

LPB - Public Meeting of the Lisbon Planning Board DRAFT

Approved.

Brian Higgins
RCP
wyf

Thursday January 11, 2018 at the Railroad Train Depot in Lisbon

Meeting opened at 6:00 PM by chair Rosalind Page

- Present: Rosalind Page "RP"
Sarah Hicks "SH"
Mary Forsyth "MF"
Sandra Butson "SB"
Bob Adams "BA"

Absent: Brian Higgins "BH"

Quorum present: yes

Guests present: Full House

Materials Submitted: Letter and attachment to Planning Board from Michael Shores and Brian Morgan, Esq.

Agenda items:

- 1) Review of minutes from December meeting.
Motion to accept as presented by SB, second MF – all voted in favor, none opposed.
The board passed around and signed the minutes.

Not on the agenda but was discussed next was, for the months of July and October in 2017, the LPB meeting minutes (Originals) were reproduced in hardcopy and all members were asked to review it and re-sign the document. This was done.

- 2) Public Input – The guests were asked if there was any general public input, or comments to be heard, there were none.
- 3) Site Plan Review on Tax Map R36 Lot3. In December, the LPB reviewed the application for completeness, and found it incomplete due to the lack of a current boundary survey. The holidays have impacted this effort such that it has not been done yet. Discussed was whether a conditional approval could and should be done. Chad Blackiston introduced himself as a representative from Clean Energy Collective (CEC). The board requested to understand the plans' timeframe to assist in determination of needing to invoke a conditional approval. Chris Nadeau the applicant's engineer, was able to summarize from start to completion was about 8 months. Brian Morgan from the public, an attorney, brought up the fact that the normal process is to make an applicant complete all the steps and requirements and submits to the board to make a determination of incomplete. Mike Shores from Breezy Hill asked a few questions and felt the 7.5 acre area needs to be defined. Public discussion continued. The board made it clear for the public that the new survey will be required to show the distances of the leased property lines, to the outside property boundary lines.

It was brought to the floor that this plan could make a regional impact, and that there are guidelines for the North Country on such development (NH RSA 36:54-58). Per the guidelines, the Town of Lisbon would send certified letters to surrounding towns to let them know of the proposed plan. Discussion ended. The board voted on if a "conditional acceptance of the application as complete" should be granted and all were opposed to this.

A motion was made by BA that application was found to be incomplete, it was seconded by SB and all voted it to be incomplete. It will be reconsidered at the Planning Board Meeting on Thursday February 8th, 2018.

The Chair then proposed that since the Applicant and the public were all present, that discussion could continue as a " design review procedure" that would be non-binding to all parties to help inform all present as to the nature of the proposal. All were in agreement that this would be helpful. The Applicant gave a brief overview of the proposal. Jenny Trelfa from Northey Hill Road stated her concern about access to power along the class 5 portion of the road, along with others. It was also discussed that the Lisbon community as a whole would not be using the power from this, only Eversource users who buy into the project, who could be Eversource users from other towns. A de-commissioning plan should be required, and was discussed. Becky Lockwood from Northey Hill Road asked about wet land impacts, and wild life impacts. the Applicant's engineer reviewed the terrain proposal that addresses these concerns. It was noted that Conservation Commission will also review the application. The Chair noted comments from the Highway Dept. Should be addressed in any revised plans.

- 4) A review of the guidelines RSA 36:54-58 Dated Oct 28th 2010 concerning Regional Impact of this proposal was discussed in detail. Motion to notify Littleton, Sugar Hill, Lyman, Landaff, Franconia of the February 2018 meeting was made by MF and seconded by SB. All voted in favor.
- 5) A review of the letters concerning CEC from the Highway Dept, the Peer Review by Horizons Engineering and Brian Morgan, were accepted as input.
- 6) Correspondence – there was a Sewage Approval for a disposal system.
- 7) The annual report is due January 21, 2018.
- 8) No ZBA approvals, no building permits from Chris Hodge.
- 9) Go Lisbon ! RP went to Plymouth for a review; they are doing a great job. They are making a video and a new logo for the town, in May another review will happen.
- 10) At the North Country Council meeting the budget was supposed to be finalized, but this did not happen.
- 11) Next Lisbon Planning Board meeting is scheduled for February 8th at 6:00 pm at the Lisbon Railroad Station.

Motion by BA to adjourn at 8 pm, 2nd by SH – All voted in favor, none opposed.