

24. Estimated cost for infrastructure improvements: **N/A**

25. Identify method of water supply to the proposed development?

- individual wells  
 central well with distribution lines  
 connection to public water system  
 other, please state alternative

26. Identify method of sewage disposal to the proposed development?

- individual septic tanks  
 central on site disposal with distribution lines  
 connection to public sewer system  
 other, please state alternative

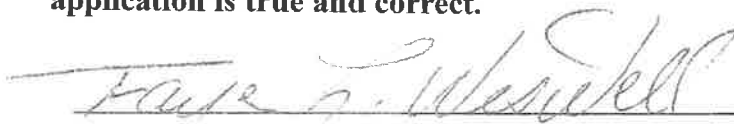
27. Identify method of fire protection for the proposed development

- hydrants connected to the public water system.  
 dry hydrants located on an existing pond or water body  
 existing fire pond  
 other, please state alternative **(Individual Sprinkler Systems)**

28. Does the applicant propose to dedicate to the public any streets, recreation or common lands? **No**

29. Does the applicant intend to request waivers of any of the subdivision requirements? **No** If yes, list them and state reasons for the request.

**To the best of my knowledge, all the above stated information submitted in this application is true and correct.**



Faye L. Wiswell

01-09-06

(date)

**Abutters List**  
*Ayden's Way*  
Half Mile Road Lebanon, Maine

---

*Lebanon Tax Map R1*

---

- |                  |  |
|------------------|--|
| <i>Lot 26</i>    | <i>John E. &amp; Madeline O. Mullen</i><br>32 Reed Lane, Lebanon, ME 04027             |
| <i>Lot 26B-1</i> | <i>Heather E. Johnson &amp; Michael P. Bartlett</i><br>Wiswell Lane, Lebanon, ME 04027 |
| <i>Lot 26B-3</i> | <i>Cheri A. Comtois &amp; Timothy E. Gill</i><br>Wiswell Lane, Lebanon, ME 04027       |
| <i>Lot 26D</i>   | <i>Bruce &amp; Lisa Hebert</i><br>57 Half Mile Road, Lebanon, ME 04027                 |
| <i>Lot 26E</i>   | <i>Charles N. &amp; Patricia A. McIntire</i><br>49 Half Mile Road, Lebanon, ME 04027   |
- 

*Lebanon Tax Map R2*

---

- |               |   |
|---------------|---|
| <i>Lot 56</i> | <i>Roger A. Libbey</i><br>572 New Dam Road, Sanford, ME 04073                     |
| <i>Lot 60</i> | <i>Matthew MacGown &amp; Robin E. Grogan</i><br>47 MacGown Way, Lebanon, ME 04027 |
- 

*Lebanon Tax Map R7*

---

- |                |   |
|----------------|---|
| <i>Lot 114</i> | <i>Inhabitants of the Town of Lebanon</i> |
| <i>Lot 132</i> | <i>Inhabitants of the Town of Lebanon</i> |

**StHALLIRE EXCAVATION**  
**300 Long swamp rd**  
**Berwick , Me. 03901**  
**207-698-7239**

R

BY:.....

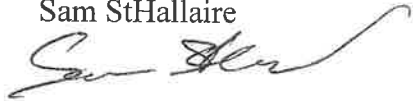
---

To Whom It May Concern:

For the construction of a town spec. Road to be constructed on the half mile rd in Lebanon, Me. For the development Ayden's Way and the owner Faye Wiswell. With plans supplied to us by Pinkam & Greer Engineering we estimate the total cost to be no more than \$69,500. This is an estimate and only an estimate until bound under contract.

Sincerely

Sam StHallaire



RECEIVED  
FEB 14 2006

BY:.....



Since 1963

HOLY ROSARY *Credit Union*

February 13, 2006

Faye L. Wiswell  
69 Half Mile Road  
E. Lebanon ME 04027

RE; Home Equity Line of Credit

Dear Faye:

As requested this letter confirms that you have a Home Equity Line of Credit in the amount of \$75,000.00 with Holy Rosary Credit Union. The account has been open since November of 2004.

If you need anything more, please let us know.

Sincerely,

Julie Tompson  
Loan Officer

/jat



Well Drilling  
Water Systems  
Ground Water Development Services  
*Residential & Commercial*

**Everett (Murph) Murphy**

Home (207) 457-1957  
Cell (207) 432-2629  
Toll free 1-800-800-2222

---

To Whom It May Concern:

To the best of my knowledge and experience there is more than enough water to support the development Ayden's Way and more.  
Do to the excellent amounts of water we were able to obtain in the many wells we have drilled in town.

