

**Town of Lisbon
Zoning Board of Adjustment Minutes**

October 2, 2013

6:00 pm meeting opened.

Members present: Robert Clark (BC), Scott Champagne (SC), Stephen Knox (SK)

Public: Robert S. Moore (Applicant), Silvana Rinaldi (Spouse of Mr. Moore), James Pasman (abutter to Mr. Moore)

Public Hearing called to order at 6:00pm

Abutter letters checked for delivery. Note: there was no return receipt for Bailey at 320 Plains Rd., and Zeiser/Ford at 395 Plains Rd was Not Deliverable. No correspondence was received regarding any complaints or issues by abutters.

All board members are familiar with site. (SK) made a site visit one week prior to meeting.

Mr. Moore spoke regarding the Plat Plan. He is requesting a Special Exception for an additional residence on his property. The residence would be a small farm house located within close proximity to an existing barn on site. The house would be rented out to a family at a low rent while they will be organically farming on the site.

(BC) asked: has a Perc test or septic design been done for the new house?

Mr. Moore answered that he had not pursued that avenue until after he received the Special Exception from the ZBA.

(SK) asked: What type of farming will occur on site?

Mr. Moore answered: A current farmer from Lunenburg VT will be occupying the land and is a small scale farmer of vegetable crops, flower producer, free-range turkeys, chickens, and has a few animals.

Mr. Pasman (abutter) asked: Why is a Special Exception necessary?

(BC) answered: A third residence on the property requires an exception.

Mr. Pasman (abutter) asked: Will there be an impact to wetlands on the property?

Mr. Moore (applicant) answered: The setback from the wetlands to the house is quite far and does not see an imminent danger of polluting and has a forestry plan in place.

Mr. Pasman (abutter) asked: When will residence building end on this property?

Mr. Moore (applicant) answered: He has no further plans to build additional residences.

No Further questions.

(BC) went through the list of five criteria.

8.03.01 The specific site is an appropriate location for the use? All three Board members agreed that the site was appropriate. SC motion BC 2nd Vote: All voted in favor.

8.03.02 Property values in the district will not be reduced by the use. All three Board members stated they didn't feel as if that was a problem. SC motion SK 2nd Vote: All voted in favor.

8.03.03 The use will not adversely affect the adjacent area and there are no reasonable objections by the owners of the abutting land. The Board all agreed there were no reasonable objections. SC motion BC 2nd Vote: all voted in favor.

8.03.04 No nuisance or unreasonable hazard will result. The three Board members stated there were none. SC motion BC 2nd Vote: all voted in favor

8.03.05 Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use. BC stated money invested supports maintenance and operation. SC stated precedent says adequate operation will be likely. SK agrees with other board members. BC motion SC 2nd Vote: all voted in favor.

SC made a motion to approve the Special Exception, BC 2nd and so voted all in favor.

Motion passed.

BC made a motion to adjourn the meeting, SK 2nd, so voted all.

Meeting adjourned 6:40 pm.