

LPB - Public Meeting of the Lisbon Planning Board
Board Minutes
Thursday, May 14, 2020 - via Zoom Electronic Meeting
6:00 PM
Meeting opened at 6:00 PM by chair Rosalind Page

Present: Rosalind Page "RP"
Sandra Butson "SB"
Scott Champagne "SC"
Bob Adams "BA"
Travis Bailey "TB"

Quorum present: yes

A quick thank you to Sandra Butson "SB" for signing on with the board for another 3 year term. It is very much appreciated! Sandra, thank you.

Agenda Items:

Roll Call:

Quorum present

Approval of Minutes:

MOTION MADE BY SC TO APPROVE THE APRIL MINUTES AND TO HAVE RP PUT OUR INITIALS NEXT TO OUR NAMES ON THE APPROVED MINUTES, SECONDED BY BA. ALL IN FAVOR. ALL STATED "AYE" WHEN CALLED UPON. SB, SC, BA, TB, RP. APPROVED

Public Hearing: A minor subdivision Applicant Dean Knapton. Located at 3631 Route 302 - MAP R32 Lot 12

We are looking at Map R 32 Lot 12 to determine if the application is complete. We have the notices sent out to the abutters, information back from the state, the application fees are paid in full. RP has determined that the application is complete.

MOTION MADE BY SC TO ACCEPT THE APPLICATION AS COMPLETE, SECONDED BY BA. ALL IN FAVOR. ALL STATED "AYE" - SB, SC, BA, TB, RP. APPROVED.

Public Input:

Public Attendees via ZOOM: Dean Knapton, Kellog Gardner, Geoff Lopus, Katie Lopus

Each attendee shall speak their name, the names of anyone in the room with them and their address.

Sub Division Applicant - Dean Knapton. Dean spoke to the board during our ZOOM conference.

Mr. Knapton: We've been here for 40 years and originally this property was a dairy farm for many years. The original deed was for the large farm and all 40 acres. About 20 years ago the farm burned down. 10 acres of the property are located in Lisbon, while the remaining 30 acres are located in Littleton. The residence is positioned on the 30 acres in Littleton, entirely. The shop (Mr. Knapton's welding business) is located on part of the ten acre parcel in Lisbon and has been his welding shop and his commercial shop for the last 20 years. He wants to separate the two pieces of land because they are two separate entities. Now they want to subdivide. Part of the land is back land next to their house which their driveway is on. The little front section should be separate, as it's commercial. Mr. Gardner is the surveyor for Mr. Knapton. The town wanted some language changed, so they've completed that. Mr. Knapton believes it's a pretty simple subdivision. There will be 9 acres left in Lisbon. As of right now there are no plans of doing anything with the land. It will just stay in current use.

Next to speak was Mrs. Lopus.

Katie Lopus, Geoff Lopus and their two children Logan and Will of 3541 Rte 302, Lisbon, NH are present at the meeting. They spoke of their concerns and said that they are not exactly opposed to the subdivision, but are worried about the water that is running off the back side of Mr. Knapton's property. There's a lot of run off coming off his land and making the backside of their land very wet. Mrs. Lopus said she doesn't know if this subdivision is going to change anything there and that she is aware that Mr. Knapton is saying that he is not going to build, but she would like it noted that this is a primary concern of theirs.

Mr. Knapton reassured the Lopus' that the land is just back land; it's just a hill with steepness and a ridge. It's been this way since long before any of them have been around there. Mr. Knapton says they've done nothing to change the topography. The rain goes where it goes. There is a bit of marshy land between the Lopus and the Ferro properties. There are no plans to do anything with that back land. That is part of the reason they are doing the sub division, to make sure it stays that way. Mr. Knapton stressed that they are trying to protect it from development.

Geoff Lopus said that when they moved here years ago they planned on developing their property to put in a business, but the water run off is now running year round. When they put in the gravel yard next door they had to go through the wetlands division, the town and the state to make sure everything worked out the way they were supposed to. The area is so wet now that with these days there are so many ways to protect waterways and such, it's basically depreciated the property up in that area. He is concerned about down the road if he has to put in a septic field, where he will even be able to put it. Mr. Lopus' issue is the water coming off of Mr. Knapton's property. He understands that he lives below but they are just getting drenched. RP recommended that maybe the town could help them out, maybe the state could put in a culvert or something to help them out with the Lopus land. RP suggested that maybe we as the planning board can talk to the selectboard and the state to help get the Lopus property water issue taken care of.

Mr. Kellogg informed the Littleton Planning Board of the Knapton subdivision on April 7th.

We have a letter from the Littleton Planning Board stating that they are all set with the Mr. Knaptons subdivision paperwork.

MOTION MADE BY SB TO CLOSE THE PUBLIC HEARING, SECONDED BY SC. ALL IN FAVOR. ALL STATED "AYE" - SC, BA, SB, TB, RP. APPROVED.