Sincerely

Everett Murphy

1. Name of Applicant:	Faye L. Wiswell	5. Name of Agent: (if applicable)	Pinkham & Greer Consulting Engineers, Inc. - Attn: Chris Mehl
2. Applicant's Mailing Address:	61 Half Mile Road Lebanon, ME 04027	6. Agent's Mailing Address:	2 Mill Street Springvale, ME 04083
3. Applicant's Daytime Phone #:	(207) 457-1025	7. Agent's Daytime Phone #:	(207) 636-7065
4. Applicant's Fax #: (if available)		8. Agent's Fax # and email address:	(207) 490-3946 cmehl@pinkhamandgreer.com
9. Location of Project: (Road, Street, Rt.#)	Half Mile Road	10. Town:	Lebanon, ME
		11. County:	York County
12. Type of Direct Watershed: (Check all that apply)	<input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input checked="" type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply	13. Amount of Developed Area:	<input checked="" type="checkbox"/> 1 or more acres, but less than 5 acres <input type="checkbox"/> 5 acres or more
14. Amount of Impervious Area:		14. Amount of Impervious Area:	<input type="checkbox"/> less than 20,000 sq. ft. <input checked="" type="checkbox"/> 20,000 sq. ft. to 1 acre <input type="checkbox"/> 1 to 3 acres <input type="checkbox"/> 3 or more acres
15. Applicable Standards: (Check all that apply)	<input checked="" type="checkbox"/> Stormwater PBR <input type="checkbox"/> Basic standards <input type="checkbox"/> General standards: BMP <input type="checkbox"/> General standards: phosphorus <input type="checkbox"/> Flooding standard <input type="checkbox"/> Urban impaired stream standards <input type="checkbox"/> Other:	16. Type of Stormwater Control:	<input checked="" type="checkbox"/> Vegetative (e.g. buffers) <input type="checkbox"/> Structural (e.g. underdrained filters, ponds, infiltration structures)
17. Exceptions &/or Waivers Requested:	<b>BMP Standards ▼</b> <input type="checkbox"/> Pretreatment measures <input type="checkbox"/> Discharge to ocean/major river segment <input type="checkbox"/> Linear portion of project <input type="checkbox"/> Utility corridor <input type="checkbox"/> Redevelopment	<b>Urban impaired stream standard ▼</b> <input type="checkbox"/> Developed area not landscaped or impervious <input type="checkbox"/> Redevelopment	<b>Flooding Standard ▼</b> <input type="checkbox"/> Discharge to ocean / major river segment <input type="checkbox"/> Insignificant increase in peak flow
18. Brief Project Description:	The project is a 5-lot single-family residential subdivision on approximately 13.9 acres of vacant land. The subdivision includes approximately 1,370 linear feet of new road terminating in a hammerhead turnaround. The construction will include the roadway, stormwater facilities, and associated utilities to support the project.		
19. Size of Lot or Parcel:	<input type="checkbox"/> square feet, or <b>13.9</b> <input checked="" type="checkbox"/> acres		
20. Title, Right or Interest:	<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement		
21. Deed Reference Numbers:	Book#: 6024    Page: 86	22. Map and Lot Numbers:	Map #: R-1    Lot #: 26B
23. DEP Staff Previously Contacted:	N/A	24. Project started prior to application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Completed?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
25. Resubmission of Application?	<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No → <b>If yes, previous application #</b>	<b>Previous project manager:</b>	
26. Written Notice of Violation?	<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No → <b>If yes, name of DEP enforcement staff involved:</b>		
27. Detailed Directions to the Project Site:	From the Sanford Town Hall, travel northwest on Main St. / ME-109. After 0.2 miles, turn left onto Lebanon St./ US-202. After 3.2 miles, turn left onto Philbrick Rd. (which becomes Fall Rd.). After 1.8 miles, make a slight left onto Little River Rd. After 0.6 miles, make a sharp right onto Half Mile Rd. The site is located approximately 0.3 miles from this intersection on the right side of the road.		
28. Stormwater Permit by Rule Submissions ▼	29. Stormwater Application Submissions ▼		
<input checked="" type="checkbox"/> This form (including signature page) <input checked="" type="checkbox"/> Fee <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Plan or Drawing <input checked="" type="checkbox"/> Photos of Area	<input type="checkbox"/> This form (including signature page) <input type="checkbox"/> Fee <input type="checkbox"/> Proof of title, right or interest <input type="checkbox"/> Certificate of good standing (if applicable) <input type="checkbox"/> Photos of Area <input type="checkbox"/> Copy of Public Notice		
	<input type="checkbox"/> Professional & Notice Certification <input type="checkbox"/> Basic standards submissions <input type="checkbox"/> General standards submissions <input type="checkbox"/> Flooding standard submissions <input type="checkbox"/> Other standard submissions <input type="checkbox"/> Compensation Fee (if required)		
30. FEES, Amount Enclosed:	\$55.00		

DBR 39923

CR# 1036  
\$55.00

03/01/06

ALL  
3/13/06 A, M



2 Mill Street  
Springvale, Maine 04083  
Tel: (207) 636-7065  
Fax: (207) 490-3946

<b>Date:</b> 03-15-06
<b>Job No:</b> 05605
<b>Attention:</b> Ms. Alison MacKenzie
<b>Re:</b> Ayden's Way Subdivision - Lebanon, ME NOI Form

**TO:** Ms. Alison MacKenzie  
Maine DEP SMRO  
312 Canco Rd.  
Portland, ME 04103

## LETTER OF TRANSMITTAL

WE ARE SENDING YOU  Attached  Under separate cover via the following items:

Copies	Date	Description	Action
3	03-14-06	Notice of Intent to Comply with Maine Construction General Permit	As Requested

**IF TRANSMITTALS ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.**

**REMARKS:** Hi, Alison. Per your request, attached are 3 copies of the signed NOI form for the project. Please contact me if you have questions or require further information. Thanks.

