

**LPB - Public Meeting of the Lisbon Planning Board**

Thursday October 10th, 2019 at the Railroad Train Depot in Lisbon

Meeting was called to order at 6:00 PM by Chairperson Rosalind Page.

Present: Rosalind Page "RP"  
Sandra Butson "SB"  
Mary Forsyth "MF"  
Scott Champagne "SC"

Absent: Bob Adams "BA"

Quorum present: Yes

Guests present: Tara Bamford, Brian Morgan, Philp Hastings, Jim Pasman, Tom Smith, William Wetherbee, Robert Moore, Silvani Rinaldi, Jennifer McCourt, Bethany Stevens, Donna Levit and Tom Morgan.

Agenda items:

- 1) Review of minutes from the September meeting. A motion to accept the minutes as presented by SC, second vote toward the motion came from MF – all voted in favor, none opposed. The board passed around and signed the minutes.
- 2) Public Input – the meeting members were asked if there was any item or issue that is not listed on the agenda that should be discussed. There was no public input at this time.
- 3) RP announced the start of a Public Hearing regarding the 2019 Master Plan Update Draft the board has been working on. This draft version is available from the town's website and is also available at the Lisbon Town Hall.

RP asked Tara Bamford who has been assisting the board greatly with this effort, to summarize for the guests of the meeting the first three chapters that incorporate the changes. After which all members were asked for input or if there were any questions.

Brian Morgan from Breezy Hill had a few cleanup items; page 1-5 "Natural Resources" to include not only the Ammonoosuc River but to state 'Rivers, Lakes and Brooks, such as Pearl Lake, Perch Pond and Ogontz Brook.' Brian also requested to add to page 3-9 under Open Space Lands that the 'Town Forest' land located off golf road and is about 5 acres. He then pointed out a font change on page 3-19. He commented on page 3-21 on the Guiding Principles and Considerations that they are 'too open'. This sparked some discussion but no resolution was found at that time, the board took the comment into consideration. Brian then asked that on page 3-22 where it discusses the states Comprehensive Shoreline Protection Act that it be re-stated to be inclusive.

On page 3-24 concerning night sky and light, Brian requests an addition statement be inserted, such as "design issues such as, over-lighting, light trespass and sky glow". Then proceed to speak on each issue separately.

Tom Morgan from Breezy Hill had a comment on page 3-24, the term DRI is used but the text is not using the word 'Development' in Developmental Regional Impacts (DRIs) and requests it to be added.

No other input was received from anyone at the meeting. A motion to close the Public Hearing was made by SC and SB seconded the motion. All members voted in favor of the motion, none opposed.

A motion was then made by RP to approve and adopt the first three chapters as reviewed with these meeting changes, and SC seconded the motion. All were in favor, none opposed.

- 4) A design review of Map 7 Lot 17 located at 398 Plains Road, this is a proposed 37 lot Cluster Subdivision for Robert Moore. It was not a public hearing on the Cluster Subdivision this was stated a few times before the review began. Philp Hastings was introduced as Robert Moore's attorney. RP asked if there were any initial comments from the public and then the board members, there were none. Then came a flood of open and transparent statements concerning any and all conflicts of interest. This started with RP stating that she has a part time job with the land trust that holds a conservation easement on an abutting property. The Horizon Engineering firm who the Town utilizes further in a typical process, Philip Hastings has worked with them before and let this be known. Horizon Engineering firm has also worked on this property for Mr. Moore in the past. Tom Smith and William Wetherbee also let it be known they had associations with Horizons. Brian Morgan suggested the town select a different engineering firm so there would be no conflict of interest. There were some discussions around this topic and the board was pleased with the open and honest discussions that took place.

Robert Moore then presented a slide presentation and then a video simulation of the current layout plan. Jennifer McCourt was then introduced the engineer on the project and discussed the driveway system in place, the plan layout, wetlands and number of proposed units.

Philp Hastings from Concord also provided responses to any comments asked during this time. A request was made to have Jennifer review the grading of the driveway in the plan, she did so in detail. There were sections that had 9.8, 10, 12, 14 percent grading.

Tara, upon request from the board, provided input and issues concerning the design, each one was reviewed during the meeting with Jennifer.

After the presentations and questions were addressed from the board, the public were allowed to ask or make statements concerning the matter, RP opened discussion to the public.

William Wetherbee spoke first; he made a statement that the current driveway may not be as old as presented as he was the person who marked those roads into the forest when he was 16 years of age. He also made a statement that he believes the property lines as presented are not correct.

Jim Pasman brought up the concern of having only one exit from the property for cars and emergency vehicles. He noted that the documentation presented showed two different acres listed. He questioned the zoning area D and A that were documented, as he is an abutter. Jim quoted a study that showed this area to be a high wild life habitation, in fact the highest in Lisbon, right where the land is. He believes that there are at least 15 of the lots where houses are slated to be on wetlands. Jim questions the environmental impact of those homes on the

water shed and wells. Mr. Pasman referenced published Lisbon Zoning Board minutes from October 2<sup>nd</sup>, 2013 where Robert Moore agrees at the time when he was given approval on his third building without subdivision, that he would do no further development on the land. Mr. Pasman also stated his concern about the longevity of the plan- as the land was up for sale just last year. He was critical that there was no business plan, a lack of cash flow, the presentation was not to scale and all the springs on the property are not shown.

Bethany Stevens spoke next. She is an abutter on Lyman Road. Her concerns were if hunting will be allowed on that land once all those homes are built or will the hunters move onto next land lots. She brought up the fact if there are 37 lots and half the families have two cars it could be as many as 75 vehicles using a one-way road on the plan lay out. Also, the current town road 'Lyman Road', can it sustain 70 to 75 new cars each day?

William Wetherbee asked to speak. He stated his concern about how many people are designed for the land and how much water would be being used and flushed each day onto the land. He stated his concern for the peace and quiet he currently has an abutter and how he would be listening to lawn mowers all weekend with 37 houses next door. He questioned if the town school can handle 37 new families.

Donna Levit also from Lyman Road spoke next. She raised concerns about the barn, farm animals, livestock that are currently on the plan. She, as an abutter, has had poor experience with animals getting in and causing damage to her land that was not compensated for already and does not want to experience it again.

Tom Morgan, a Civil Engineer from Lisbon, made comments and statements that the planned roads being too narrow and steep. He drew a comparison to paved roads on another project.

Brian Morgan spoke last, he questioned if the units would be rental units or purchased homes, why is the development plan extended out so long, questioned the lack of garages, sheds and parking issues on plan. He also questioned the published agreement that Robert Moore had made with the town stating no further development on the land, so why is this going forward?

RP ended the discussion phase, thanked all members for their input and hard work, for taking the time to join the meeting and stated this plan is a work in progress and much progress was made. RP closed the public input.

- 5) A review of the proposed Zoning amendments to prepare them for the November public meeting was done.
- 6) There were no building permits brought to the board for the month of October.
- 7) The LPB scheduled a meeting for October 15<sup>th</sup> for further discussion only on the "Table of District Uses".
- 8) No other business was brought up, a motion to adjourn was made by SC and seconded by RP, all voted in favor, none opposed.

Next Lisbon Planning Board meeting is scheduled for November 14<sup>th</sup> at 6:00 pm at the Lisbon Railroad Depot Station.