board . The Board is still awaiting Input from Alan Shepard, the Town Attorney. Clarification on the Deed is needed.

## **SALMON FALLS ESTATES**

Leon Blood appeared before the Board and presented a revised application. Discussion took place, all the requirements have been Met for the application.

**KURT SCHLUTER MADE A MOTION TO ACCEPT  
THE SALMON FALLS ESTATES APPLICATION AS  
COMPLETE, NANCY WYMAN SECONDED THE  
MOTION, THE VOTE WAS UNANIMOUS.**

## **COLONIAL MOBILE HOMES**

Harvey and Brian Wallingford appeared before the Board. They submitted a sketch plan, a state license for the Mobile Home Park and he made copies of the Land Use Laws for Manufactured Housing that he feels describe his property. Discussion took place. The CEO will contact Manufactured Housing . Southern Maine Regional Planning will be contacted to help us decide the Boards responsibility. We will seek a legal opinion from the Town Attorney.

Respectfully Submitted,

Maura Skeffington

6/12/2005

**LEBANON PLANNING BOARD  
REGULAR MEETING  
FEBRUARY 13, 2006**

**MEMBERS PRESENT**

**R. BUMFORD CHAIRMAN  
J. SEWELL VICE CHAIR  
K. SCHLUTER  
M. HOPKINS ALT  
KATHY NEWELL CEO  
M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

**MIKE BARTLETT  
HEATHER JOHNSON  
MILT JACKSON  
JORDAN PIKE  
VIRGINIA GROVER  
JILL STAPLETON  
MR&MRS BOWEN**

The 2/13/06 Planning Board meeting was called to order by Chairman, Roxanne Bumford at 7:10PM.

**FULL VOTING MEMBER**

Marc Hopkins was made a full voting member at 7:12PM

**JOE STAPLETON & WALTER SCOTT**

Mr. Stapleton appeared before the Board and presented a plan for an over 55 Retirement Community. It is a 72acre parcel of land off Rt 202 by Brook Lane. Discussion took place.

**AYDEN'S WAY PUBLIC HEARING 7:30pm**

John Hutchins appeared before the Board to present this 5 lot Subdivision on Half Mile Rd and Wiswell Lane. Discussion took place. The road will be improved and brought up to Subdivision Standards for a private road. Sprinklers will be used for fire protection. Mr. Mullen, an abutter is concerned about water run off on his property. Chris Mailer from Pinkham & Greer is the engineer and he explained the layout of where the run off will flow on the property. Mike Bartlett and Heather Johnson are concerned whether the road will be a Town road the answer was no. Aaron Wiswell will be responsible for bringing the road up to subdivision



standards. How soon will the road be completed and the answer was as soon as possible.

Jordan Pike asked if there would be a 25ft setback from wetlands. Yes there is a building envelope. Culverts will be installed under abutters driveway. There was discussion as to who will own and maintain road. A Road Maintenance Agreement is needed. Public Hearing closed at 7:55PM. A note will be added under #21 regarding easements and buffers. An estimate of cost is also needed.

**AMMENDED HILL VIEW SUBDIVISION LOTS 6&7**

Mrs. Lapierre appeared before the Board with a revised application and a letter of certification from the Engineer. Discussion took place. All requirements have been met.

**JONATHAN SEWELL MADE A MOTION TO ACCEPT THE AMMENDED PLAN FOR LOTS 6&7 OF THE HILL VIEW SUBDIVISION. KURT SCHLUTER SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

**JONATHAN SEWELL MADE A MOTION TO WAIVE THE FINAL FEE FOR THE AMMENDED PLAN FOR HILL VIEW SUBDIVISION. KURT SCHLUTER SECONDED THE MOTION, THE VOTE WAS UNANIMOUS.**

The plan was signed by the Board.

**KEVIN & CHRISTINE GOODWIN**

Mrs. Goodwin explained their intent of building a Daycare/storage unit and 4 2-bedroom apartments. Discussion took place. There is not enough area needed for apartments.

**CONSERVATION COMMITTEE**

Jordan Pike and Milt Jackson appeared before the Board and submitted a leaflet. Discussion took place. Mr Pike would like to Have the Boards work together more. They will plan to have a guest speaker at their meeting and have invited the Planning Board to join them.

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**MOTION DULY MADE AND SECONDED**

**JONATHAN SEWELL MADE A MOTION TO  
ADJOURN, KURT SCHLUTER SECONDED  
THE MOTION, THE VOTE WAS UNANIMOUS.  
THE MEETING ENDED AT 9:15PM.**

Respectfully Submitted,

Maura Skeffington

*accepted  
6/12/05*

**LEBANON PLANNING BOARD  
WORKSHOP  
FEBRUARY 27, 2006**

**MEMBERS PRESENT**

**GUESTS PRESENT**

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**R. BUMFORD    CHAIRMAN  
J. SEWELL     VICE CHAIR  
R. BROADBENT  
N. WYMAN  
K. SCHLUTER  
K. NEWELL     CEO  
M. SKEFFINGTON   CLERK**

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

**AYDENS WAY**

John Hutchins appeared before the Board to represent Aydens Way. Discussion took place. The Board made the following items Needed for this plan.

1. magnetically detectable markers.
2. copy of easement.
3. road maintenance agreement.
4. DEP location permit.
5. long term maintenance plan.
6. check on original escrow.

The Board reviewed and revised prior minutes to be voted on at the next regular meeting. The meeting ended at 8:30pm.

Respectfully Submitted,  
Maura Skeffington

**LEBANON PLANNING BOARD  
REGULAR MEETING  
MARCH 13, 2006**

**MEMBERS PRESENT**

**R. BUMFORD CHAIRMAN**

**J. SEWELL VICE CHAIR**

**R. BROADBENT**

**N. WYMAN**

**M. HOPKINS ALT.**

**K. NEWELL CEO-**

**M. SKEFFINGTON CLERK**

**GUESTS PRESENT**

**JORDAN PIKE**

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

**FULL VOTING MEMBER**

Mark Hopkins was made a full voting member at 7:05pm.

**PRIOR MINUTES**

The minutes of 10/26/2005 were reviewed by the Board.  
Discussion took place.

**JONATHAN SEWELL MADE A MOTION TO  
ACCEPT THE MINUTES OF 10/26/2005 AS  
CORRECTED. NANCY WYMAN SECONDED  
THE MOTION, THE VOTE WAS UNANIMOUS.**

The minutes of 11/14/05 were reviewed by the Board.  
Discussion took place.

**JONATHAN SEWELL MADE A MOTION TO  
ACCEPT THE MINUTES OF 11/14/05 AS  
REWRITTEN. NANCY WYMAN SECONDED  
THE MOTION, THE VOTE WAS UNANIMOUS.**