

**Village Core Planning Group  
Organizational Meeting Minutes  
July 24, 2007  
5:00 PM**

*Attendees:* Town Manager Ted Sutton, John Hettinger (Lincoln Planning Board), Marilyn Sanderson (Town of Lincoln), Brent Drouin (Century 21), Russ Cooley (Lincoln South Mountain Partners), Joel Bourassa (Woodstock Selectman), Mike Sabourin (The Landing), Andre DesJardins (The Landing), Deanna Huot (Lincoln Selectboard Chair), Steve LaFrance (Horizons Engineering), Thom DeVos (Rivergreen), Brian McCarthy (Lincoln Woodstock Chamber of Commerce), Brian Baker (InnSeason), Paul Kasianchuk (InnSeason), Dennis DuCharme (InnSeason), Ed Brisson (Centex), Mike Peloso (Centex), Rick Elliott (Forest Ridge), Jay Polimeno (Polimeno Realty), Mike Simons (Lincoln Woodstock Chamber of Commerce), Peter Moore (Lincoln Selectman & Planning Board liaison)

Town Manager Sutton welcomed the group of about 20 and gave a brief background while distributing a copy of Lincoln's 1994 downtown plan. Steve LaFrance posted plans showing the core area of town, and highlighting the town-owned proposed park lot. The Town Manager described his desire to combine the variety of developments into a cohesive unit and his hopes that this group work together to create a plan for the core area of Lincoln. He then described the posted maps, showing how the highlighted piece abuts land owned or leased by Dennis DuCharme, South Mountain Partners's Rapids and the town-owned land on which the recycle center and sewer lagoons sit. He also pointed out the multi-purpose bike path and easements already in place, and mentioned a road along the easterly edge of the 18.75 acre target property (Map 16, Lot 13) due to Centex & Loon's potable water, sewer and snowmaking lines.

John Hettinger mentioned that Tom Adams was working on extending the multi-purpose Penstock Trail to connect to bike paths in Plymouth and north to the Flume. Town Manager Sutton reiterated his desire to hire a planning architect with funding mainly by this group, with the Town of Lincoln chipping in. This group should become a committee to help plan the area. He suggested we might need a smaller group (sub-committee) to look at funding.

Mike Sabourin asked about the purpose and scope of the group – recreation, commercial, residential, each separately or all at once? One should look at the plans of the neighbors. For example, the Town Manager had suggested possibly relocating the recycle center to a less valuable area.

Dennis Ducharme, who already has easements in place or in the works for the path across his properties, asked where it would connect to the east. The Town Manager pointed this out on the map (i.e. along the Links and Fairways) and mentioned that it goes/will go along Route 112, to the north of the Rapids development, as it could not fit on ledge between the East Branch of the Pemigewasset River and Lodge at Lincoln Station.

Ed Brisson asked about ownership of the paths, and mentioned that bike paths and walking paths are always high on visitors' lists of why they go on vacation to a particular location. He felt that the pedestrian network should go along property edges as much as possible and start from the highway visitor's center. We should establish the trail before building, as people would rather look at the river than at buildings.

Dennis Ducharme said that he was just starting to develop the master plan for his property along the river, and has a meeting scheduled for the 8<sup>th</sup> with DES regarding the "red" river on the lawn behind the RiverGreen complex. He has nice plans coming up for the theater annex building, and there will be a parking lot for about 120 cars on land he has leased near the mall, which must be capped due to an asbestos dump. He acknowledged that guests at Pollard Brook love the bike path that is already in place there, and would be glad to plan his downtown property with something similar in mind.

Selectboard Chairman Deanna Huot cautioned the Town Manager against promising Town funds prior to Town Meeting, however also mentioned that the RiverFront Park has been on the CIP for many years already.

Jay Polimeno said that the bike path will be complementary to all the nearby developments, but that we needed to keep the general public, both visiting and local, happy as well, by planning to connect our downtown path to connect to the one from Plymouth to Twin Mountain, as this could be a focal point.

Russ Cooley asked if there were any grant monies available, to which Town Manager Sutton replied that he had been checking, but funds are getting more difficult to get. He again suggested a smaller group to study funding.

Mike Sabourin replied that to make a plan, the first phase would be to determine who would be involved in budgeting, and what the scope of the plan should be. He felt it was hard to agree to spend money with knowing the plan, and yet it is hard to plan without spending money.

Ed Brisson said that this whole project will take some time, but that he felt that preliminary planning would cost about \$20,000-\$30,000. He was in favor of forming a working group to do some basic planning, so we don't waste money on an outside consultant when this core working group could do a lot of the legwork for free and come up with a framework to present to the land planner, who could say if that would work at all. Mr. Brisson felt that the core group should be made up of at least a representative from each landowner involved (across whose land the trail goes).

Town Manager Sutton said that one of his goals for today had been to create a working group, so he asked John Hettinger to be its chairman. Dennis Ducharme and Ed Brisson both joined and made the motion and seconded this choice. Joel Bourassa asked to be a member as well, from the Town of Woodstock. Ed Brisson also felt a member of the Chamber of Commerce should be a member, or at least be kept apprised, as this plan would benefit tourism as well. The Town Manager again thanked the group for coming in

and working so well together, and having general tourism in mind. He felt that this meeting never would have happened 10 years ago, particularly with this cooperative tone.

Mike Sabourin felt that the core committee could tap whoever else they wanted to be in that group. Selectboard Chairman Huot suggested that the Town manager be on the core committee as a representative for the town. Jay Polimeno and someone from South Mountain Partners would be on as well, so there would be seven members to start. This core group will report to the larger group in the near future, and invited others to join. The core group plans to meet next Tuesday evening, July 31 at 5pm.

Russ Cooley, Ed Brisson and Town Manager Sutton then discussed the JE Henry trail and penstock bike path, with the Town Manager saying that the Town is likely to take JE Henry trail as it manages the Penstock trail now. . Ed Brisson also reported that the JE Henry Trail will be reconstructed shortly so it can be used by the public again. Town Manager Sutton reiterated the need to plan before construction and homeowner's associations barred the way. There was also discussion that the "Penstock bike path" does technically allow snowmobiles as it was built with snowmobile funds, even though someone has put up a sign saying "no motorized vehicles allowed".

Mike Sabourin asked about Main Street and if that will be included in discussions by the core group as well. The trail system is nice, but what about the rest of the core area. Town Manager Sutton mentioned that he'd like to use the top half of the target property for something besides railcar storage too. He also thought about putting commercial property across from the Lincoln Square area (though the South Mountain Partners have no intention of doing that currently). The Town Manager felt it was important to keep the New England character as Mike Sabourin, Greg Nash and Rite Aid have done so far. Brent Drouin wanted to make sure that the working group meets on both issues.

Finally there was a quick discussion regarding allowance of snowmobiles onto at least a corridor of the path to get those riders into town so they can spend their money here. Also, we may want to get the state involved if we want to continue the path through the Franconia Notch. Town Manager Sutton mentioned again that he did not want to close the trail off from any type of use, even horses. It should be a true multi-purpose trail.

We look forward to hearing back from the core group soon!

