

LPB - Public Meeting of the Lisbon Planning Board

Thursday November 8th, 2018 at the Railroad Train Depot in Lisbon

Meeting opened at 6:02 PM by chair Rosalind Page

Present: Rosalind Page "RP"
Mary Forsyth "MF"
Sandra Butson "SB"
Bob Adams "BA"
Brian Higgins "BH"

Absent: none.
No Alternates at this time.

Quorum present: yes

Guests present: Tara Bamford, Robert Moore, Brian Morgan, Jan Steen, Michael Rederick, Al Costa.
Scott Champagne.

Agenda items:

- 1) Review of minutes from October meeting.
Motion to accept as presented by MF, second SB – all voted in favor, none opposed. The board passed around and signed the minutes.
- 2) The Lisbon Planning Board officially recognizes the resignation of Sarah Hicks. The board members requested for the record, Ms. Hicks' contributions of time and valuable input during meetings be acknowledged as it was always appreciated.
- 3) The board is currently looking for two alternate members to join, please see Jenny at the Lisbon Town Office for more information.
- 4) Public Input – The guests present were asked if there was any general public input or comments to be heard, other than what was already on the agenda for the evening, and there was none.
- 5) Public Hearing regarding Proposed Zoning Amendments. The LPB has been working on the town's zoning ordinances, specifically to bring sections in-line with State Laws, and clarifications on map lines and wording. Tonight's meeting will allow input from outside the board. Changes around the industrial zone generated letters to residents and organizations, as well as internet posting on Lisbon website concerning these proposed changes.

Article 1

Brian Morgan, Breezy Hill Road asked can it reference the Master Plan. It was discussed how doing that would not provide much weight to the Master Plan.

Brian Morgan, asked to consider defining the term cluster development.

Brian Morgan, asked to define 'Dwelling' and 'Dwelling Unit', the table uses dwelling unit.

Brian Morgan, asked to define Commercial and Industrial Use, this created discussion and the board took note of the request.

Brian Morgan, on 1.1.4 non-conforming structure compared to 1.1.5 or maintained or permitted so these match.

Brian Morgan, permitted use table 1.2.1 setback front terminology used multiple ways, define setback side as well.

Handwritten signatures and initials in black and red ink. At the top right, there is a large black signature and a red signature. Below them, there are several sets of initials, including 'RP' and 'MF' written in black, and 'my friends' written in red.

Brian Morgan, 1.2.3 define 'special exception', variance is fine.

Article 2

Jan Stein, Mount Eustis Road asked about a trailer that was disassembled. The board assisted in understanding a conforming structure replacement verses a non-conforming.

Article 3

Brian Morgan, asked about when one lot is split with a town zone line. This was discussed as to how this is being proposed, and how it is handled now.

Scott Champlain, selectman, asked if a map is available for the Pearl Lake Watershed.

Article 4

Tara assisted in clarification on Flood elevation. Flood elevation if not known (ZONE A as opposed to Zone AE, where flood elev. Is known), needs to be two (2) feet above the grade.

Article 5

Michael Rederick from Mt. Eustis Road, asked how long a farm can go vacant before purchasing new animals where there were grandfathered animals. The answer was no longer than 24 months or the grandfathering is no longer applicable.

Brian Morgan suggests that in the table, any entry that is currently blank be filled with a dash to signify it was contemplated and purposefully left without designation.

Brian also suggested under 'Uses' where would condominiums fall?

Brian asked about 5.3.2 and 5.4.2, it is going to be resolved with PE into I on 5.3.2

Brian then brought up a discussion on transient usages and dwelling units, specifically Airbnb.

That led into a discussion about 5.3.3

On 5.3.4 and 5.3.11 there is are two terms, one that has 'Factory' in retail establishment, Brain pointed out for consistency.

Al Costa from Rt 117, How would this impact Littleton Coin Company? There is no impact.

Brian said on page 20 Recreational Facilities goes with 5.3.5

Brian then brought up "grounds to area" 5.3.7 verses 7.2

On 5.5.2, Brian requested removal of the lines and address it on page 32, also requested to add Asphalt Plants.

Brian also asked to add 'Adult Establishments' to the categories.

On 5.6.4 Scott requested daycare limited to industrial should be changed to special exception. Maybe this should apply to all zones.

Brian on 5.7.3 questioned the intent. Requests the board review all areas where there is fuel.

Brian brought up 5.7.6 the wording with the and or phrase.

Robert Moore from Plains Road, started a discussion on planned unit development. He suggests it be considered in all zones.

Al Costa asked whether 'guest houses' are allowed to be a detached unit.

Brian asked a question on 5.7.7, are the uses not listed prohibited ? Requests this be clarified.

Brian commented that multiple dwellings on a single lot should be a special exception.

Brian commented that its likely 30 feet between two buildings, table 5.10 it was requested 15 feet side set back. This should be clarified with the Fire code.

Robert brought up 5.12 regarding increase and decrease in lot size if considering a cluster development.

Article 6 – no input.

Article 7

Robert requesting the board to consider 80% not 60% on the reduction on all zones.

Article 8

Brian brought up 8.3 #3 "usage language" existing abutters including without limitation to vibration (add this to the list), this to allow abutter more say.

8.3 #4 was brought up by Brian, asked to add noise and air quality.

Scott then commented to not add air quality.

Brian commented on 8.4 said its not the power of the planning board, and asked who do appeals go to.

Brian requested on 8.6 to add upgrading a road. This sparked discussion that got complex.

Article 9-12.- no comments.

Comments from the ZBA of Lisbon, Town atty, Walt Mitchell and the State NH OSI are all to be reviewed by the board.

A motion to close the public hearing was made by MF and seconded by SB, all in favor no one opposed on the vote.

- 6) Public Hearing regarding proposed solar farm located on Northey Road. There was no request for continuance submitted to the LPB from the Applicant and no correspondence submitted. BA made a motion to continue until the December meeting, this was seconded by SB. All members were in favor of the vote.
- 7) There were no Building Permits processed this past month.
- 8) There will be a budget review, RP will review Tara`s agreement and propose future work with her and finalize the budge accordingly.
- 9) Stipends for Board members will be reviewed and payment will be distributed based on attendance for the LPB.
- 10) In other business, Tara submitted her resume and availability to the LPB. DES provided 2 approvals on Shueler properties from last meeting.
- 11) A letter was received from the North Country Council, a second ^{Commissioner} volunteer is needed for the ~~economic development committee~~ ^{Seasonal Resident Planning Commission}. SB is already on the committee, MF volunteered to be added. RP will ask the Selectboard to approve these two appointments.
- 12) The North Country Council Transportation Committee needs a representative for Lisbon. RP volunteered. RP will ask the Selectboard to approve this appointment.
- 13) No other business was brought up, a motion to adjourn was made by BA and seconded by SB, all voted in favor, none opposed.

Next Lisbon Planning Board meeting is scheduled for December 13th at 6:00 pm at the Lisbon Railroad Station.