

**Town of Lebanon Planning Board Minutes**  
**January 18, 2021**  
Meeting was held on Zoom.

Present: Lois Hartshorn, Travis Hall, Lori Chlad  
Guests were: David and Michelle Stratton and Russell Buell

Minutes taken by: Lori Chlad

The December 21, 2020 minutes were read by Lori Chlad, with no corrections. A motion was made to pass the minutes, as read, by Lois Hartshorn and seconded by Lori Chlad, motion passed unanimously.

The Public Hearing opened at 7:30 p.m.

Subdivision request from Russell Buell for 2.407 +/- from 7.68 acres +/- on 1203 Bastian Road.

Guests David and Michelle Stratton raised several concerns regarding this subdivision. Concerns included a discrepancy in documentation of the correct property line (deed vs. survey), septic system and privacy of the pond.

There was lengthy discussion between the Strattons, Mr. Buell and Planning Board Members to sort out and understand the concerns raised.

Planning Board members unanimously determined that a decision to approve the subdivision would be delayed, due to discrepancies and the need for further information to determine the appropriate decision making authority and process since a majority of concerns raised are not within the Planning Boards purview. The Strattons were asked to share a list of their concerns and any related documents and Mr. Buell was asked to drop off the survey at the Town Office before Saturday, January 23, 2021.

Planning members in attendance agreed an in person meeting for Board members to review documents should be arranged in advance of the February 15, 2021 Town Planning Board meeting.

Public Hearing was closed at 8:23 pm.

Planning members, Hartshorn, Hall and Chlad had no old or new business and reviewed next steps regarding questions raised in the public hearing.

Motion was made to adjourn Planning Board Meeting by: Lois Hartshorn and seconded by, Travis Hall at 8:33 pm.