

Town Of Lisbon

REF.

Planning Board Minutes

March 19, 2015

Board - Robert Adams (RA), Sandra Butson (SB), Rosalind Page (RP), Stephen Knox (SK).

Public – Terry O'Brien, Jane O'Brien, Michael Shores, Celestine Shores, Michael Pettriccione.

SB – On last minutes need to make a change on first paragraph, need to add abutter's name. Med Chandlers name was added to the minutes.

SK – Motion to approve minutes as amended

SB - Second. All in favor.

RA – Hearing for Lot line adjustment between Brooks and Soukup.

Present for hearing – R. Brooks, T. Hahn (surveyor), W. Soukup and attorney.

TH – This is a simple lot line adjustment, implementing a mediated settlement. Land is going from Mr. & Mrs. F. Brooks property to Mr. Soukups, removing the right of way for Brooks and Green Acres Woodland across that piece of land. Mr. & Mrs F. Brooks will give new ROW to MR. & Mrs R Brooks and Green Acre Woodland across their land.

RP – Not changing any zoning or by change any frontage problems?

TH – None, simple line adjustment, plenty of frontage.

RA – Any other questions?

SK – Are all parties present?

TH – Yes, all signatures on application. Draft deed shows new easement for Green Acre. There are many deeds as many parties as easements moved from Brooks to Soukup, then Brooks to Brooks and Green Acre. The easement is very specific now where it wasn't before.

Attorney – This is to resolve all problems.

RA – Any questions from public?

Attorney – There was a discrepancy over application – what to fill in for a lot line adjustment, form is for a sub division.

RA – Went through checklist. We do ask for new boundary pins on frontage to be set in concrete, but as it is marked on plan as ledge that can't be done. Do I have a motion?

SB – Motion to approve plan as directed.

SK – second

RA – Any discussion? All in favor – ayes have it, passes.

RA – Have deeds been filed?

Attorney – We have been waiting for your approval, once mylar filed and recorded the deeds will be recorded with the plan number.

All leave meeting.

RA – Asks remainder of public if anything Board can do for them.

MS – Do you have a follow up to make sure pins have been put in concrete?

RA – The building inspector. We would hope that the surveyor would make sure it is done as it is part of the conditions set.

RP – If you have paid a surveyor, then you have paid for that service.

RA – We added it to the regulations a few years ago as pins got lost.

SB – Was planning on doing a briefing on map site.

MS – You don't use in meetings?

SB – All fairly new members .

RP – The Conservation Commission use it.

SB – It is used by the public.

TO – Is there a trick to printing?

RP – Save as a PDF, then print.

The board and members of the public went over the different layers, views and tools available on the site.

MS – It is a great planning tool and should be used more.

TO – Could you use in meetings, use a monitor to show to any public.

MS – Is there a data source, so know how current data is?

SK – Aerial photography?

SB – State does that.

SK – Any more business to discuss? Thank you Sandra for the presentation. On future planning and zoning agenda's we should add the map and lot number so that people can look the property up in advance.

RA – We need to start looking at the zoning ordinances as some are dated.

SB – I can't make the Hazard Mitigation Meeting next Tuesday can somebody else ?

SK – I can't make it.

SB – June Garneau runs the meeting, she has dates when master plan and zoning ordinances should be updated. NCC helps as well. Grant monies accrue as people attend the meetings.

SK – Hazard mitigation plan is for emergency awareness.

SB – The Master Plan and zoning regulations need to be reviewed. The meetings are Tuesdays during the day.

RA – Capital Improvement Plan was passed at Town Meeting,

SK – Would like to get started by summer. CIP is very important and under our jurisdiction, we can use other people to help. We could use the budget advisory committee to help.

RA – We need to start with a wish list for the next 5 to 10 years from all the department heads. Then we modify as we go.

SK – Need to include a road inventory as well.

RP – Road maintenance is a priority.

SK – Trying to get a written plan to move forward.

RP – Public are happier if there is a plan.

RA – The department wish list is the start. Scott Champagne from Zoning Board asked if we can get together and look at all the regulations.

SK – Town attorney would like to look as well.

RP – Could we do a quarterly meeting with planning, zoning and conservation>

SK – Good idea. They were written in 1997

RA – Some adjustments in 2007

SK – We need a colored zoning map on website to help clarify.

RP – Need to do some clean up with some of the wording.

RA – There is a catch all, but have to have exception.

MS – If applicant wants to ask for that do they have to put on application?

SB - Who will initiate meeting with zoning board?

RA - Lets wait until the ZBA hearings are over than talk.

SB – Motion to adjourn

RP – Second

RA – All in favor

Meeting adjourned 7:38