

LPB - Public Meeting of the Lisbon Planning Board
Railroad Station, Central Street
Lisbon.
Minutes
October 5, 2023

Meeting opened at 6:00 PM by board chair Rosalind Page

Present: Rosalind Page "RP"
Bob Adams "BA"

Scott Champagne "SC"
Sandra Butson "SB"

Absent: Bruce Grover "BG"

Public Attendees: Tara Bamford, Planning Board Consultant (via zoom)
Beth Altcheck (via zoom)
Mike Altcheck (via zoom)
Gary Travers (via zoom)
Doreen Travers (via zoom)
Derick Brown (via zoom)
Tom Smith-Surveyor
Steven Rothney

Quorum present: Yes

Agenda Items:

1.Roll Call:

Quorum present

2.Approval of Minutes:

MOTION MADE BY SB/SC TO APPROVE THE September 14th, 2023 MINUTES. ALL IN FAVOR. None opposed.

3.Public Input: None

4. Public Hearing: to review the subdivision application of Craig and Lindsay Myers for a two-lot subdivision at 20 Spencer Drive, Tax Map U-2 Lot 78.

The board reviewed the application which consists of the application form, payment in full, the list of abutters, the certified mailings, the public notice, 5 copies of the plan, and reviews via email from Tara Bamford, Consultant planner, written comments from the Road Agent and from the Fire Chief. Motion to accept the application as complete: SC/SB. All in favor. None opposed.

Tom Smith- Surveyor, representing the applicant, explained the proposal to subdivide the property into two lots, zoned C, both served by town water and sanitary sewer services. Lot 78-1 will be 239 ft of frontage , one acre in size, using the existing temporary logging access drive and upgrading it to driveway standards required by Dept of Public Works. A proposed new house on Lot 78 will access School Street via Spencer Drive, which is a private driveway shared by the owners of Lot U02-79 who have a deeded Right of Way to use the driveway to access their residence. The water and sanitary sewer services for Lot 78-1 will run off the north side of the pavement of School Street, within the town Right of Way. The proposed house for Lot 78 has services that exist from the previous house that was demolished and will be re-used. The applicant agrees to install driveway culverts and crown Spencer Drive to alleviate storm drainage issues on School Street as per the review comments from Dept Public Works. The fire chief had no concerns about being able to provide emergency services to the new lot.

The Board had questions and concerns about the storm drainage affecting School Street and the installation of the private utility services within the town Right of Way for Lot 78-1. The applicant agreed to add notes to the plan to address these concerns.

Public comment about the application: Steven Rothney had questions about the storm water drainage from the driveways onto the public street; concerned that it might impact his property.

Public comment against the application: Mike and Beth Altcheck had questions about the town's authority over their private driveway, known as Spencer Drive which crosses the subject property through an easement. The board explained that the town has no authority to compel private landowners to fix shared private driveways if they become impassable. The Town has no intention of taking over Spencer Drive and making it a Town Road.

Motion to close the public hearing: SC/SB all in favor, none opposed.

Motion to approve the application with the condition that revised plans be submitted depicting:

- Correction to the street name, "School Street"
- Depict the location of the three cross culverts in the street and note on the plan that the new driveway to Lot 78-1 and Spencer Drive, be constructed and graded in such a way that storm drainage runs to cleaned out ditches to these culverts, in accordance with review comments from Dept Public Works.
- That construction activity on Spencer Drive not impede passage of the Altcheks to their residence
- That the existing private water and sanitary sewer services to Lot 78 be noted as such and clearly identified on the plan
- That the proposed private water and sanitary sewer services to Lot 78-1 be noted as such and clearly identified on the plan and note that construction and maintenance of the services within the public Right of Way remain the responsibility of the lot owner.
- That the Selectboard submit a written letter to the Planning Board permitting the installation of private water and sanitary sewer services in School Street.
- That all review comments from the Consultant planner be addressed
- That all review comments from the Dept of Public Works be addressed
- That the Notice of Decision be filed in the Grafton County Registry with the approved and signed mylar

SB/SC. All in favor, none opposed.

5. Preliminary discussion: Gary and Doreen Travers. #360 Route 302 Lisbon (Mink Brook Campground)

Gary and Doreen explained their conceptual plans to restore the campground, continue to rent out the caretaker's house, and also build rental storage units. The board advised them that they will need a Special Exception from the ZBA for the storage units and variances for multiple uses on one lot. If they are successful, then they need to make an application to Planning Board for site plan review. The site plan will need to be prepared by a NH licensed Surveyor and depict at least the proposed uses portion of the property. If they plan to come back later with plans to restore the campground, they may need to have the whole property surveyed, so the board suggested the check with their surveyor about cost efficiencies to do the whole survey now, rather than piecemeal over the years.

6. Building Permit Log: three building permits have been submitted:

76, Caterall Road-New residential home
376 Bishop Road- new shed
51 Georgeville Road-residential lot, new barn

7. North Country Council Commissioners Report: Nothing to report

8. North Country Council Transportation Commissioners Report: nothing to report

9. Any Other Business:

- RCP noted the public hearing being held at Grafton County regarding regional funding for the BroadBand initiative for the " middle mile" . This should help internet access in the Rte. 302 corridor.
- SC reported that he has contacted the two landowners on Rte. 302 who need to get permits for their commercial business operations: Snoo dog grooming, and the garage doing undercoating

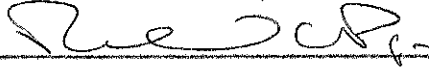
10. Date of next meeting: November 9th, 2023

11. MOTION MADE BY SB TO ADJOURN THE MEETING AT 7:35 PM, SECONDED BY BA. ALL IN FAVOR. APPROVED.

Respectfully Submitted,

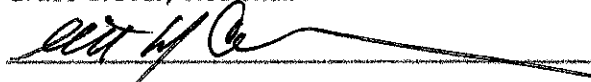
Rosalind Page, Lisbon Planning Board Chair & Recording Sec.

Approved / Not Approved - Date 11-9-23.

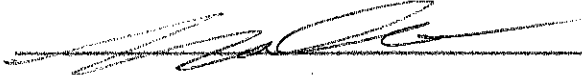


Rosalind Page, Chair

Bruce Grover, Vice Chair



Scott Champagne, Ex Officio for Select Board



Robert Adams

Sandra Butson