**COPIES TO:** Lebanon Planning Board  
John Hutchins, Corner Post Land Surveying  
Faye L. Wiswell  
File

Signed: Christopher M. Mehl  
Christopher M. Mehl, P.E.

# NOTICE OF INTENT TO COMPLY WITH MAINE CONSTRUCTION GENERAL PERMIT

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant (Owner):		Faye L. Wiswell		Applicant Mailing Address:		69 Half Mile Road	
Town/City:		Lebanon		State:		ME	
Daytime phone: (with area code)		(207) 457-1025		Email if available:		Name of Agent:	
Project Location: (Town/City):		Lebanon, ME		UTM Northing: (if known)		UTM Easting: (if known)	
Map #:		R-1		Lot #:		26B	
Creating a common plan of development or sale?		Yes		No		Part of a larger project?	
				X		Yes	
						No	
						X	
Name of waterbody(ies) to which the disturbed area drains, or name municipality if drains to an MS4:				Bog Brook			
Does site drain to an Impaired Waterbody (C)? If so, give name:				No			
Detailed directions to site, including address if available:				From the Sanford Town Hall, travel northwest on ME-109. After 0.2 miles, turn left onto Lebanon St. After 3.2 miles, turn left onto Philbrick Rd. (which becomes Fall Rd.). After 1.8 miles, make a slight left onto Little River Rd. After 0.6 miles, make a sharp right onto Half Mile Rd. The site is located approximately 0.3 miles from this intersection on the right side of the road.			
Description of project and its purpose:				The project is a 5-lot single-family residential subdivision on approximately 13.9 acres of vacant land. The subdivision includes approximately 1,370 linear feet of new road terminating in a hammerhead turnaround. The construction will include the roadway, stormwater facilities, and associated utilities to support the project.			

I am filing notice of my intent to carry out work which meets the requirements of the Construction General Permit (effective 3/10/03). I have a copy of the Construction General Permit. I have read and will comply with all of the standards. I have attached all the required submittals. *Notification forms cannot be accepted without the necessary attachments.*

- ALL: A check for \$100 (non-refundable) made payable to: "Treasurer, State of Maine" if ESC plan is attached for review. Otherwise, check for \$75.
- ALL: A U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ALL: Drawing of the proposed activity (site plan)
- IF this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.
- IF disturbed area drains to an Impaired Waterbody (C), attach an ESC plan.
- IF disturbed area drains to any other waterbody and is 3 or more acres, EITHER (1) attach an ESC plan OR (2) include a statement (letter) that an ESC plan has been certified and by whom, from the person who certified the plan.
- IF any construction activity will occur in essential habitat, attach written approval from the Dept. of Inland Fisheries & Wildlife.

I authorize staff of the Departments of Environmental Protection to access the project site for the purpose of determining compliance with the general permit. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

Signature of Applicant:	<i>Faye L. Wiswell</i>	Date:	<i>3-14-06</i>
-------------------------	------------------------	-------	----------------

**Keep the bottom copy as a record of permit.** Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. An approved NOI is valid until 7/1/06. **Work carried out in violation of any standard is subject to enforcement action.**

OFFICE USE ONLY		Ck.#			Staff		Staff		
NOI #		FP		Date	Acc. Date		Def. Date		After Photos



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

P.B. FIG

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, Chairman

Rec'd  
BK 14852  
P. 0590-0597  
5/31/2006

sig'd & notarized  
Should have been rec'd  
at registry

ROAD MAINTENANCE AGREEMENT

AGREEMENT MADE this 18 day of December, 2015 by CHRISTOPHER P. BAILEY, having an address of 18 Wiswell Lane, Lebanon, York County, Maine (04027), as follows:

I have purchased property located at 18 Wiswell Lane, Town of Lebanon, County of York, State of Maine (04027) (Parcel Number R01-026-B001). See Warranty Deed of Alyssa M. Wiswell f/k/a Alyssa M. Bisson recorded herewith (the "Property").

I acknowledge that Wiswell Lane is a private roadway, is not town maintained and that I am responsible for a proportionate share of the maintenance and improvements of Wiswell Lane. For purposes of this Agreement, the words "maintenance and improvement" shall include, but are not limited to, snowplowing, snow removal, sanding and ice control, paving or grading, installation and maintenance of ditches and culverts, and cutting of brush, all as applicable.

Historically, road maintenance and improvement costs have been shared equally between the parcel owners (the "Owners") sharing access to Wiswell Lane. Each Owner's share of costs incurred has been determined as follows: Total maintenance and improvement costs divided by the existing number of parcels sharing access to Wiswell Lane.

In the event that one or more Owners shall fail to contribute his/her/its proportional share of the maintenance and improvement costs, I hereby agree that I shall pay the non-paying Owner(s) proportional share of the maintenance and improvement costs for the portion of Wiswell Lane running from the public right of way to a point that is ten (10) feet past the furthest limit of my driveway. In the event that all Owners fail to contribute his/her/its proportional share of the maintenance and improvement costs, then I agree that I shall be solely and completely responsible for the maintenance and improvement costs for the portion of Wiswell Lane running from the public right of way to a point that is ten (10) feet past the furthest limit of my driveway.

