**Lisbon Planning Board**
**Railroad Station, Central Street**
**Lisbon, NH**

**Planning Board Minutes – May 14, 2026**

**Meeting Opened**

5:58 PM by Chair Craig Myers

**Present**

Craig Myers (CM), Chair
Sandra Butson (SB)
Robert Adams (RA)
Scott Champagne (SC)
Jeffery Jones (JJ)
Betsey Stead
Tara Bamford (via Zoom)
Scott Sanborn – Surveyor
Louis Shekzi Jr. - Representative for McCauley Land Trust

**Absent**

Not formally noted

**Quorum Present**

Yes

**1. Roll Call – Quorum Confirmed**

Chair Myers opened the meeting and confirmed a quorum was present.

**2. Approval of Minutes**

Minutes from the April 9, 2026 meeting were reviewed.

Motion: To approve the minutes as presented.
Seconded.
Vote: Motion carried unanimously.

**3. Public Hearing – Subdivision Regulation Amendments**

Chair Myers opened the public hearing regarding proposed amendments to the Subdivision Regulations. Tara Bamford reviewed the proposed revisions and corrections to the regulations.

Discussion included:
• Removal of the "minor subdivision" category and addition of definitions for boundary line agreements and minor lot line adjustments
• Addition of provisions regarding abandonment of design review applications after six months without submission of a final application
• Addition of Notice of Decision checklist language
• Clarification of road standards referencing NHDOT standards
• Addition of fire protection review requirements by the Fire Chief
• Addition of procedures for minor amendments to approved plans
• Clarification of septic system and well location requirements
• Removal of outdated floodplain language superseded by local ordinance
• Discussion regarding proposed dead-end road language revisions in anticipation of changes to State law under SB564

Motion made to approve the amendments and changes to the Subdivision Regulations as discussed.
Seconded. CM/JJ
Vote: Motion carried unanimously.

**4. Public Hearing – Site Plan Review Regulation Amendments**

Chair Myers opened the public hearing regarding amendments to the Site Plan Review Regulations.

Discussion included:
• Streamlined procedures for adding dwelling units within existing buildings
• Clarification of application requirements and abutter information
• Revised parking standards
• Parking dimension revisions to 10' x 20' for standard parking and 24' for parallel parking
• Strengthened lighting standards and fire protection provisions
• Discussion regarding certified mail notification timing and postal delays

Motion made to close the public hearing.
Seconded. CM/SC
Vote: Motion carried unanimously.

Motion made to approve the Site Plan Review Regulation amendments with discussed changes.
Seconded.
Vote: Motion carried unanimously.

**5. Conceptual Review – McCauley Land Trust Subdivision**

Location: Map R04 Lot 7
Owner: McCauley Land Trust

Scott Sanborn presented a conceptual subdivision review involving approximately 84–95 acres in District D.

Discussion included:
- Approximately six proposed residential lots
- No new road construction proposed
- Compliance with frontage and lot size requirements
- Potential waiver requests for test pits and stormwater management
- Discussion regarding driveway access and Class VI roads
- General support for the conceptual layout and waiver requests

**6. Board Discussion – Excavation and Alteration of Terrain Concerns**

Board members discussed excavation regulations, Alteration of Terrain permits, stormwater management concerns, buffer requirements, blasting impacts, enforcement procedures, and possible future engineering review requirements for excavation operations.

Discussion also included State permitting authority, grandfathered excavation operations, and enforcement authority related to excavation activities and abandoned pits.

**7. Other Business**

Board Approved all pending building permits.

The Board discussed miscellaneous local development matters, Transportation Committee items, and upcoming meeting scheduling.

The next Planning Board meeting was scheduled for June 11, 2026.

**8. Motion to Adjourn**

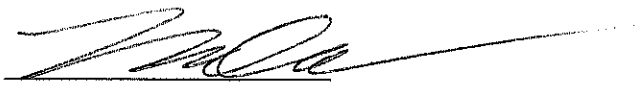
Motion made and seconded to adjourn the meeting @ 7:42PM.
Vote: All in favor.

Respectfully Submitted,

Lindsay Myers
Recording Secretary

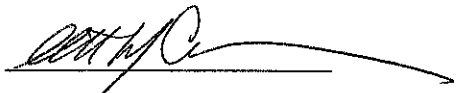
Approved / Not Approved — Date: 6/11/26

Craig Myers, Chair

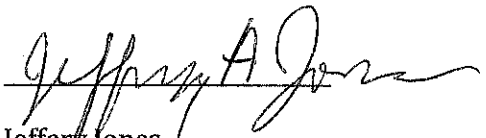


Robert Adams, Vice Chair

~~Sandra Butson~~ Elizabeth "Betsy" Stead



Scott Champagne



Jeffery Jones