

Lisbon Planning Board
Railroad Station, Central Street
Lisbon, NH

Planning Board Minutes – August 13, 2026

Meeting Opened

6:00 PM by Chair Craig Myers

Present

Craig Myers Chairman (CM)

Sandra Butson (SB)

Betsey Stead (BS)

Jeff Jones (JJ)

Bob Adams (BA)

Scott Champagne (SC)

Josh Dumont

Angie Dumont

Tom Smith

Quorum Present

Yes

1. Roll Call – Quorum Confirmed

Chair Myers opened the meeting at 6:00 PM and confirmed the meeting was underway.

2. Approval of Minutes

Minutes from the July 9, 2026 meeting were reviewed.

Motion: To approve the July 9, 2026 minutes.

Seconded.

Vote: Motion carried. SB/JJ

3. Dumont Real Estate Holdings LLC – Site Plan Review and Public Hearing

The Board reviewed a site plan application for an addition to the existing convenience store/gas station property. The proposed addition was presented as approximately 48 feet by 34 feet and would be attached to the existing building.

The applicant and representative explained the project and prior state Shoreland review.

Discussion included:

- The proposed addition is consistent with the existing commercial use of the property.
- The addition was presented as meeting the Town's applicable zoning setbacks, with no variance or special exception requested.
- The property is heavily developed with existing buildings, pavement, and gravel. The Shoreland review focused on reducing overall impervious surface and improving stormwater treatment.

- The plan includes new grass/vegetated areas so runoff from the proposed roof will pass through a vegetated area before reaching the river.
- State Shoreland approval had already been obtained for the proposed project.
- Exterior lighting was discussed. Proposed lighting was described primarily as downward-facing lighting under the building fascia, together with motion lighting, while existing pump-canopy lighting would remain.
- Existing access points from the roadway are not proposed to change.
- Parking and loading were discussed. The use and general parking demand are expected to remain substantially the same, with a loading dock area to be maintained or relocated as necessary.

Motion: To accept the site plan application as complete.

Seconded. SC/SB

Vote: Motion carried.

The public hearing was opened. No substantive public objections were identified in the discussion.

Motion: To close the public hearing.

Seconded. JJ/SC

Vote: Motion carried.

Decision: The site plan application was approved. Vote: Motion Carried. SC/BA

4. Shoreland Exemption / Downtown Development Discussion

The Board discussed whether Lisbon should investigate a municipal Shoreland exemption or similar mapped exemption for portions of the developed downtown river corridor, comparable to an exemption discussed for downtown Littleton.

Discussion included the effect of Shoreland permitting on existing developed properties, redevelopment costs, impervious-surface requirements, stormwater protection, wetlands requirements, and the need to balance environmental protection with reasonable economic development.

There was general interest in obtaining additional information from the State regarding the process, geographic limits, eligible uses, and requirements for establishing such an exemption. No formal action was taken.

5. Planning and Training Updates

The Board discussed recent and upcoming planning webinars and training materials. Topics included subdivisions on Class VI roads and upcoming changes to state-level zoning requirements.

Members noted the importance of clearly documenting that the Town has no responsibility for maintenance of Class VI roads and that emergency response may be limited. Members were encouraged to register for available webinars so recordings could be viewed later.

6. Building Permit Review

The Board discussed a building permit involving a home generator. Members noted that generator installations may require applicable fuel/gas permits and inspection.

The Board also discussed permit-fee calculations and the need to account for the foundation, building size, and applicable commercial rates when reviewing commercial construction permits. No additional formal action was recorded.

7. Other Business

- Members discussed the upcoming September 10, 2026 meeting and a subdivision application expected to be heard at that meeting.
- The Board discussed planned changes to Main Street parking associated with the State paving project, including parallel parking in front of Riverside and pedestrian/crosswalk safety.
- Members discussed using the community message board/sign to provide additional notice of Planning Board public hearings, subject to determining who controls the sign and whether a fee applies.

8. Next Meeting

The next regular Planning Board meeting is scheduled for September 10, 2026.

9. Motion to Adjourn

Motion: To adjourn the meeting.

Seconded.

Vote: Motion carried.

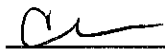
The meeting adjourned following completion of the Board's business.

Respectfully Submitted,

Lindsay Myers

Recording Secretary

Approved / Not Approved — Date: 9/10/26

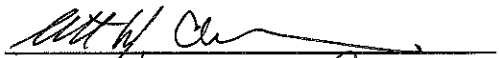


Craig Myers, Chair

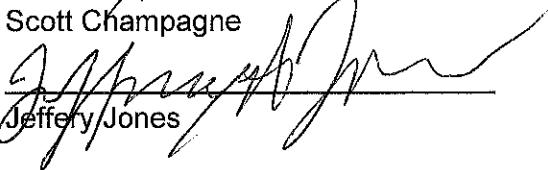


Robert Adams, Vice Chair

Sandra Butson



Scott Champagne



Jeffery Jones