

LPB - Public Meeting of the Lisbon Planning Board

Thursday September 13th, 2018 at the Railroad Train Depot in Lisbon

Meeting opened at 6:00 PM by chair Rosalind Page

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

Absent: Mary Forsyth "MF"

Quorum present: yes

Guests present: Tara Bamford and Tom Smith

Agenda items:

- 1) Review of minutes from August meeting.
Motion to accept as presented by SB, second BH – 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, other than what was already on the agenda for the evening. Nothing presented.
- 3) Public Hearing regarding 541 Northey Road Solar Farm Application: There was a request for continuance, submitted to the LPB from the Applicant. No further information concerning the continuance was available at the time of the meeting. SB made a motion to continue until the October meeting, this was seconded by BA. All were in favor of the vote.
- 4) Schuele property Map R42 Lot 7B. Tom Smith PLS spoke on behalf of landowner Sandy Schuele and Atty Mark Russell. Mr. Schuele's land is bifurcated by the Town line between Lisbon and Sugar Hill. When the subdivision was originally approved in 1987 for Mr. Burwell, the lot for the existing house owned by Schuele (located in Sugar Hill) and a larger lot in Lisbon were noted on the approved map to be subject to the restriction that both parcels must always be conveyed together in one deed to one grantee. In 1989, the larger lot in Lisbon was resubdivided by Mr. Burwell into two lots, with the new smaller lot abutting the "house lot" being now subject to the same restriction, but not the new larger lot in the rear. Mr Schuele wishes to have this restriction removed and his attorney has opined that this restriction was NOT a condition of Approval required by the two towns, but merely a private restriction affecting the original Grantors, Mr. Mrs Burwell. The Owner wishes to file a new mylar on the records, depicting the removal of this restriction and is approaching both town Planning Boards to that effect. Tom Smith is also working with the State as this Subdivision never received State Approval, to remedy that.

The Board discussed all this and made the following Motion :

The Board authorizes the Chair to review of the minutes of the Lisbon Planning Board for the 1987 and 1989 meetings at which the subdivision and subsequent resubdivision were approved, (to be researched by Tom Smith). Once it has been confirmed that these Restrictions were NOT

a Condition of Approval by the Board, the Chair is authorized to sign the new mylar. Furthermore a letter will be sent to the Sugar Hill Planning Board to confirm this for their records and Tom Smith will request Sugar Hill to do also send a letter to Lisbon.
Motion made by BH/ SB. All in favor.

- 5) Tara Bamford reviewed the latest iteration of proposed revision to the current Lisbon Zoning Rules and Regulations section on zoning boundaries for District A was reviewed and discussed in detail along with lot sizing and uses permitted in the Industrial area and proposed telecommunication tower regs. A workshop for landowners affected by the Industrial Zone is set for Monday 9-17-18 at 5:30 pm at the Railroad Station.
The plan is to have a public hearing for all the proposed changes in November.
- 6) Two recent building permits were reviewed.
Building permit fees , clarification of definitions, and new forms have been approved by the Selectmen and will be effective 10-01-18. Brian Higgins reported for the Selectmen that they had largely followed the Planning Board`s suggestions
- 7) Any Other Business:
 - A. The Chair person does now have access to the Grafton County records for LPB purposes.
 - B. RP noted that workshops for Planning Board members are being provided by the NHMA if any member wishes to attend.
 - C. North Country Council has requested that the Selectboard appoint a replacement representative on their Transportation Advisory Committee, since we no longer have our Town Administrator who was the rep. The Planning Board recommends to the Selectboard to fill this position.
 - D. SB provided the notice sent out by NCC concerning their Annual meeting and dinner on Wed Oct 17 2018. She will attend the business meeting but not the dinner. RP may be able to attend one or both, depending upon work schedules.
 - E. RP will be completing the NH OSI annual survey by 10-09-18.
- 8) Date of next meeting: Oct 11th, 2018 at 6 pm
- 9) Motion to Adjourn at 8:00 pm SB/BH.

Next Lisbon Planning Board meeting is scheduled for October 11th at 6:00 pm at the Lisbon Railroad Station.