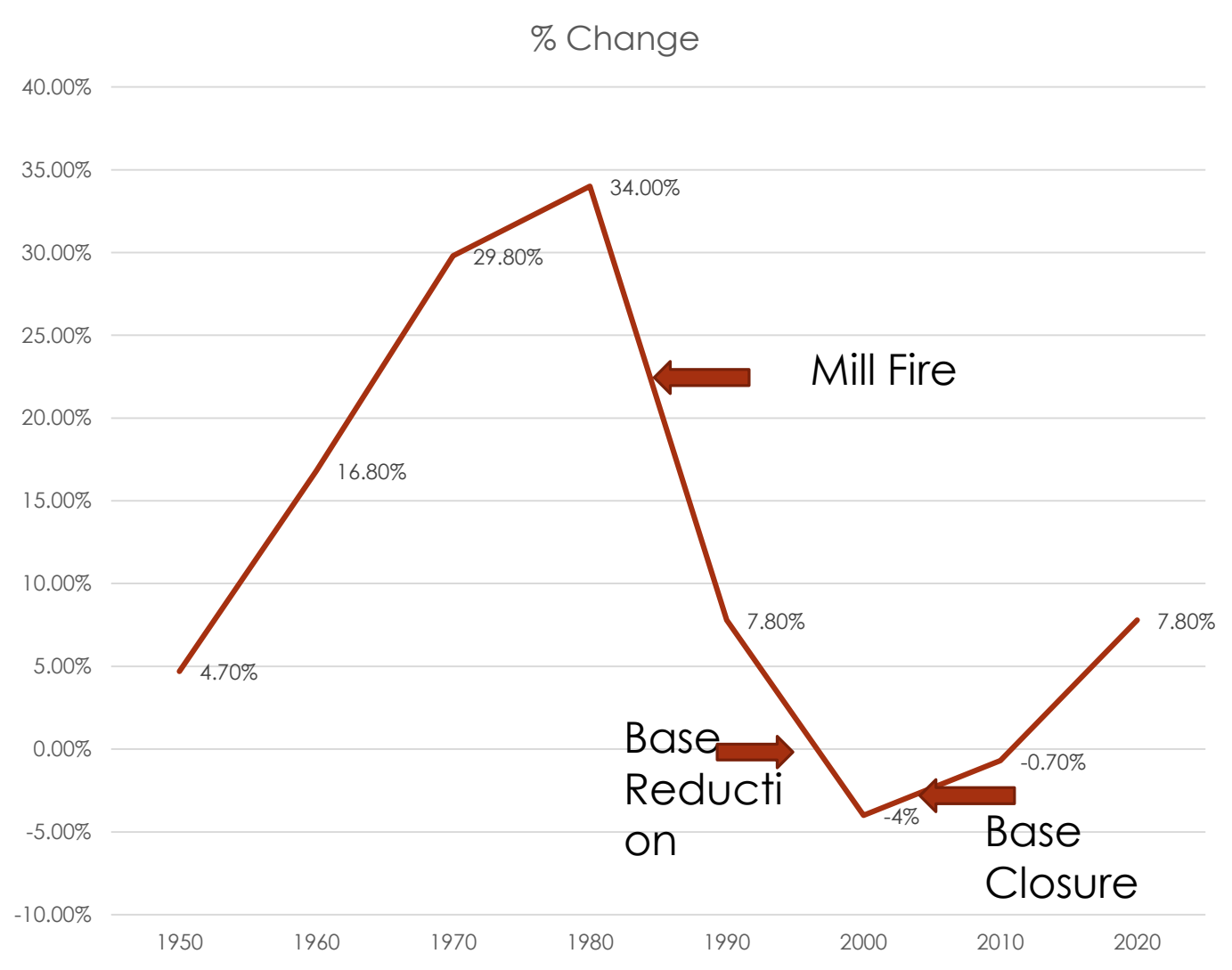
Lisbon Development Committee
Chair Angie D'Amours

