

LPB - Public Meeting of the Lisbon Planning Board
Railroad Station, Central Street
Lisbon.
Minutes
November 9, 2023

Meeting opened at 6:00 PM by board chair Rosalind Page

Present: Rosalind Page "RP"
Bob Adams "BA"
Bruce Grover "BG"
Scott Champagne "SC"
Sandra Butson "SB"(arrived at the beginning of the public hearing)

Absent: none.

Public Attendees: Tara Bamford. Planning Board Consultant (via zoom)
Holly Fiola (via zoom)
Tom Smith-Surveyor
David Long
Debra Carton

Quorum present: Yes

Agenda Items:

1.Roll Call:

Quorum present

2.Approval of Minutes:

MOTION MADE BY SC/A TO APPROVE THE October 5th, 2023 MINUTES. SC.BA.RCP IN FAVOR. None opposed. BG abstained.

3.Public Input: None

4.Public Hearing: to review the site plan application of FHL Property Management LLC, 5 Pine Ridge Road, Tax Map R33 Lot 1L, for the construction of a 60 x 66 ft. storage building for the use of Fireside Hearth & Leisure.

The board reviewed the application which consists of the application form, payment in full, the list of abutters, the certified mailings, the public notice, 5 copies of the plan, and reviews via email from Tara Bamford, Consultant planner. Motion to accept the application as complete: SC/BG. All in favor. None opposed. (SB arrived just after the vote was taken and joined the meeting)

Tom Smith- Surveyor, representing the applicant, explained the proposal to construct a 60x66ft dry storage building adjacent and to the rear of the existing retail building, which it totally occupied by the

applicant's business. The building will house the woodstove and fireplace supplies, such as stoves, chimneys, fireplace inserts. It will have electric service for the main building as depicted on the plan, but no water/sanitary sewer services.

There will be retaining walls around the rear of the building to deal with the topography. The building will be served by the existing driveway. No new driveway is needed. The temporary secondary driveway is for construction access only. Roof drainage will be directed into the existing drainage swales. The existing tree line to the southwest will be maintained. No new plantings are proposed. Lighting will be "cut off" as required by the town regulations.

The board read through the review comments from Tara Bamford, Consultant planner, dated Monday Oct 23. The outstanding issue in her review that was not addressed concerned the landscaped buffer requirements. The Board discussed that additional buffering of the property along Rte. 302 could present safety concerns for vehicles exiting Pine Ridge Road onto Rte. 302.

Public comment about the application:

Debra Carton from Berkshire Drive had questions about the height of the building and the lighting. The applicant explained that the building peak will be 33 ft high, and the building at the eaves will be 20 ft high. The lights ("cut-off" so as not to shine upwards, as per the town regulations) will be located at the eaves of the building. She also asked about fuel storage. The applicant responded that no propane will be stored there, or gasoline. There may on occasion be some pellets stored there.

Holly Fiola from Berkshire Drive was concerned that they did not receive a notice as an abutter. It was determined that she is an abutter to the adjacent lot, tax map R33 lot 1M, which is also owned by FHL Property Management, which is not the subject of this application, hence she was not notified.

Public comment against the application: None

Motion to close the public hearing: SC/G all in favor, none opposed.

Motion to approve the application without adding additional landscaping along Rte. 302 due to sight line considerations for vehicles exiting Pine Ridge Road onto Rte. 302, and to maintain the existing wooded buffer along the southwest boundary for privacy to the neighbor to the south.

SC/SB. All in favor, none opposed.

5. Building Permit Log: none

6. North Country Council Commissioners Report: Nothing to report

8. North Country Council Transportation Commissioners Report: nothing to report

9. Any Other Business:

- **Goudie Street. Tax Map U02 Lots 87 and 88.** Tom Smith asked the board for input regarding the need for a driveway permit to be obtained as part of an application for a Lot Line Merger that he will be submitting to the Planning board for the house on the affected parcel that does not currently have a driveway or a driveway permit. The consensus was that since this lot, if approved, will need to have a driveway permit since it will most likely be sold off

separately from the second house on the other lot, that does already have a driveway of its own. The owner can apply for a permit now and have it in time for the application so that it becomes a non-issue.

- The board reviewed a NH DES wetlands fill application for a driveway access permit on Tax Map R15 Lot 8A. No issues of concern were noted.
- RP reported on the successful grant application to NRC for a grant to help design a parking lot on land owned by the town next to Mikey's Grille on Main Street, and how that had acted as a catalyst for Lisbon to be selected by the NHMA CTAP for additional free coaching and funding counsel by the Arnett Consulting group to apply for grants and get assistance in some downtown revitalization plans. She shared a narrative document that the Arnett group has prepared for possible "next steps forward". She has spoken with the Selectboard and they are supportive of this process being explored further. As part of the coaching, RP will be applying to CDFA for a grant for grant writing assistance. She requested that the planning board review this information for further discussion at the next meeting with the hopes that if everyone is in agreement, that a steering committee be set up to help her, maybe two other people, and input on who in the community should be on said committee.

10. Date of next meeting: December 14, 2023

11. MOTION TO ADJOURN THE MEETING AT 7:03 PM, BA/BG. ALL IN FAVOR. APPROVED.

Respectfully Submitted,

Rosalind Page, Lisbon Planning Board Chair & Recording Sec.

Approved / Not Approved - Date

12-14-23

Rosalind Page, Chair

Bruce Grover, Vice Chair

Scott Champagne, Ex Officio for SelectBoard

Robert Adams

Sandra Butson