Lisbon Planning Board

Thursday December 8th, 2016 at Railroad Station, Lisbon

Meeting opened at 6:03 PM by chair Rosalind Page

Present:

> Bob Adams "BA"
>
> Sandra Butson "SB"
>
> Peter Nightingale "PN"
>
> Rosalind Page "RP"

Absent: Steve Morrison "SM"

Mary Lou Forsyth "MF"

Quorum present: yes

Guests present: Dan Merhalski – Town Administrator

Agenda items:

1) The board reviewed the minutes of the Nov. 10th, 2016 meeting

Motion by SB to approve, 2nd by BA – All voted in favor, none opposed.

2) Public Hearing: Site Plan Regulation Revisions

Continuation of the public hearing. Noted correspondence received from Brian Morgan Esq. Landowner on Breezy Hill Road that pointed out some discrepancies with NH State regulations and some other suggested modifications. Board has reviewed his suggestions with Tara Bamford, Senior Community Planner at North Country Council and minor modifications were made to the proposed regulations. Motion made to approve the draft regulations dated 11-29-16 pm. PN motion/ SB second, all in favor.

3) Review of the Capital Improvement Plan.
   Dan Merhalski
   A. Reported that as requested, he has revised the CIP utilizing only used equipment (3 yrs old). This reduced the average cost of the purchase of any equipment by 40 %.
   B. That the replacement timeframe for roads had been increased to 20 yrs.
   C. That the replacement schedule for water and sewer utility lines had been increased to 50 yrs.

D. That despite this renewed calculation, if the town were to fund capital reserve funds to pay for all these items, the town would have to come up with $1.4 million (this includes allowances for grants). This would effectively double the town portion of the tax rate from $10.72 to $21.22 per year

E. This would be unlikely to be acceptable to the town residents.

Discussion ensued as to alternative approaches.

Three areas to explore to fine tune sections of the CIP to determine how best to fund capital reserve funds:

1. **Roads** Board agreed to put together a map of the town roads, indicating paved v. graveled as currently exist, and whether they are local of collector type of service roads. Paving versus gravel is a significant price difference (albeit the cost of maintaining gravel roads has some components to be recognized such as the increased wear and tear on grading equipment, cost of gravel for maintaining grades and other materials such as calcium chloride).Suggest some realistic goals of using said base map to prioritise roads for maintenance, with a goal of a certain amount of linear feet/ miles of designated roads each year to be approved at town meeting. Capital reserve fund to set some amount each year for this, to be approved at town meeting.

2. **Equipment.** Board to review equipment list with an eye to deleting/ amending items for replacement, to then review with dept heads. Calculations then to determine an appropriate number to try to set aside in that capital reserve fund, (applicable to all depts.)

3. **Water and Waste Water.** Board discussed idea of setting up a capital reserve fund for these two utilities to fund major replacement/ line renewal. Need further data from Contractor on potential costs however.

4) Planning Board forms and fees
   RP will review forms to check for compliance with new revised regs for subdivision and site plan review. Present info at January mtg.
   Fees. Discussion about covering cost to Town of staff time involved in reviewing application to ensure compliance and prepare materials for hearings/ mailings etc. Board recognized that Town is not trying to profit from applicants, but rather to cover costs of town employees time. Fee structure will be presented at January mtg by Chair for review and approval.

5) Master Plan hearings. Dan will send our invitations to civic groups to attend the January 7th mtg to get input on community survey. Businesses will be invited to Feb mtg. Residents to March mtg. Any member of the public is invited to attend any mtg however.

Motion by PN to adjourn at 7:42 PM, 2nd by SB – All voted in favor, none opposed