

LPB - Public Meeting of the Lisbon Planning Board

Thursday July 13, 2017 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"

Brian Higgins "BH"

Absent: Sandra Butson "SB"

Bob Adams "BA"

Quorum present: yes

Guests present: James McGovern, Harry Burgess, Rachelle Casio, Gerard Casio, Chris Hodge, Randy Locke

Materials Submitted: Sandra Butson sent in a document of Building Permit Application Fee comparisons

Agenda items:

- 1) Review of minutes from June meeting.
Motion to accept as presented by BH, second MF – all voted in favor, none opposed.
The board passed around and signed the minutes.
- 2) Public Input – The guests were asked if there was any general public input, or comments to be heard, there were none.
- 3) Public hearing opened with Rosalind reviewing the final draft of 'Rules and Procedures' otherwise titled Appendix C, providing a re-cap of each major point. This document was built on consensus over board meetings and its intent is to be the guiding document for the Planning Board.
- 4) A motion to close the public hearing on Appendix C was made by MF and second by SH. All approved.
- 5) A motion to adopt the procedures as presented was made by BH, and second by MF. All approved.
- 6) Public hearing opened with James McGovern on an application for a minor subdivision on his property at 160 Old County Road. James reviewed the revisions that were made to the site plan as requested by the board. It was reviewed by the board and deemed complete.
- 7) A motion to accept the application as complete was made by MF, and second by BH. All approved.
- 8) The board was requested to consider the application by James McGovern.
- 9) Mr. McGovern was asked if he had anything to say concerning the application by the board. He did speak explaining he had worked with Harry Burgess(Surveyor) and the board to revise the plan as per the review comments provided by the Board. Rachelle Casio then spoke on her concerns having new a home and roads so close to theirs. There is only a 10 foot setback

RP
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needed for a house from a boundary line and no setback required on driveways. It was stated by the Chair that this application is a minor subdivision and by definition will not be able to be subdivided further. Gerard Casio spoke of his concerns of too much settlement on a small country road. Discussions on the subject continued until all concerns were voiced.

- 10) MF made a motion to close the public hearing on the application from James McGovern, second by SH. All approved.
- 11) A motion was made to accept the application and give approval to the subdivision by MF, second by BH. All approved.
- 12) Under "Any Other Business" Randy Locke presented a request merge Lot 21 and 22 on Map R16. Much discussion concerning this merger and questions were answered as well on future lot line adjustments that may be submitted to the board. A motion to approve the merger was made by MF and second by BH. All voted to accept.
- 13) Chris Hodge presented, explaining his support of the new "Building Fees" are posted on the Lisbon Town website. Discussion involved clarity on towns that enforce building rules and regulations and those that do not, and therefore the fees to pay for that process and enforcement. The submitted material from SB was reviewed. The board requested Chris update the Planning Board each month with a list of building permits requested, and RP will update Chris on our monthly agenda.
- 14) There is a new recording device, hopes are to be able to use that for next meeting.
- 15) The meeting held Thursday, June 29th involving the professors from Plymouth State University to discuss the assistance of students in creating the draft version of the Master Plan was well attended by the public. Plans are underway to get Lisbon residents input during the process. The next meeting is July 27th at the Lisbon RR Station and is open to the public.
- 16) In "Other Business" Harry Burgess presented a request for a minor subdivision from Pearl Lake Road Trust. This is Map R42 lot 2. Discussion on this and requests for more information on the draft plan presented was made. He will make final design plans and return again in September.
- 17) Next Lisbon Planning Board meeting is scheduled for August 10th at 6:00 pm at the Lisbon Railroad Station.

Motion by SH to adjourn at 7:10 PM, 2nd by BH – All voted in favor, none opposed.