Mission Statement

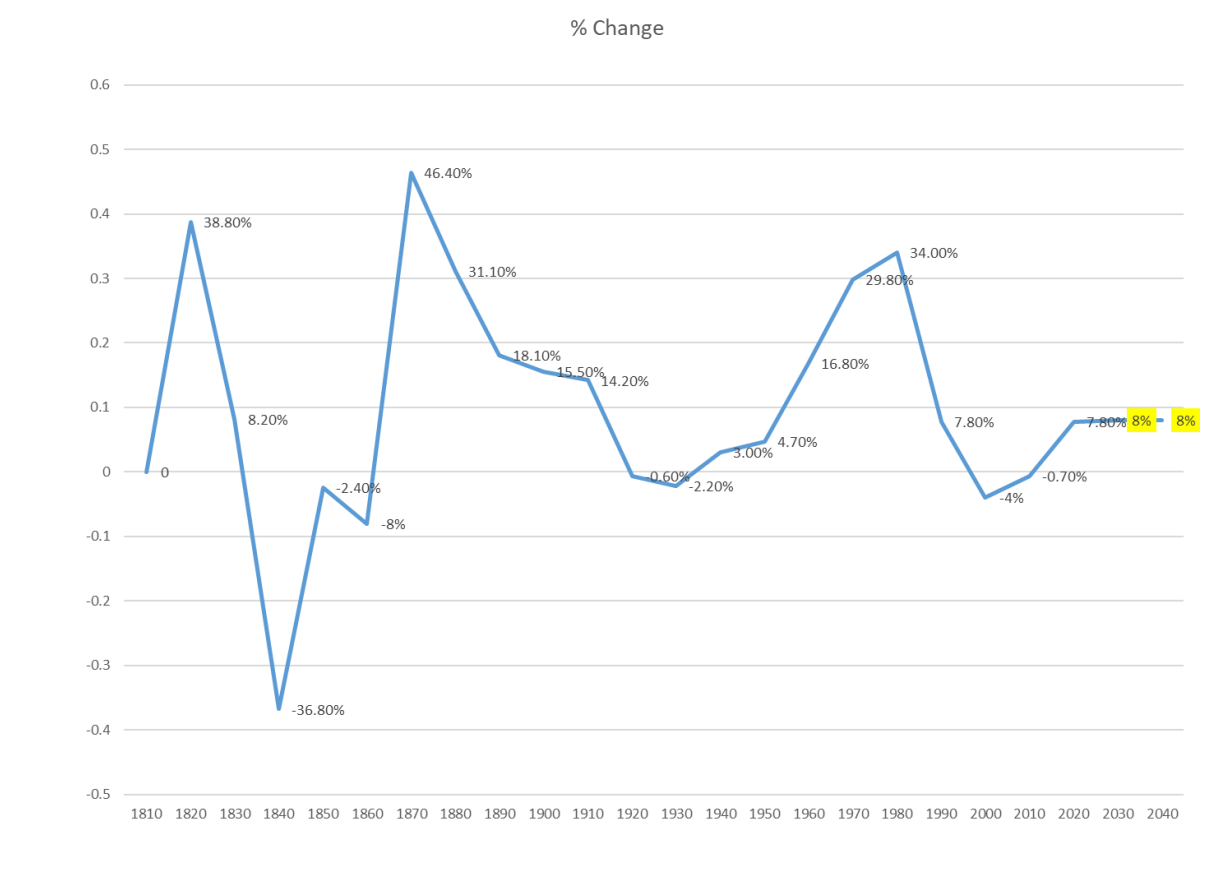
The Lisbon Development Committee endeavors to create a positive, vibrant future for the Town through the revitalization and growth of the core areas, and the development of an appropriate mix of commercial, residential and recreational projects. The Committee also serves as the collaborative visioning body that advises the Town Economic and Community Development Director, the Town Planner, the Town Code Enforcement Officer, and the Town Council for the purposes of implementing all development initiatives and plans including the Route 196 Master Plan.

