

MINUTES
LISBON ZONING BOARD OF ADJUSTMENT
May 19, 2016 at the Railroad Station

Present: Scott Champagne (SC), Skyler Boutin (SB), Stanley Sudol (SS) and Jan Marshall (JM) assisted by Dan Merhalski, Lisbon Town Administrator (DM)

The meeting was called to order by SC at 6 PM. SC announced elections for Board Chair and nominated JM. The nomination was seconded by SS and all members voted in the affirmative.

JM called for a motion to approve the minutes of February 25th, 2016. SC made a motion, seconded by SB. SC, SB and SS voted to approve them (being the members who had attended the meeting).

JM introduced the case to be heard. Tim and Denise Casey were requesting a Special Exception under 5.02.2 allowing for a three or more family dwelling in District D. JM ascertained from DM that all proper notices had been made. She further confirmed with the noticed abutters (all present) that they had been property notified.

Tim Casey (TC) explained that they had moved 4 partly completed buildings from the Tech School onto the property – one building for each of their kids and wanted to build a 5th building which would be the main family gathering place. He stated that they had septic approval for one system to serve the 5 buildings. JM noted that 5.02.2 is for a single building and that it sounded like he really wanted a Special Exception under 5.07.6 for multiple uses and / or dwellings on a single undivided lot. TC confirmed that it was approval for multiple buildings that he was seeking.

JM asked DM how this situation was to be handled where the application had been noticed for the wrong section of the zoning ordinance. DM said that with abutter permission it could go forward but that the applicant could also be withdrawn and started over. He noted that if an application was denied that the applicant could not come forward for a closely similar application for 4 years. DM had brought a form for withdrawal in case the applicant chose that path. JM asked the Caseys what they would like to do. TC stated that they would withdraw this application. DM offered assistance to them in completing a new application.

SB stated that he felt that a letter received by the board objecting to the proposal was itself objectionable – that he was on the board because he wanted to help people. JM assured him that all sides would be listened to in making any decision on a future application.

JM asked the Board Members whether it would be possible to schedule an organizational meeting for the week of May 23rd to elect a full set of officers and to adopt formal procedures to be available for applicants and to discuss the role of the ZBA and the responsibilities of the members. Wednesday, May 25 at noon at the railroad station was decided upon.

The meeting was adjourned at 6:27 PM.

Respectfully Submitted,


Jan Marshall

Approved July 12, 2017