

## **LPB - Public Meeting of the Lisbon Planning Board**

Thursday August 8th, 2019 at the Railroad Train Depot in Lisbon

Meeting opened at 6:00 PM by chair Rosalind Page

Present: Rosalind Page "RP"  
Sandra Butson "SB"  
Scott Champagne "SC"  
Bob Adams "BA"

Absent: Mary Lou Forsyth "MF"

Quorum present: Yes

Public present: Tara Bamford. Tom Smith PLS, Robert Moore. Jennifer McCourt PE. James Pasman

Agenda items:

- 1) Review of minutes from the July meeting. A motion to accept the minutes as presented by SC, second SB – all voted in favor, none opposed. The board passed around and signed the minutes.
- 2) Public Input – None
- 3) Robert Moore & Tom Smith. Conceptual discussion about Cluster development.

Mr. Smith introduced Ms. McCourt PE. from McCourt Engineering to discuss the possible project. Ms. McCourt presented a concept plan prepared by SE Development for the 115 acres on Plains Road, owned by Mr. Moore, that depicts a possible cluster subdivision of 30 single family homes ( 3 are existing) on existing private roads that the applicant would keep as private roads. Wells and septic systems would be either individual to each lot or maybe community designed. There would be some community facilities such as gardens, orchards, open space. The fire chief has supplied some initial comments about the suitability of the road infrastructure. Ms. McCourt and the Board engaged in some discussion about the town's requirement that all roads, whether public or private, be built to Town Standards. It was suggested by the Board that this was an important consideration for safety, first responders and future Town obligations and needs.

Mr. Pasman, an abutting landowner asked questions about previous Special Exceptions that had been granted for this property in October 2013, for three homes to be built on one parcel and whether the conditions of Approval for those Exceptions included a "No future home construction" condition. It was agreed that this would be researched prior to any application being made.

The Board suggested that Ms. McCourt contact Ms. Bamford, Planning Consultant for the Town to set up a meeting to discuss the next steps.

- 4) Master Plan. Review of Chapter Three and Zoning Ordinance Review.  
Ms. Bamford reviewed the proposed language for the Land Use section (Chapter three). The Board provided input, which will be incorporated into the next draft for review at the September meeting. Proposed Lot sizes for all zones were reviewed as were proposed Shoreland Protection and Wetland protection ordinances. It was suggested by the Board that these last

two could be amalgamated into one document for ease of use. Ms. Bamford will have the next drafts for all these at the September meeting. Flood Plain ordinances that meet the current State and FEMA requirements were also reviewed and will be made part of the overall package to be presented for public input at a public hearing in October.

- 5) Open Space Residential Planned Unit Developments. "RP" presented the Board with sample regulations from other communities that Lisbon could consider using as a base for developing a set of OPRUD regulations. She offered to prepare that draft set with input from Ms. Bamford for the Board to start reviewing at the September meeting.
- 6) Motion to adjourn at 8:35 pm. SC/SB. All in favor.

Next Lisbon Planning Board meeting is scheduled for September 12th at 6:00 pm at the Lisbon Railroad Depot Station.

Respectfully submitted, Rosalind C Page.

Approved/ Not Approved.

Date: 9-12-19



Rosalind Page. Chair



Sandra Butson. Vice Chair



MaryLou Forsyth. Secretary



Robert Adams. Board Member



Scott Champagne. Select Board ex officio.