This Agreement may only be enforced by a mortgagee whose mortgage encumbers the Property evidenced by a mortgage recorded in the York County Registry of Deeds. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing



such action or lawsuit shall be entitled to reasonable attorney fees and costs if the prevailing party.

This Agreement shall be perpetual, and shall encumber and run with the land and shall be binding upon the party hereto, and his heirs, executors, administrators, and assigns.

This Agreement shall be governed by and construed under the laws of the State of Maine.

EXECUTED this 18 day of December, 2015.

\_\_\_\_\_  
Christopher P. Bailey 12/18/15

STATE OF New Hampshire  
COUNTY OF Stratford

Then personally appeared this 18 day of December, 2015, the above-named Christopher P. Bailey, known to me or satisfactorily proven to be the person whose name is subscribed hereto and acknowledged the same to be his free act and deed before me.

\_\_\_\_\_  
Attorney/Notary Public  
My Commission Expires: 9/19/17



*For Note Only re: Wiswell Lane  
This lot is not  
in Ayden's  
way  
subdivision*



(Typical)  
Taken From the York County Soil Survey

**Contour Lines**  
(Typical)  
20' contour intervals

Half Mile Road

Proposed Road

BSB

BSB

B/B

BSB

S/B

B/B

B/B

S/B

4

3

2

1

5

6

My Intent is TO Subdivide the land into

6 House lots Thank you for your help.

This is the plan

Faye Wiswee

## Lebanon Treasurer

---

**From:** Susan Collins <lebselectmen@metrocast.net>  
**Sent:** Tuesday, February 02, 2016 10:10 AM  
**To:** 'Lebanon Treasurer'; 'Ben Thompson '; 'Royce Heath '; 'Paul Nadeau'; 'Mike Beaulieu'; 'Tom Torno'; 'Jenn Griffin'  
**Subject:** RE: Attached Image

Jeanette,  
I don't have any information.

**Susan H. Collins**  
Selectmen's Assistant  
Town of Lebanon  
15 Upper Guinea Rd  
Lebanon, ME 04027  
(207) 457-6082 x 110

---

**From:** Lebanon Treasurer [<mailto: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

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

## Lebanon Treasurer

---

**From:** Susan Collins <lebselectmen@metrocast.net>  
**Sent:** Tuesday, February 02, 2016 10:17 AM  
**To:** 'Lebanon Treasurer'; 'Ben Thompson'; 'Royce Heath'; 'Paul Nadeau'; 'Tom Torno'; 'Jenn Griffin'  
**Subject:** RE: Attached Image

Jeanette,  
I don't have this information.

### **Susan H. Collins**

Selectmen's Assistant  
Town of Lebanon  
15 Upper Guinea Rd  
Lebanon, ME 04027  
(207) 457-6082 x 110

---

**From:** Lebanon Treasurer [<mailto: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

Hi,

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

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

## Lebanon Treasurer

---

**From:** Jenn Griffin <lebanonplanningboard@gmail.com>  
**Sent:** Tuesday, February 02, 2016 10:18 AM  
**To:** Jennifer Griffin; Lebanon Treasurer; lebanoncode@metrocast.net; Susan Collins; Ben Thompson; paulanadeau@myfairpoint.net; Royce Heath; lebanonhighway@yahoo.com  
**Subject:** Re: Attached Image  
**Attachments:** 1-12-2015 Reg Mtg Cancelled.pdf; 2-9-2015 Reg Mtg Cancelled.pdf; 3-9-2015 Reg Mtg.pdf; 4-13-2015 Reg Mtg Cancelled.pdf; 5-11-2015 Reg Mtg Cancelled.pdf; 6-8-2015 Reg Mtg.pdf; 6-29-2015 Special Mtg.pdf; 7-13-2015 Rescheduled 7\_20.pdf; 7-20-2015 Reg Mtg Cancelled.pdf; 8-10-2015 Reg Mtg Cancelled.pdf; 9-14-2015 Reg Mtg.pdf; 10-12-2015 Rescheduled 10\_19.pdf; 10-19-2015 Reg Mtg Cancelled.pdf; 11-9-2015 Reg Meet.pdf; 11-9-2015 Reg Mtg.pdf; 11-15-2015 Site Review Ehler.pdf

These are the approved minutes as requested from 1/1/2015 through 2/1/2016. The Minutes from the December 14, 1025 have not been approved as of yet for there was not a meeting in January. The next scheduled meeting for this year is February 8th.

