NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Town Council

CC: Glenn Michalowski, Town Manager

From: Kate Burch, AICP, Senior Planner, North Star Planning

RE: Ordinance Change - Sec.70-531, Footnote 11

Date: December 23, 2024

Overview

At the August 8, 2024 Planning Board Meeting, Lisbon resident Don Fellows proposed the Planning Board should explore an ordinance change to allow the property owner of 102 Lisbon Street in the Commercial Zone to use a building on the property for multifamily housing. 102 Lisbon Street is currently in use as a retail business, the Building Material Exchange. There is a house on the property that was designated as office space on the property's site plan. This house has not been used for housing for more than 5 years, which is the time limit that a nonconforming residential use can be vacant before it is no longer grandfathered in Lisbon.

At the September 12. 2024 meeting the Lisbon Planning Board agreed that, due to the presence of existing homes in the Commercial zone, an ordinance change should be made to allow multifamily housing as a conditional use that is exempt from the 5-year limit on nonconforming uses. The Planning Board approved the change on September 17, 2024.

Proposed Change

Sec.70-531, Footnote 11: Multifamily dwellings are permitted conditionally ~~as an element of the revitalization of commercial zones that directly abut the Androscoggin River.~~ in structures that were last actively used as dwellings, notwithstanding any limitations pertaining to nonconforming uses in Sec. 70-5(b)(2).