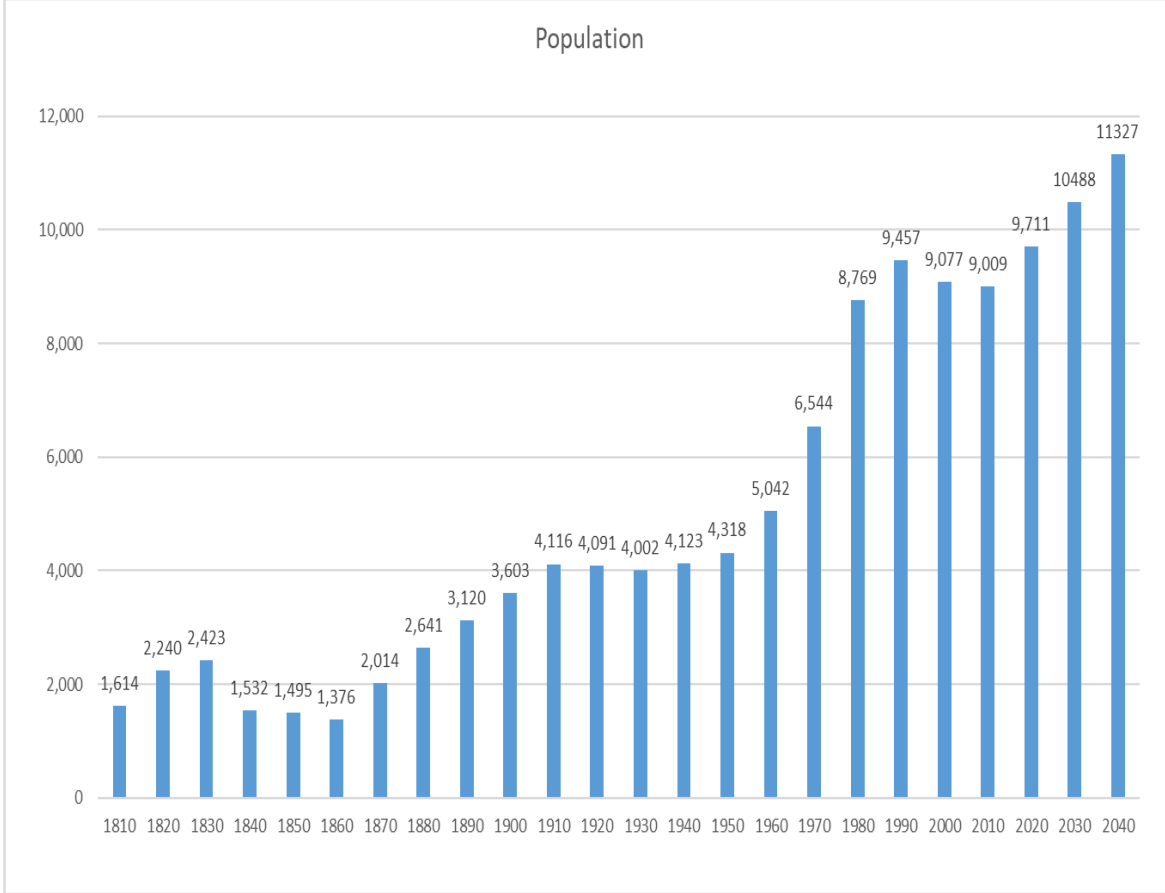
Population growth 1950-2020



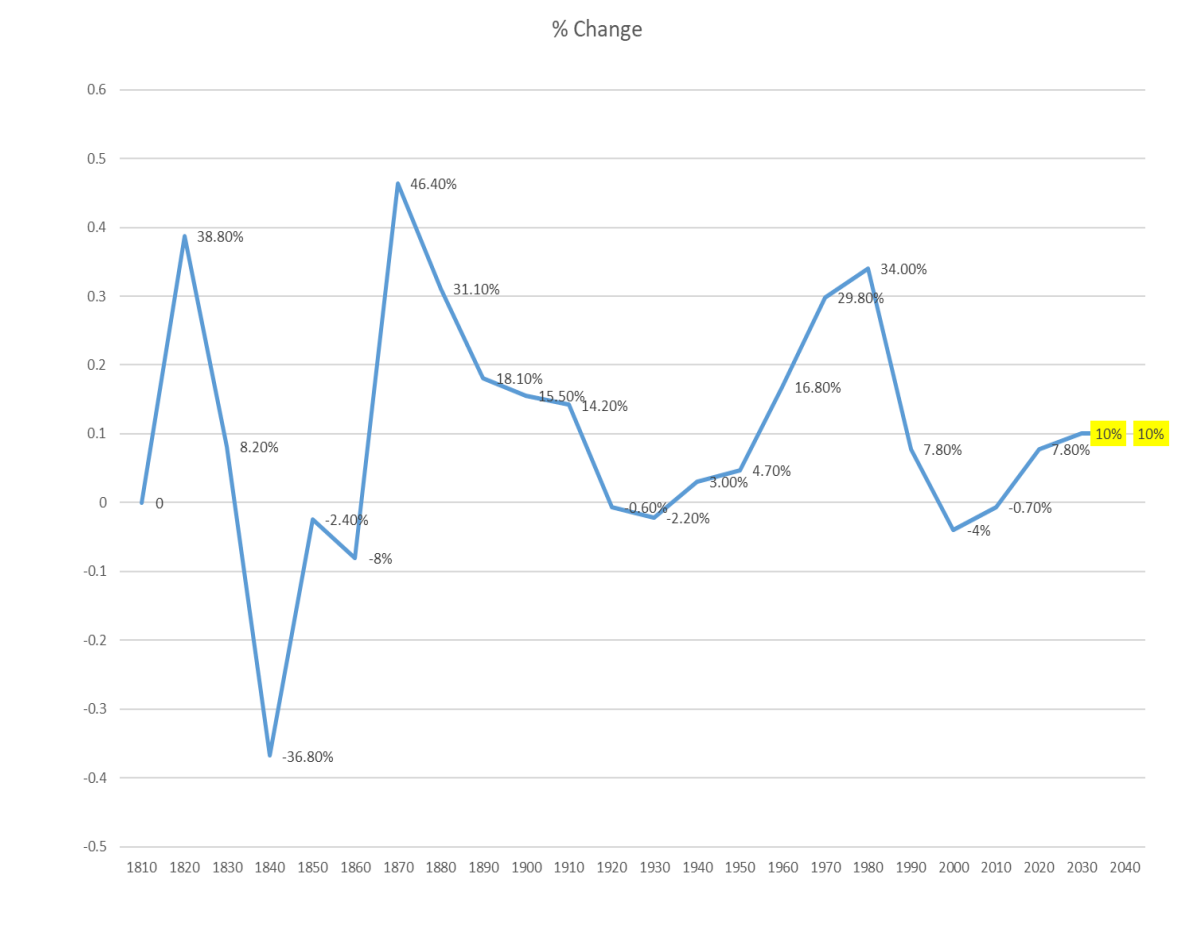
Major decline in growth is a direct result of the loss of large local and regional employers.