On Tue, Feb 2, 2016 at 10:06 AM, Jennifer Griffin <jenngriffin@metrocast.net> wrote:

Begin forwarded message:

**From:** "Lebanon Treasurer" <treasurer@metrocast.net>  
**Subject:** FW: Attached Image  
**Date:** February 2, 2016 at 9:59:43 AM EST  
**To:** "Ben Thompson" <selectmanben@yahoo.com>, "Royce Heath" <selectmanrheath@gmail.com>, "Paul Nadeau" <paulanadeau@myfairpoint.net>, "Mike Beaulieu" <lebanoncode@metrocast.net>, "Tom Torno" <lebanonhighway@yahoo.com>, "Jenn Griffin" <jenngriffin@metrocast.net>, "Sue Collins" <lebselectmen@metrocast.net>

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, Maine Planning Board**  
**Minutes – Site Review - Sunday November 15th, 2015**  
**Gay Ehler proposed subdivision on Poplar Hill Road 8:30 am**

Members Present

G. Getchell - chair  
L. Park - vice-chair  
R. Bumford  
D. Batchelder  
C. Cone

Others Present

Dana Libby, Corner Post Surveying, Inc., representing owner

---

Inspection of the proposed subdivision, and further information from Mr. Libby.

- \* Terrain: Land slopes up from road, SW exposure, appears dry and well-drained; forested with evidence of selective harvesting in recent past.
- \* Lots: From original 90 +/- acres: 2 noncontiguous lots divided out by gift to spouse (exempt from count). Large back lot has recently been sold to a separate entity LLC (counts as lot), with ROW to Poplar Hill Rd between 2 lots of the proposed subdivision. 10 house lots were staked, all with frontage along road. \*Lots 1 and 2 will be combined bringing the total lot count to 10 lots, including the recent LLC out-sale, but not the 2 gift lots.
- \* Right of way corridor: reserved for out-sale lot appears acceptable re: road access sight distance and terrain: Dry ground, slight slope up from Poplar Hill Rd.
- \* Driveways: Checked for road sight distance from approximate loci as marked. Consensus: All appear to be acceptable based on present conditions and layout of the road. Add *suggested* locations of driveways to plan, can be incorporate Note of Requirement to comply with guideline standards when placing driveways, there appearing to be ample room for adjustment if needed.
- \* Drainage Provisions: Discussion regarding sufficiency of re: roadside ditch flow, flow addition from driveways, etc. Approximate half the project frontage drains to the north, the rest to the south. Roadside frontage drainage: ½ the lots drain N, the other S. Internal sloped natural drainway cuts across rear of lots and appears to exit property without affecting potential house sites. Runoff from lots does not appear to present potential increase to flow in that drainway. Consider spec'ing a Town drainage & maintenance setback ROW along narrow road, as done around corner on Schoolhouse Lane.
- \* Also add acreage of lots behind and either side of proposed subdivision, which are retained by family members at this time.
- \* The name of the subdivision is being reviewed by owners as there were conflicts in original name with other subdivisions in town.
- \* Mr. Libby requested placement on the agenda for PB meeting on December 14, to submit corrected application & sketch plan, including deed copies of abutting related-ownership lots.

*Minutes were reviewed 12/14/2015 by the Board  
L. Park made the motion to accept the minutes.  
R. Bumford seconded the motion. The vote carried unanimously.*



**Lebanon, Maine Planning Board**  
**Minutes - Regular Meeting - Monday November 9th, 2015**

Members Present

G. Getchell - chair  
L. Park - vice-chair  
R. Bumford  
D. Batchelder  
C. Cone  
P. Philbrick - alternate

Others Present

Mike Beaulieu - Lebanon C.E.O  
Dana Libby – Corner Post Surveying  
Michael Stimpson

---

Meeting was brought to order at 6:58 pm by Chairperson G. Getchell.

1. **Minutes** - The minutes of September 14, 2015 were reviewed by the Board. R. Bumford made the motion to accept the minutes with correction. L. Park seconded the motion. The vote carried unanimously.
2. **Dana Libby/Gay Ehler - “Highland Estates” (7:10pm)** - Mr. Libby presented a proposed subdivision sketch plan and application on behalf of his client Gay Ehler. The Board reviewed the application and found it incomplete. The following need to be addressed:

- The name of the subdivision needs to be changed for there is an existing subdivision with the name “Highland Acres”. This could potentially create an issue for 911 services.
- There may only be 9 (nine) actual lots within the currently proposed subdivision because the remainder back lot must be counted.
- Deeds for all of the lots split out of the original 90 +/- acres must be provided, including the exempt family gift lots.
- The Abutters list needs to be updated to include gifted lots and recent changes in nearby ownership.

Mr. Libby will contact the Road Commissioner about driveway sight distance standards, standards for driveway permits, as well as culvert requirements.

A Site Review was scheduled for Sunday, November 15th, 2015 at 8:30 am. Mr. Libby will ensure that all required flagging will be completed by that time.

3. **Michael Stimpson - (7:58 pm)** - Mr. Stimpson was referred to the Board by the Code Enforcement Officer concerning a proposed subdivision of land. Mr. Stimpson owns property on Gile Way; Map lot 51C. He is proposing to split this parcel into 3 lots. Only access to the property is a 25 foot wide right-of-way. Mr. Stimpson was advised there appeared to be no way to provide access for 3 lots that complied with the subdivision guidelines. He withdrew his request to subdivide his property and was referred back to the C.E.O. for any further consideration of his plans.

