

Public Meeting of the Lisbon Planning Board & Lisbon Zoning Board
Railroad Station, Central Street
Lisbon.
Planning Board Minutes
December 14th, 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"

Absent: none.

Zoning Board members (see Zoning Board minutes for details of attendees, matters discussed and decisions made)

Public Attendees: Tara Bamford. Planning Board Consultant (via zoom)
Danielle Callender (via zoom)
Kristen Sullivan (via zoom)
Tom Smith-Surveyor
Chris Hall

Quorum present: Yes

Agenda Items:

1.Roll Call:

Quorum present (Planning Board)

2.Approval of Minutes:

MOTION MADE BY SC/SB TO APPROVE THE November 9, 2023 minutes. All in favor. None opposed.

3.Public Input: None

4.Public Hearing: Lot Line Adjustment between Map U2 Lot 87 on the corner of Goudie Street and School Street and Map U2 Lot 88 on the corner of Goudie Street and Highland Avenue, both owned by James R. Callender Revocable Trust of 2018.

Tom Smith- Surveyor, representing the applicant, explained the application to both the Zoning board and the Planning board. The two lots are both owned by the same entity and are located in Zone C. There are

two houses on Lot 87 which is 11,921 SF in area. There is a shed on lot 88 which is 2,539 SF in area. The shed encroaches over onto Lot 87. Both houses are served by individual water and sewer services. There is an existing driveway that serves one house. The other house will need a driveway to be installed. The applicant has applied for a driveway permit for this house and is awaiting the permit paperwork to be delivered. The lot line adjustment will result in each house being on its own lot. Both lots will be less than the required minimum area and have less than the required frontage, and need approval of a variance from the Zoning Board before the Planning Board can approve the application. Lot 87 will be 5,470 SF in area and have 90.70 ft of frontage and Lot 88 will be 8,990 SF in area with 115.40 ft of frontage.

The Zoning Board deliberated on the application for variances. See the minutes of the ZBA for details. The Zoning Board approved the requested variances.

The Zoning Board members then left the meeting at 6:20 pm.

The Planning board reviewed the application which consists of the application form, the list of abutters, the certified mailings, the public notice, 5 copies of the plan, and reviews via email from Tara Bamford, Consultant planner. The invoice has been sent out, no payment had been received as of the close of business today. Motion to accept the application as complete: SC/BG. All in favor. None opposed.

The board read through the review comments from Tara Bamford, Consultant planner, dated Wednesday, November 8th 2023. All her review comments have been addressed by the applicant.

Public comment about the application: None

Public comment against the application: None

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

Motion to approve the application with two conditions:

1. That the application fees be paid in full before the mylar is filed with Grafton County Registry
2. That a copy of the signed driveway permit for the proposed driveway be submitted for the Planning Board file.

SC/BA. All in favor, none opposed.

5. Building Permit Log: none

6. North Country Council Commissioners Report: SB reported on two initiatives presented at a recent NCC meeting, one concerning the Community Power Coalition Program and the second being a solar energy program organized by Clean Energy of NH. She recommended that the Selectboard look into both as being advantageous to the town's residents and businesses to reduce their electricity costs. The first program has to be voted on at town meeting. The board discussed the ideas and suggested that the Selectboard would be the appropriate board to host a public meeting on the topic in February if possible and have representatives from the program come and present to the public, so that at town meeting the residents would be able to vote on whether the town should sign up to be a part of the Coalition. Other local towns such as Sugar Hill and Bethlehem are signing up and should be asked for their feedback also. The second program helps municipalities evaluate and apply for grants to install solar panels on town facilities. The board agreed that this was worthy

of further research also. Bethlehem is working on this program and should be a good resource. RP will follow up with contacts there.

8. North Country Council Transportation Commissioners Report: RP reported that at the last NCC TAC meeting many towns are struggling with housing and parking needs in downtown areas, part of the problem being short term rentals forcing out long term tenants. Also the lack of parking in many downtown areas. Towns are getting creative with incentives and revising their zoning ordinances to help create better downtown housing opportunities.

9. Any Other Business:

- Planning Consultant 2024 contract review and vote to approve. Motion to authorize RP to sign the contract SB/SC. All in favor, none opposed.
- Downtown Revitalization Project discussion. The board is generally in favor of this initiative and suggested that the next step is for RP to approach Lisbon Main Street, Inc to get their input and how best to engage with the downtown land owners and business owners and gauge interest in being a part of a committee to work on this program.

10. Date of next meeting: January 11, 2024

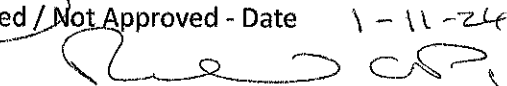
11. MOTION TO ADJOURN THE MEETING AT 7:20 PM, BA/SB. ALL IN FAVOR. APPROVED.

Respectfully Submitted,


Rosalind Page, Lisbon Planning Board Chair & Recording Sec.

Approved / Not Approved - Date

1-11-24



Rosalind Page, Chair



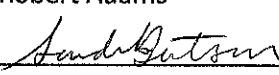
Bruce Grover, Vice Chair



Scott Champagne, Ex Officio for SelectBoard



Robert Adams



Sandra Butson