

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

Thursday December 12th, 2019 at the Railroad Train Depot in Lisbon

Meeting opened at 6:00 PM by chair Rosalind Page

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



Quorum present: yes

Public present: Tara Bamford (Consultant Planner), Francis Parisi Esq.(applicant), Jim Paskan, David Graham(applicant), Mrs. Morris (applicant) Tom Smith LS (applicant representative)

Agenda items:

- 1) First item on the agenda was the Roll Call, quorum present.
- 2) Second item on the agenda approval of three sets of minutes; November 14<sup>th</sup>, October 10<sup>th</sup> and 15<sup>th</sup>. A motion to approve the minutes from the Oct 10<sup>th</sup> meeting was made by SC motion, MF second the motion. All voted in favor of the motion and none opposed.  
A motion to approve the Oct 15<sup>th</sup> meeting minutes was made by MF, SB 2nd the motion, all members voted in favor of the motion, none opposed.  
A motion to approve the November 14<sup>th</sup> meeting minutes was made with a correction to be edited, ( correction was "closed public hearing after item #3 amendment #7") was made by MF, SC 2nd the motion, all members voted in favor and none opposed the motion.  
The board passed around and signed the minutes.
- 3) Public Input – The public was asked if there were any matters to be brought forward that may not appear on the meeting agenda, there were no items brought up.
- 4) A continuation of design review on the Moore property 37 lot subdivisions began. It was to be noted that the board has signed an agreement with the Consultant HEB Engineers from Conway, NH. to act as the town's engineer. On Monday 12/9/19, a meeting took place with Tara, RP, Lisbon Fire Chief Greg Hartwell, Jennifer McCourt (Project Engineer) and Tom Smith. The purpose was to introduce the folks to the site, walk the existing roads, and discuss the concerns and future development. HEB Engineers will now review the plans and give the LPB input and feedback in the form of written reports. They maybe available for the Jan 9th LPB meeting.
- 5) Next on the agenda was Vertex Towers, and before any discussion began SB recused herself and was seated with the public. Discussion began on the construction of two wireless towers; one on 126 Sanborn Lane (also known as "Off Lincoln Ave") in Lisbon and the other on Streeter Pond Road (R48, Lot 12) in Lisbon.  
Notices were published in the local paper and town website, and all abutters on both properties were notified by certified mail of the review of the two applications for completeness, acceptance of the application and scheduling of public hearings. The scheduling for a public hearing could happen as soon as January 2020. Tara, the consultant for LPB, provided written comments for the board.

Next the applicant for the wireless systems came forward, Mr. Francis Parisi, Esq., and gave an overhead slide presentation. The presentation was prepared by PLAPC Parisi Law Associates. He stated for the record that both a site plan review and a special exception from the Zoning Board would be required. He is requesting a public hearing, and is requesting joint LPB & Zoning Board hearings.

RP responded back that she has ZBA email correspondence on this, and they are getting back to her with whether they can attend the January 9<sup>th</sup> 2020 planning Board meeting. The Applicant submitted additional data from what had originally been submitted, that being the storm water management plan, photos and maps, all in response to written comments from Tara Bamford (Town's Consultant Planner)

SC asked if both towers were all wireless communications towers or other types supported? Mr. Parisi responded both were wireless towers.

Sanborn Lane site was discussed, it is estimated to cover the downtown area to around 1 mile of north of center Lisbon. He spoke and showed many photos of when the balloon was flying (simulating tower in skyline) and what property lots could and couldn't see the balloon. Next, the Streeter Pond site was discussed. All the factors that were discussed about the first site were reviewed for the second site. In all about 28 balloon photos were reviewed, the visual impact is very low. Tara asked him for a set of full size plans; he brought 5 of them and gave them to her.

Regional impact was discussed. Target goal is to have a meeting with the Zoning Board on Thursday January 9<sup>th</sup>, 2020 at 7 pm.

Discussion was started concerning a waiver for a boundary survey on the Sanborn Lane property.

SC made a motion to waive the survey requirement, BA 2nd the motion, in voting all were in favor except MF who opposed, the motion was carried.

Discussion was started concerning a waiver for a boundary survey on the Streeter Pond property.