**4. Housekeeping -**

- Shoreland Zoning Provisional Amendment. The Department of Environmental Protection has 45 days after receipt of the town-approved amendment to review and respond. If we receive no response during the 45 day timeframe, the amendment will automatically become enacted.
- Maine Municipal Association manual - G. Getchell has purchased a hard copy of this manual. On the M.M.A. website, there is an option to download.
- Upcoming M.M.A. workshops - there is money in the budget for those who are interested

- Planning Board Terms – Chair advises member terms have gotten off the proper 1 appointment per year rotation. This can be corrected by appointments of differing term lengths over the next several years. Research must be done to determine what the specific regulations for Lebanon’s board are, lacking a town charter or clear reference in the Planning Board ordinance.
- Planning Board By-Laws may need to be revisited as well, to bring into compliance with current state standards and MMA recommendations.
- Subcommittees - For large or detailed research projects, if they arise, subcommittees will be formed to handle various aspects of the project.

Clerk to do the following:

- Post Site Review notice for Sunday, November 15, 2015 at 8:30 am.
- Draft letter for Dana Libby, specifying of items that need to be completed to review the sketch plan and initial application.
- Send proposed minutes to Board for review prior to the next meeting.

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R. Bumford made the motion to adjourn the meeting at 9:00 pm. L. Park seconded the motion. The vote carried unanimously.

*12/14/2015 – The minutes were reviewed by the Board.  
R. Bumford made the motion to accept the minutes with correction.  
C. Cone seconded the motion. The vote carried unanimously.*

**Lebanon, Maine Planning Board**  
**Minutes - Regular Meeting - Monday November 9th, 2015**

Members Present

G. Getchell - chair  
L. Park - vice-chair  
R. Bumford  
D. Batchelder  
C. Cone  
P. Philbrick - alternate

Others Present

Mike Beaulieu - Lebanon C.E.O  
Dana Libby – Corner Post Surveying  
Michael Stimpson

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Meeting was brought to order at 6:58 pm by Chairperson G. Getchell.

1. **Minutes** - The minutes of September 14, 2015 were reviewed by the Board. R. Bumford made the motion to accept the minutes with correction. L. Park seconded the motion. The vote carried unanimously.
2. **Dana Libby/Gay Ehler - “Highland Estates” (7:10pm)** - Mr. Libby presented a proposed subdivision sketch plan and application on behalf of his client Gay Ehler. The Board reviewed the application and found it incomplete. The following need to be addressed:

- The name of the subdivision needs to be changed for there is an existing subdivision with the name “Highland Acres”. This could potentially create an issue for 911 services.
- There may only be 9 (nine) actual lots within the currently proposed subdivision because the remainder back lot must be counted.
- Deeds for all of the lots split out of the original 90 +/- acres must be provided, including the exempt family gift lots.
- The Abutters list needs to be updated to include gifted lots and recent changes in nearby ownership.

Mr. Libby will contact the Road Commissioner about driveway sight distance standards, standards for driveway permits, as well as culvert requirements.

A Site Review was scheduled for Sunday, November 15th, 2015 at 8:30 am. Mr. Libby will ensure that all required flagging will be completed by that time.

3. **Michael Stimpson - (7:58 pm)** - Mr. Stimpson was referred to the Board by the Code Enforcement Officer concerning a proposed subdivision of land. Mr. Stimpson owns property on Gile Way; Map lot 51C. He is proposing to split this parcel into 3 lots. Only access to the property is a 25 foot wide right-of-way. Mr. Stimpson was advised there appeared to be no way to provide access for 3 lots that complied with the subdivision guidelines. He withdrew his request to subdivide his property and was referred back to the C.E.O. for any further consideration of his plans.

**4. Housekeeping -**

- Shoreland Zoning Provisional Amendment. The Department of Environmental Protection has 45 days after receipt of the town-approved amendment to review and respond. If we receive no response during the 45 day timeframe, the amendment will automatically become enacted.
- Maine Municipal Association manual - G. Getchell has purchased a hard copy of this manual. On the M.M.A. website, there is an option to download.
- Upcoming M.M.A. workshops - there is money in the budget for those who are interested

- Planning Board Terms – Chair advises member terms have gotten off the proper 1 appointment per year rotation. This can be corrected by appointments of differing term lengths over the next several years. Research must be done to determine what the specific regulations for Lebanon’s board are, lacking a town charter or clear reference in the Planning Board ordinance.
- Planning Board By-Laws may need to be revisited as well, to bring into compliance with current state standards and MMA recommendations.
- Subcommittees - For large or detailed research projects, if they arise, subcommittees will be formed to handle various aspects of the project.

Clerk to do the following:

- Post Site Review notice for Sunday, November 15, 2015 at 8:30 am.
- Draft letter for Dana Libby, specifying of items that need to be completed to review the sketch plan and initial application.
- Send proposed minutes to Board for review prior to the next meeting.

