

**LISBON PLANNING BOARD**  
**MEETING MINUTES**  
February 19, 2015

Members Present: Robert Adams (RA), Sandra Butson (SB), Stephen Morrison (SM)  
Selectperson: Stephen Knox (SK)

Secretary was absent, SB volunteered to take notes.  
The minutes are a compilation of notes from SB and SM

RA opened meeting at 6:10 pm

**HEARING:** Presby Gravel, LLC. - Map R18 Lot 4 – Asphalt Manufacturing plant.

Thad Presby (TP) and Larry Towle (LT), Owner of Ammonoosic Asphalt were there to answer questions from approximately ten Lisbon landowners in attendance

David and Phyllis Armstrong, Randy Locke, Emile Lessard and his wife, Skylar Boutin, Med Chandler and Jan Marshall was among the landowners asking questions.

LT gave a brief explanation of his business and overview reason for moving his plant from it's current location to the proposed location on the Presby Gravel pit at the intersection of Route 302 and 117.

JM read a mission/purpose statement of the planning boards task.

Q. Overall Volume of material.

Volume of material is on the average 35,000 tons a year. 20 tons/truck load.

Average 10 to 15 trucks/day.

Q. Hours of operation./

Plant will operate May 1 thru Thanksgiving. Never on Sundays. Sometimes on a Saturday. Not late into the night. Goal for this year is to be up and running by June 1<sup>st</sup>.

SK asked for an overview of what the site heights will be and will they be seen from the road. 58' highest point, 50' stack height. Due to the elevation of the pit at the site and the trees and berms it will not be visible from the roads. There could be a slight flash glimpse possible.

Q. Smell./Little to none.

Chick (previous Leasor of plant) stated he could smell it ½ mile away at the old place of operation.

Q. Are there air regulations

Q. How would water get out of the area if it were to get flooded.

Comments/questions:

This plant will be located at two state designated scenic byways.  
This will impact property Values  
Smelly asphalt stench  
Potential health impacts.  
What tools do the planning board have to protect the towns people.

JM handed out a “facts sheet” for hot mix asphalt emissions from the State of Oregon.

LT stated that there are thousand different grades of Asphalt. The primary grade of asphalt he will be producing will be for residential use and some commercial.

Q. Will the volume increase. / It will stay about the same  
Q. Does the State have a monitoring system./ The state will do a visit test after the site is established (5 wks) then every 5 years or when people complain.

Intersection traffic is a concern. There are concerns voiced about trucks pulling onto Route 302 from 117. 500' from driveway to Route 302.

Q. What is the future of the tree barrier. / Can be written in the approval not to cut any trees along site barrier.

Q. With the type of proposed asphalt, what guarantee do the neighbors have that asphalt grade won't get offensive. / conversation perused about will the intent of current use of plant change over the years.

Q. Health risks of fumes- Air pollution / SK cited the third paragraph of the handout from JM about not health hazards

Q. How many employees./ two on site and two truck drivers

Q. Noise of plant operation / 85 db. A comparison was asked for reference. A back up beeper is 110 db.

Does it get monitored/ No state plan / involvement.

Conversation perused about comparison of truck traffic.

Can the planning board impose reasonable restrictions. No weekends?

Q. Where are the next closest asphalt plants. / Waterford, VT host a Pike asphalt plant which is a much bigger operation. There is a plant in Gorham NH.

Q. What was the highest output for Ammonoosic Asphalt in 11 years in business./ It has been pretty stable with average of 35K tons.

Q. what is, if any tax benefit to the town. Taxable business.

Q. How many other blacktop companies are there around.

Comment. This is an inappropriate use of that location.

Skylar commented that there may be a constant odor at his home. He has a very sensitive sense of smell and is concerned about the odor.

The asphalt needs to be heated 24 hours a day.

Q. Are there planning regulations cover down lighting.

Q. What is the noise level for maintaining the temperature of the asphalt./ The furnace that runs is the same noise level as a home furnace.

SK made a motion to accept the site plan with the following stipulations:

1. Hours of operation limited to no Sundays
2. Lighting to be down lighting.
3. ZBA and all State and Federal permits required.
4. Survey of area being cut out for operation of proposed plant. Limiting use to be for a single 3 ton capacity batch plant. Future change would require a new hearing.

SM second. So voted all.

Mark Vander Haden (MV)- **Conceptual**

MV presented a BLA intent for Tom Delgar's property on Map R34 Lot 1 . He would like to do a boundary line adjustment of a subdivision plan previously approved by the planning board back in 2011. The BLA would consist of merging one of the smaller lots into the larger parcel. Since the plan was never recorded BA stated that it would require a new hearing to be scheduled for a new minor subdivision, not a BLA. MV thanked the board and left.

Rosalind Page (RP), Chairman of the Conservation Commission introduced herself and gave a brief overview of other committees she serves on as well as her professional background.

RP said she is looking for more people to sit on the CC board and would like to see the CC to work more closely with the planning board as well as work with the PB as we review the PB reg.s and Master Plan for the town.

RP was invited to join the planning board. She said that Wed.'s is not a good night for her to attend board meeting. The PB all discussed that we were not married to Wed night and would consider switch to Tuesday or Thursday, evenings that would work for RP.

RP requested a hard copy print of the PB reg.s. SK noted that he will ask Suze to print off a copy for RP.

RP thanked the board and left.

SM made motion to accept the prior months minutes SK 2<sup>nd</sup>. So all voted

The board discussed changing the meeting night to accommodate RP 's schedule and we all agreed that RP's background and knowledge depth would be an asset to our board. It was decided that Thursday's at 6pm would work with everyone's schedules as well.

We will need to notify Suze that the board will be switching the PB meetings to the third Thursdays of each month at 6pm. The web site calendar needs to reflect the changes.

We are inviting RP to the next meeting. Need to have Select board appoint her to the position.

SB brought in her lap top to the meeting to give a brief overview to the board of all the features with the maps on line web site. She is willing to bring it in for meetings and would like to see the board use it more at meetings as a tool.

Giving the length of meeting was agreed to wait till next month for the Query Manager on line presentation.

BA motioned to adjourn, SB 2<sup>nd</sup>. so all voted.

Meeting adjourned at 8:45 pm