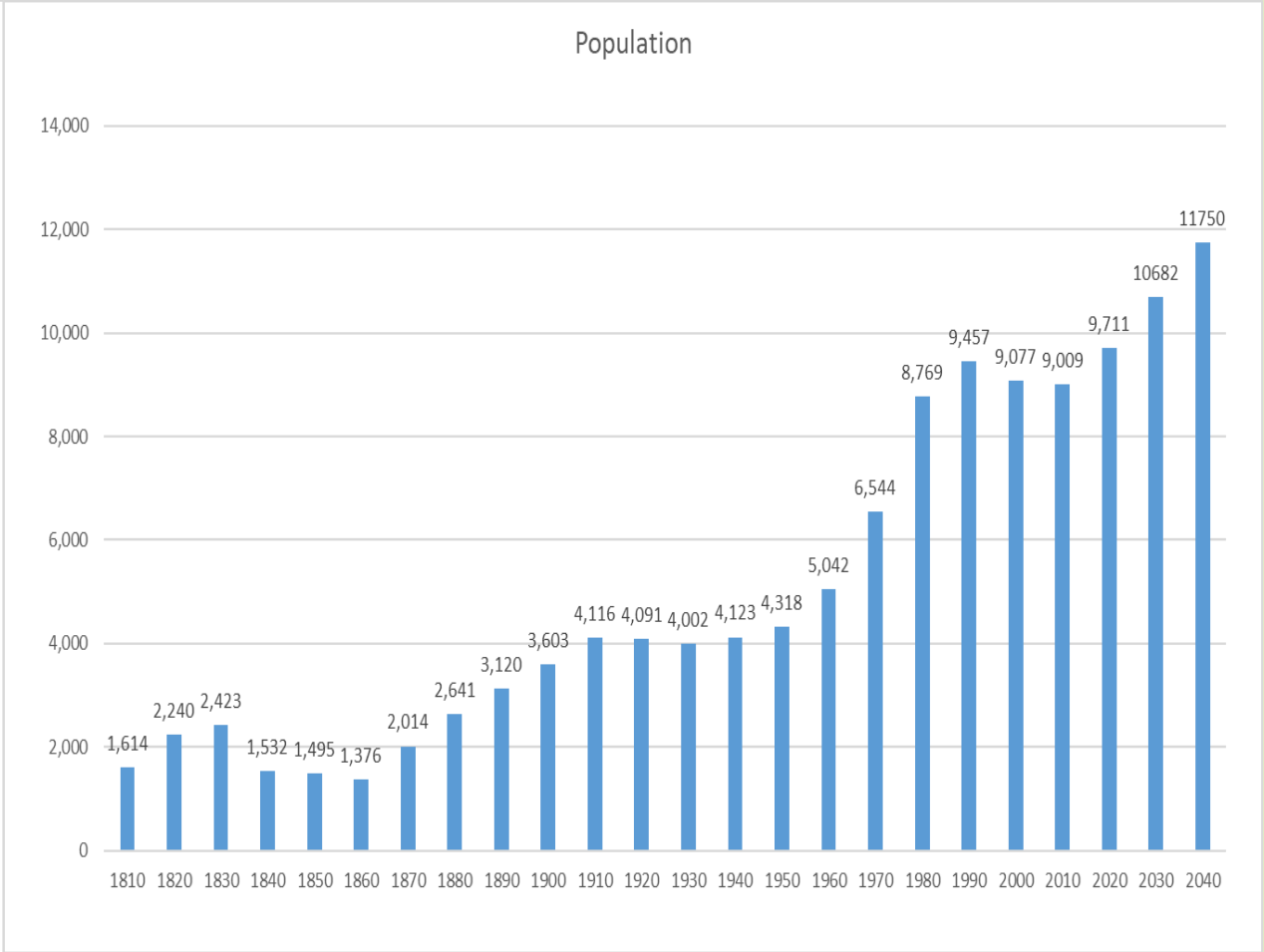
Projection #1 – 2040
8% / 8% growth / Population 11,327



