

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

Thursday October 12, 2017 at the Railroad Train Depot in Lisbon

Meeting was called to order at 6:02 PM by chair Rosalind Page

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

*M Forsyth*  
*RP*  
*BH*  
*Sandra*

Quorum present: yes

Guests present: Rachelle Bruce, Thomas Smith

Agenda items:

- 1) Review of minutes from Sept meeting. The document required no changes as presented, a motion to accept the minutes by SB, second BH – all voted in favor, none opposed. The board members signed the minutes.
- 2) Public Input – Rachelle Bruce presented with a question for the board concerning the physical plans referenced in a letter they received. RP explained that this topic was planned to be discussed at the meeting and she could view and request said documentation when brought to the floor. No other public input or questions were posed.
- 3) Public Hearing on Lot Line Adjustment for Evelyn and John Scott was brought to the floor. Thomas Smith on behalf of the Scotts, presented a plan that showed R-14 Lot 6 & 7 owned by John and Evelyn Scot. The request to accept the application as complete was made by Mr. Smith. No further discussion on the application was required and a motion to accept the application as complete was made by SB and second by MF. All in favor. Mr. Smith requested a copy of the boards checklist, RP agreed. A review of the Lot Lines Adjustment was presented to all. The reason for the lot line adjustment was to bring the well and house onto the same and make the two lots more evenly shaped. Both lots will remain the same size. The application was discussed until all questions and concerns were addressed by attending parties. A motion to close the public hearing was made by SB and second by MF– all voted in favor, none opposed
- 4) A motion to approve the Lot Line Adjustment for the Scotts was made by MF and second by SB– all voted in favor, none opposed.
- 5) Accessory Dwelling Units (ADUs) were discussed in detail. RP brought and read the new law and the proposed ordinance. A few questions and examples were discussed. A draft ordinance is a possible outcome of that discussion, of which a public hearing could be called to further discuss and approve. If this could be approved by the Planning Board by January 12<sup>th</sup>, it could be adopted for the March 2018 Town meeting vote. The board decided to contact the Zoning Board as this is an ordinance that they would be involved with. RP will contact them.

- 6) The Planning Board is going to request from the Town Building Inspector to receive a copy of all building permits when they are applied for. The board members will use this information to stay current with building activities in town.
- 7) Proposed Solar Farm on Northy Road. They requested a meeting with Chris Hodge. RP reviewed information and asked to speak with engineering firm and Solar Farm folks. Appears they will require a special exception on the usage with the site plan process. RP requested the board hire a consulting firm to review the Solar Farm plans which include storm drainage, roadways, layout details to validate site plan figures and calculations. All consultant fees are to be paid by the Solar Farm.
- 8) Generating an RFP for a one to three year contract with a consulting firm could secure the towns availability for this resource for the few times it is needed. RP is looking into this.
- 9) Our resource at North Country Council, Tara, has left the council to begin a private practice of consulting. MF is going to find out who replaces her as the planning advisor.
- 10) Ammonoosuc Local Advisory Council is looking for one new member to make a three year commitment. They review all applications that impact any waters up to 250 feet of the river.
- 11) RP was able to attend the Flood Plain workshop with our town administrator. RP shared her history of Flood Plain knowledge and much discussion concerning the need for a Flood Plain Administrator for the town was heard. RP was selected and nominated by the board to be the Flood Plain Administrator for the town. The motion to accept this was made by MF and second by SB– all voted in favor, none opposed, RP abstained.
- 12) No other business was brought to the floor. A motion to adjourn the meeting at was presented by SB and seconded by MF. – All voted in favor, none opposed.

Next Lisbon Planning Board meeting is scheduled for November 9<sup>th</sup> at 6:00 pm at the Lisbon Railroad Station.