MOTION MADE BY SC, TO APPROVE THE KNAPTON SUBDIVISION AS PRESENTED THIS EVENING, SECONDED BY TB. ALL IN FAVOR. ALL STATED "AYE"- SC, BA, SB, TB, RP. APPROVED.

RP will sign the mylar for the Knapton subdivision and give it to the town clerk to send to Grafton County.

Public Hearing: Road Slope Design - to receive public comments on the Board's proposal to amend Section 5.22 of the town's Subdivision Regulations to increase the maximum grade allowed on new roads from 8% to 10%.

1. Discussion and vote to accept the proposed Section 5.22 of towns subdivision regulations from 8 percent to a 10 percent road grade change. The steepest you can currently build a new road is at an 8% grade, however, we live in a hilly area. The board decided that 8% is a little too gentle for roads in this area. Many other nearby towns have a 10% road grade, so the board decided to increase the Lisbon roads to a 10% road slope as well. There is a maximum of one percent at an intersection due to safety issues. RP received an email from Mr. Moore stating that we could go up to a 12% grade. RP wrote back that the board decided on 10%, following what most other area towns have. She has not heard back from him since then.

MOTION MADE BY SC TO CLOSE THE PUBLIC HEARING, SECONDED BY TB. ALL IN FAVOR. ALL STATED "AYE" - SC, BA, SB, TB, RP. APPROVED.

MOTION MADE BY SC TO ACCEPT THE NEWLY AMENDED SECTION 5.22 OF SUBDIVISION REGULATIONS TO INCREASE ROAD GRADES TO 10 PERCENT, SECONDED BY SB. ALL IN FAVOR. ALL STATED "AYE". SC, BA, SB, TB, RP. APPROVED.

MOTION MADE BY SC TO AUTHORIZE RP TO SIGN THE CONTRACT WITH TARA BAMFORD AND TO AUTHORIZE RP TO SIGN ON BEHALF OF THE PLANNING BOARD, SECONDED BY SB. ALL IN FAVOR. ALL STATED "AYE" - SC, BA, SB, TB, RP. APPROVED.

MOTION MADE BY SC TO ACCEPT THE PROPOSAL TO USE CONSULTANT PLANNER TARA BAMFORD, SECONDED BY SB. ALL IN FAVOR. ALL STATED "AYE" - SC, BA, SB, TB, RP. APPROVED.

Building Permit Log:

Michael Collins: 1995A Rte 302 - Building a 20x26 foot addition

Jessica Morin: 1995 Rte 302 - Building an addition/closing in porch to add a mudroom and a half bath

Dave and Gail Neuman: 698 Oregon Rd. - Building a garage

Michael and Madelynn Morreal: Berkshire Rd. Map 43 - Building a new house with a garage

2. North Country Council Commissioners Report:

There was a meeting last Thursday. Basically, it consisted of a presentation of broadband. A speaker was there to talk about the fundamentals, terminology, what broadband is, etc. It is the Carroll County Broadband Initiative. It was informative, but long. There was discussion about DSL, fiber optics and more. The information from the meeting is posted on the North Country Council webpage. It's an expensive venture for our community to get into, but as far as getting communities up and on the internet, it's a better answer than the 5G for rural communities. The main thrust would be to get fiber optics up Route 302, but the last mile you've got all the side roads where it's only copper. We would need to see if we could apply for grants and set up a deal with a service provider.. There are grants out there and resources that if you can demonstrate that you have a need, they will pay for this to happen. We would need to put a report together showing the need, how many households we have, etc.

SB updated the board on the cell tower – In a conversation that her husband Don Butson had with the cell tower company, they indicated to him that it may not happen this year.

3. North Country Transportation Committee Report:

Not a lot going on due to the COVID-19 pandemic. There is a website for scenic byways in NH with all kinds of links to things going on, hiking trails, fishing spots, etc. Nothing more going on with the ten year plan at this point.

4. Any other business:

RP is hoping to include the zoning board files in her file cabinet project. They will be filed by map and lot. This will make them easier to access if needed in the future. She will contact the ZBA chair first though.

Correspondence received - We accepted the wetlands application for R19 Lot 15 - approved the work on the banks of the Ammonoosuc river.

5. Date of next meeting :

June 11, 2020

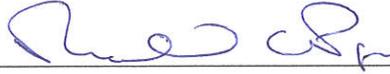
6. Meeting adjournment:

MOTION MADE BY SB TO ADJOURN AT 7:07 PM, SECONDED BY TB. ALL IN FAVOR. ALL STATED "AYE" - SC, BA, SB, TB, RP. APPROVED.

Respectfully Submitted,

Amanda Bailey, LPB Alternate and Board Minutes Secretary

Approved / Not Approved - Date 7/9/20



Rosalind Page, Chair



Sandra Butson, Vice Chair



Scott Champagne, Ex Officio for SelectBoard

Robert Adams



Travis Bailey

 MB. Alternate.