

**NEW LISBON PLANNING BOARD/NEW LISBON TOWN BOARD
JOINT MEETING---APRIL 22, 2010---TOWN HALL, 7:00 PM
WORK ON SITE PLAN REVIEW REGULATION REVISIONS**

Present: Planning Board Chairman Daniel Morehouse, Planning Board Members Flo Loomis, Art Mathewson, & Chris Perrine, Planning Board Clerk Judy Koster, Supervisor Robert Taylor, Councilmen Glen Noto, Edward Lentz and Connie Chase, Clerk Charlene Wells, Consultant Alan Sorensen, also residents Joe Gregory and Tom & Kathy Riso
Absent: Planning Board Member David Galley, Councilman Robert Eklund

Supervisor Taylor called the meeting to order at 7:03 PM. The purpose of the meeting was to review the draft of site plan review regulations prepared by Alan Sorensen. Many sections were discussed and additions, deletions and changes were agreed to. It was noted that the draft uses the term Development Administrator for the enforcement person we will need to help enforce the regulations. We have been using the term Land Use Enforcement Officer for this position. We will have to decide on what title we want to use and draft a job description.

The section on signs listed various types of signs under 12 square feet. The section on what is not covered by the regulations stated that no signs under 12 feet have to be reviewed. It was agreed to change the content of the sign section to show that no signs under 12 square feet have to be reviewed. Sign height was left at 7 feet for signs on the ground and 10 feet for post signs. Off premises signs are limited to 50 square feet and are all subject to site plan review.

Edward Lentz and Flo Loomis requested discussion on reviewing one & two family homes. They questioned why we couldn't review and give guidance on landscaping, home placement, lighting, etc. Flo Loomis would like to see junk handled because it degrades properties and we need a way to protect our property values. Chairman Dan Morehouse and Supervisor Taylor were not in favor of adding one & two family homes to the need to be reviewed list. We could make up a brochure of suggestive material to hand out when people stop in to do the pre-building checklist with the Town Clerk. Alan Sorensen suggested that we could handle our concerns by enacting separate laws, such as lighting, noise, junk, etc.

Home occupations were discussed. We have been reviewing in home businesses if they have people come to their home, hang out a sign and make changes in their home. The proposed law would only require home occupations over 25% of the total floor area of the home and over 500 square feet. Would we have to go measure the buildings to verify this information? After discussion, it was agreed to change this to more of the way we have been doing it.

Under the proposed regulations, the Planning Board could recommend waiving requirements or provisions and the Town Board could approve these waivers. However, neither the Planning Board nor Town Board could change any of the regulations. This would have to be done by the applicant going through a Board of Appeals. It was discussed that it would be hard to find people willing to serve on a Board of Appeals. Councilman Lentz felt it would add another level of government. After further discussion, all agreed that they would like to see the Planning Board and Town Board be able to make changes under special circumstances and not have a Board of Appeals.

It was agreed to change the Minimum Lot Frontage to 150 feet like it is in the Subdivision Regulations. All agreed to delete the requirement for buildings to be placed parallel with the road. The section on parking lot materials will be amended to not require paving. The height of light poles was decreased from 25 feet to 15 feet. It was agreed to delete the section requiring a permit for all recreational vehicles before they come into town. Supervisor Taylor would like to see a letter of credit on the top of the list over bonding. Other corrections and revisions were made. Alan Sorensen will work on making the revisions and submit a revised draft for us to review.

Tom Riso suggested that he would like to know the reasons why we want to have each of the specific sections of the regulations. Once the Planning Board and Town Board are happy with the document, it will be made available to the public and a public hearing will be held. Everyone was asked to work on drafting a job description for a Land Use Officer.

The meeting adjourned at 9:25 PM.

Charlene Wells, Town Clerk