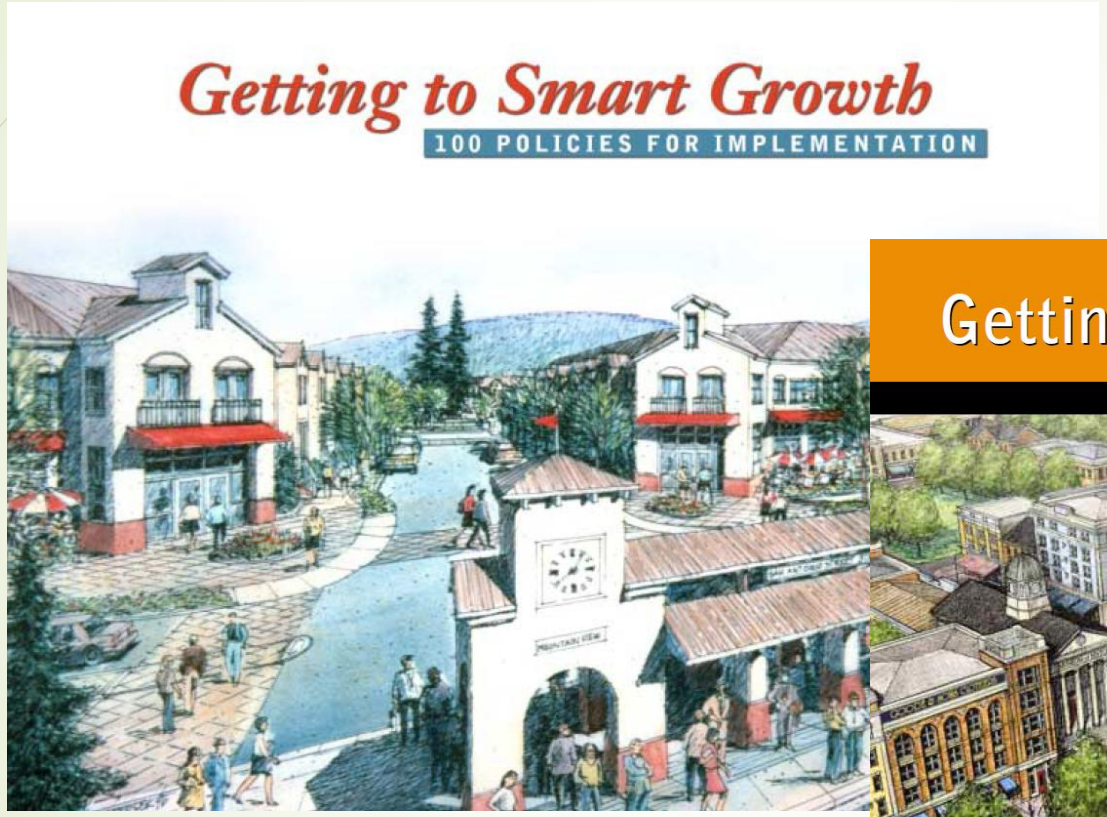


Projection #2 – 2040
10% / 10% growth / Population 11,750





LDC Smart growth analysis



Smart Growth Principles

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable communities
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development toward existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost-effective
- Encourage community and stakeholder collaboration in development decisions

Top three actions

- **Implement impact fees** – One time fees on development projects to offset infrastructure costs
  - Research comparable communities, balancing fee generation with being welcoming to development.
- **Continued support of mixed use development** – Residential above commercial. Provides housing in the more urban spaces
  - Create a building inventory to collect data
  - Consider setting overlays in key areas that would require a percentage of first floor space be commercial.
- **Encourage a range of housing choices** – By providing starter homes, family homes and retirement homes we are able to rotate housing stock and keep residents in town.
  - Take a look at our inventory of housing stock
  - Set requirement that a percentage of a housing development be designated as "Affordable" (Not low income necessarily)
  - Encourage conversion of large family homes into multi family (ADU's, In-law apartment) to provide on site options.