---

R. Bumford made the motion to adjourn the meeting at 9:00 pm. L. Park seconded the motion. The vote carried unanimously.

*12/14/2015 – The minutes were reviewed by the Board.  
R. Bumford made the motion to accept the minutes with correction.  
C. Cone seconded the motion. The vote carried unanimously.*

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday October 19th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
C. CONE  
L. PARK  
P. PHILBRICK - ALTERNATE**

**GUESTS PRESENT**

**LEBANON COE**

*Meeting adjourns no later than 9:30 pm. You must be on the agenda to address this meeting.*

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**MEETING CANCELLED DUE TO NO  
AGENDA. NEXT MEETING WILL BE  
HELD NOVEMBER 9th,2015 AT THE  
MARTHA SAWYER COMMUNITY  
LIBRARY AT 7:00 PM.**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday October 12th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
C. CONE  
L. PARK  
P. PHILBRICK - ALTERNATE**

**GUESTS PRESENT**

**LEBANON COE**

*Meeting adjourns no later than 9:30 pm. You must be on the agenda to address this meeting.*

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**MEETING CANCELLED DUE TO  
HOLIDAY RESCHEDULED FOR  
MONDAY OCTOBER 19th AT THE  
TOWN OFFICES. THE BOARD WILL  
MEET AT 7:00 PM.**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday September 14th, 2015**

**MEMBERS PRESENT**

R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
C. CONE  
L. PARK  
P. PHILBRICK - ALTERNATE

**GUESTS PRESENT**

LEBANON COE

*Meeting adjourns no later than 9:30 pm. You must be on the agenda to address this meeting.*

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Meeting was brought to order at 6:55 pm by Chairperson R. Bumford.

**1. Officer Elections -**

**Chairman** - C. Cone made the nomination for G. Getchell to be Chairman. D. Batchelder seconded the nomination. G. Getchell accepted the nomination. A vote took place and it passed unanimously.

**Vice-Chairman** - D. Batchelder made the nomination for L. Park to be Vice-Chair. G. Getchell seconded the nomination. L. Park accepted the nomination. A vote took place and it passed unanimously.

**2. Minutes** - The special meeting minutes of 6/29/2015 were reviewed. G. Getchell made the motion to accept the minutes as corrected. D. Batchelder seconded the motion. The vote carried unanimously.

**3. Other Business -**

Introducing the new Code Enforcement Officer.  
Ordinance review for input worksheet  
Agenda & Minutes on website are not dated - new website being constructed  
Workshop with Selectmen on Monday 9/21/2015  
Flood Zone proposed amendment and changes

Clerk to do the following:

- Meet with the Code Enforcement Officer Tuesday 9/15/2015 at 9:00 am
- Make and give Copies of Moose Crossing/Bill Elwell/Frazier, School House Farm, Zeller Go Mud and Merchants Row Subdivision minutes to the Code Enforcement Officer.
- Speak with Mr. Torno Road Commissioner concerning additional driveway placement on Merchants Row.

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L. Park made the motion to adjourn the meeting at 9:20 pm. D. Batchelder seconded the motion. The vote carried unanimously.

*11-9-2015*

*The Board reviewed the minutes. R. Bumford made the motion to accept the minutes with correction.*

*L. Park seconded the motion. The vote carried unanimously.*



**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday August 10th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
C. CONE  
L. PARK  
P. PHILBRICK - ALTERNATE**

**GUESTS PRESENT**

*Meeting adjourns no later than 9:30 pm. You must be on the agenda to address this meeting.*

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**MEETING CANCELLED DUE TO NO  
AGENDA. NEXT MEETING WILL BE  
HELD SEPTEMBER 14th,2015 AT THE  
MARTHA SAWYER COMMUNITY  
LIBRARY AT 7:00 PM.**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday July 20th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

**GUESTS PRESENT**

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

---

**MEETING CANCELLED  
DUE TO NO AGENDA**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday July 13th, 2015**

**MEMBERS PRESENT**

**GUESTS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

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

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**MEETING MOVED TO  
MONDAY JULY 20th at  
the TOWN OFFICE**

**LEBANON PLANNING BOARD  
SPECIAL MEETING  
Monday June 29th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
L. PARK - ALTERNATE**

**GUESTS PRESENT**

**CHRIS HYDE  
FRED HYDE**

*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 6:58 pm.

L. Park was made a full voting member at 7:00 pm.

**Chris Hyde/Fred Hyde - (7:00 pm)** Mr. Hyde presented a sketch of a proposed addition to his property located at 294 Sewell Shores Road, Map U-21, Lot 31. G. Getchell brought up the fact that the property resides in both Districts within the Shoreland Zoning map. Mr. Hyde has made adjustments to the original plan presented to the Board in order to comply with the regulations outlined in the Shoreland Zoning Ordinance.

- The House with the new foundation will not exceed the already 20 foot height.
- The previously proposed addition has been reduced to accommodate the less than 1,00 square foot limit.
- The original plan showed that the dwelling was 39 feet from the front and 49 feet from the side lines where in fact it is 39 from the sidelines and 49 from the front. Due to this change, the deck will be removed to comply with the 25 foot setback.

The Board review the checklist. G. Getchell made the motion to delete finding G. D. Batchelder seconded the motion. The vote carried unanimously.

D. Batchelder made the motion to accept the findings listed A, B, C, D, E, and F on the checklist. G. Getchell seconded the motion. The vote carried unanimously.

G. Getchell made the motion of, The Board finds the project in compliance with the Shoreland Zoning Zone item 16-D brackets 1, 2, 3, 4, 5, 6, 7 and 8?