SC made a motion to waive the survey requirement, BA 2nd the motion, in voting all were in favor except MF who opposed, the motion was carried.

A motion to accept the application for Sanborn Lane as complete was made by SC, BA 2nd the motion, all voted in favor of the motion, none opposed.

A motion to accept the application for Streeter Pond as complete was made by SC, BA 2nd the motion, all voted in favor of the motion, none opposed.

The outstanding checks for fees have been submitted.

**Determination of Regional Impact:** A motion was made by BA that the proposed tower at Sanborn Lane lot has a Regional Impact, this motion was 2nd by MF, all voted in favor of the motion, none opposed.

**Determination of Regional Impact:** A motion was made by BA that the proposed tower at the Streeter Pond lot has a Regional Impact, this motion was 2nd by MF, all voted in favor of the motion, none opposed.

The North Country Council will be notified of these applications and they will be mailed materials presented. ZBA will be meeting at the Jan 9th meeting it was announced. Discussion ended.

- 6) Commissioner SB returned to the meeting as a member of the board.
- 7) The next agenda items was to receive and review the lot line adjustment on Map 6, Lots 10 and 10A, the applicant Tom Smith (for Grahams and Morris and Graham Living Trust) was present. It was stated that all abutters concerning this lot line adjustment were notified. Mr. Graham had the check, and 5 copies.  
A motion to accept the application data as complete was made by MF, SB 2<sup>nd</sup>. All in favor, none opposed.  
The public hearing was opened. Tom Smith explained the proposed lot line revision between the two lots. Both lots would retain their frontage.  
David Graham spoke about the concerns with a right of way that crosses his land in favor of rear land of the Morris's. By doing the lot line adjustment he will acquire that rear portion of land and the right of way will therefore be extinguished. He is in favor of that. The public was asked if anyone opposed wanted to speak, none came forward.  
A motion to close public hearing was made by SB, SC 2<sup>nd</sup> the motion; all voted in favor, none opposed the motion.  
A motion to approve the lot line adjustment was made by BA, SB 2<sup>nd</sup> the motion, all voted in favor, none opposed.
- 8) The next agenda item was the draft zoning amendment - amendment #4 Wetlands Overlay District, and the OSPRD.
- 9) Questions came up and discussion with Jim Pasmán from Perch Pond Road. Tara presented other NH towns "verbiage" as samples for the board to review. Mr. Pasmán asked if the towns were from rural communities? Tara responded the number of towns who have this is limited, and that the samples presented are all from southern part of the state. A re-wording from "no impact" to "no significant impact" was proposed and discussed at length.  
A motion to change the wording to "no significant impact" and to not have another public hearing was made by SC, MF to 2<sup>nd</sup> the motion, all voted in favor of the Wetlands Overlay District, none opposed.
- 10) There was a tabled item the OSPRD concept. Research was requested on how other towns calculate in steep slopes.  
Tara did a massive review and analysis on this subject for the board. She presented all her data.  
A motion to accept and keep the steep slope calculation at 25% was made by SC, SB 2<sup>nd</sup> the motion, all voted in favor, none opposed.
- 11) All of the amendments by the LPB will be submitted at the March Town Meeting for Public vote.
- 12) The next agenda item discussed the new agreement services thru year 2020 for the LPB consultant Planner Tara Bamford. A motion to sign the agreement was made by BA, SB 2<sup>nd</sup> the motion, all members were in favor, none opposed.
- 13) The next agenda item was the LPB stipend, this is based on attendance. A motion to revise the stipend policy to provide a sitting board member an extra \$10.00 a meeting to be \$50.00 per meeting if they are also secretary, was made by BA, SC 2<sup>nd</sup> the motion, all voted in favor, none opposed.
- 14) There were no building permits submitted to the board.
- 15) A "Driveway" application was submitted from Janet Savage (R8- lot 2B).
- 16) Ms. Barbara Clough has alteration of terrain permit; it was given by the state.
- 17) Date of next meeting is Jan 9<sup>th</sup>, 2020 at 6:00 pm at the Lisbon Railroad Depot Station.

18) A motion to adjourn was made by BA, SC second the motion, all voted in favor, none oppose to adjourn.