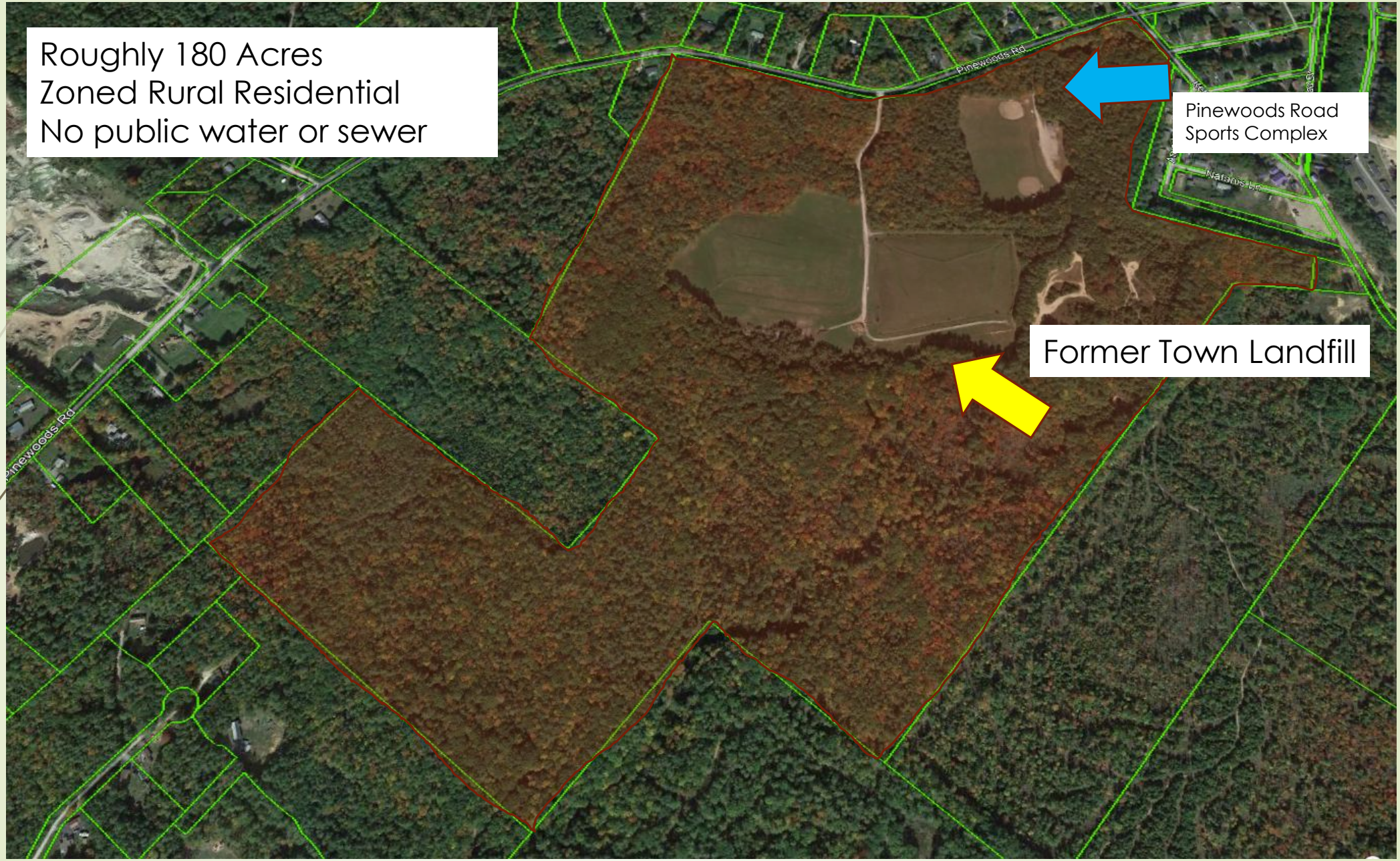
Pinewoods Road Project

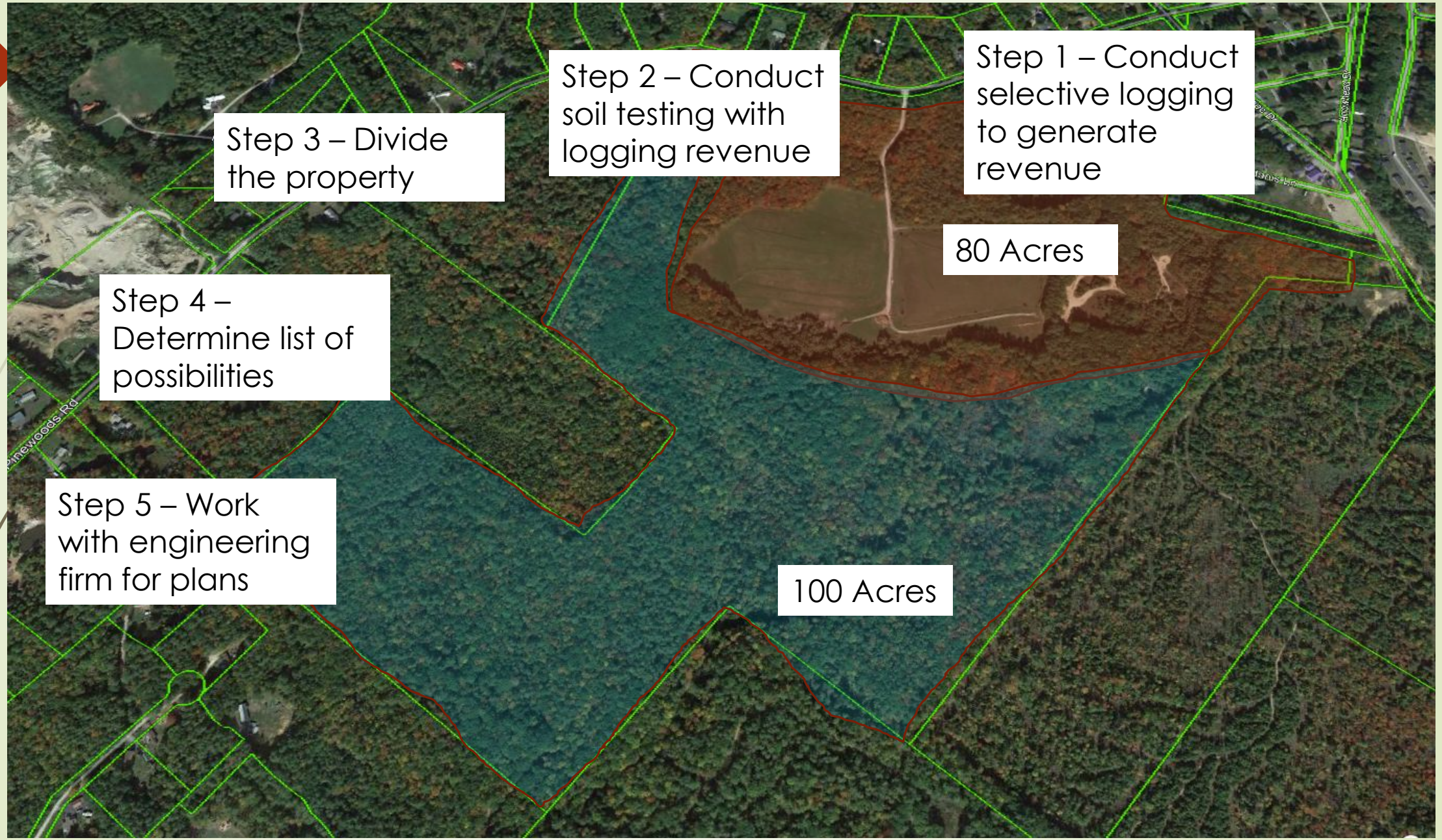
Lisbon Development Committee

Project History

- Property at 100 Pinewoods road is currently under utilized
- LDC identified this as a potential opportunity for re-use
- 2023 Council Goals included a need for 200 + new housing units in Lisbon.
- Working with Conservation Commission to ensure it is done respectfully
- First step is assessment

Roughly 180 Acres
Zoned Rural Residential
No public water or sewer




Step 1 – Conduct selective logging to generate revenue
Step 2 – Conduct soil testing with logging revenue
Step 3 – Divide the property
Step 4 – Determine list of possibilities
Step 5 – Work with engineering firm for plans
80 Acres
100 Acres

If soils tests allow and council chooses housing option

- 60-70 homes (possibly more with improvements/changes)
- Control process throughout design, bid and construction
  - Possibly a "Phased approach"
- Limit design of homes as desired by council (single family only, no mobile homes etc)
- Provide area with "accessible housing" price points (<250K)
- Provide retirement housing (55+ area)
- Provide amenities (possible Day Care, Fitness, Dog park, trails etc)
- Modern wastewater treatment options where septic is not available.

Questions?