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

D. Batchelder as read made the motion, Based on findings from the Board to approve construction of foundation and building expansion represented on the application by Chris Hyde. L. Park seconded the motion. The vote carried unanimously.

Mr. Fred Hyde will bring the \$50.00 Shoreland Zoning application fee to the Town Office tomorrow, Tuesday June 30th, 2015.

The application was signed and dated.

Clerk to bring the Shoreland Zoning application to the Code Enforcement Officer. The Clerk is also to make copies of the paperwork and mail the applicant the receipt for the Shoreland Zoning application fee. Paperwork to be mailed to:  
Chris Hyde, P.O. Box 752, Shirely, Ma, 01464

Mr. Hyde was informed that he may go before the Appeals Board to discuss further the possibility of the addition of the deck.

**Officer elections-** Officer Elections were tabled until the September/2015 meeting.

**Minutes** - The minutes of 6/8/2015 were reviewed and approved. G. Getchell made the motion to accept the minutes. L. Park seconded the motion. The vote carried unanimously.

**Other Business -**

The July meeting will be scheduled for the third Monday, July 20th instead of the second Monday, July 13th. The meeting will be held at the same time of 7:00 pm. Location to be determined.

Clerk received a call from Nolton Olson on Friday June 26th. He is inquiring if there is a subdivision going in on Pickerel Cove Road. There has been some clearing. The Clerk will contact Mr. Olson to let him know that no subdivision had currently been brought before the Planning Board for approval. If a proposed subdivision is brought to the Planning Board in the future for approval, abutters will be notified.

G. Getchell made the motion to adjourn at 8:02 pm, D. Batchelder seconded the motion. The vote carried unanimously.

*9/14/2015 - Minutes were reviewed by the Board  
G. Getchell made the motion to accept the minutes  
with correction. D. Batchelder seconded the motion.  
The vote carried unanimously.*

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday June 8th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
C. CONE  
L. PARK - ALTERNATE**

**GUESTS PRESENT**

**CHRIS HYDE  
FRED HYDE**

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

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Chair, R. Bumford opened the meeting at 7:00 pm.

**Chris Hyde/Fred Hyde - (7:02 pm)** Mr. Hyde presented a sketch of a proposed addition to his property located at 294 Sewell Shores Road, Map U-21, Lot 31. Mr. Hyde is also proposing a full foundation to replace the concrete pilings that are currently holding up the existing structure. Mr. Hyde came before the Planning Board per the recommendation of Selectman Paul Philbrick who is currently representing the Code Enforcement Officer, for his property is located within Shoreland Zoning. After much discussion, Mr. Hyde will return to a special meeting scheduled for Monday June 29th with a revised sketch and Shoreland Zoning application. A letter will be sent to Mr. Hyde from the Clerk outlining the revisions to be made.

G. Getchell made the motion to schedule a special meeting to be held on Monday June 29th, 2015 to be held at the Martha Sawyer Community Library at 7:00 pm .  
D. Batchelder seconded the motion. The vote carried.

**Minutes** - The minutes of 3/9/2015 were reviewed and voted upon.

**Officer elections-** Officer Elections were tabled until June 29th, 2015

D. Batchelder made the motion to adjourn at 8:48 pm, C. Cone seconded the motion. The vote carried unanimously.

*6/29/2015 The Board reviewed the minutes.  
G. Getchell made a motion to approve the minutes as corrected.  
L. Park seconded the motion. The vote carried unanimously.*

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday May 11th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

**GUESTS PRESENT**

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

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**MEETING CANCELLED  
DUE TO NO AGENDA**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday April 13th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

**GUESTS PRESENT**

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

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**MEETING CANCELLED  
DUE TO NO AGENDA**



**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday March 9th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
J. GODIN  
C. CONE**

**GUESTS PRESENT**

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

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Chair, R. Bumford opened the meeting at 7:00 pm.

**Minutes** - The minutes of 12/8/2014 were reviewed and voted upon.

**Officer elections-** Officer Elections were tabled, not all members were present.

**Lot Ordinance** - The Lot Ordinance was turned back to the Code Enforcement Officer and will not be placed on the June Election Ballot.

**Resource Protection Two** - Further discussion has been tabled at this time. Both legal and Department of Environmental Protection input is needed.

**Eastwood Condominium's** - The timeframe for this project has run out per the 5 year rule in the Subdivision Guide. There has been no activity. Clerk is to look up the minutes from 2009 for date information pertaining to this project.

J. Godin made the motion to adjourn at 8:00 pm, G. Getchell seconded the motion. The vote carried unanimously.

*6/8/2015 - The minutes were reviewed.  
A motion was made to accept the minutes by G. Getchell.  
C. Cone seconded the motion. The vote carried.*

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday February 9th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

**GUESTS PRESENT**

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

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**MEETING CANCELLED  
DUE TO NO AGENDA**

**LEBANON PLANNING BOARD  
REGULAR MEETING  
Monday January 12th, 2015**

**MEMBERS PRESENT**

**R. BUMFORD- CHAIR  
G. GETCHELL- VICE-CHAIR  
D. BATCHELDER  
J. GODIN  
C. CONE  
L. PARK**

**GUESTS PRESENT**

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

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**MEETING CANCELLED  
DUE TO NO AGENDA**