

*Planning Board Minutes  
January 28, 2009*

***PUBLIC HEARING***

*Lincoln Town Hall  
Conference Room  
Main Street, Lincoln, New Hampshire*

Present: Chairman Pat Romprey, Vice Chairman Joe Chenard, Member John Hettinger, Clerk Jim Spanos, Selectmen's Representative Peter Moore, Alternate Tom Adams, Alternate Deanne Chrystal (6:15 pm) and Alternate Charlie Cook

Staff Present: Stacey Boyce – Planning Administrator, Peter Joseph – Town Manager

Others Present: Dennis Ducharme, Mike Sabourin, Clark Wrye, Rick Kelley, Stan Duda, Bill Davidson (Hoyle, Tanner & Associates), Rob Martel (Hoyle, Tanner & Associates), Chris Mulleavey (Hoyle, Tanner & Associates), Paul Bartlett, Dirk Grotenhuis (Hoyle, Tanner & Associates), Brent Drouin, Anthony Buonopane and Brian Baker

**6:04 PM CALL TO ORDER by Chairman Romprey; announcement of excused absences, if any, and seating of alternates(s), if necessary.**

Chairman Romprey called the meeting to order and welcomed those present. Full quorum present. Alternate Freddie was excused.

**6:04 PM CONSIDERATION** of Draft Meeting Minutes for December 17<sup>th</sup>, 2008

Clerk Spanos made a **motion** to approve the minutes of December 17<sup>th</sup> with one correction, seconded Vice Chairman Chenard. Alternate Adams, Chairman Romprey and Clerk Spanos abstained, as they were not present for the meeting.

**6:06 PM CONTINUATION** of an application for Site Plan Review submitted by Dennis Ducharme for InnSeasons Resorts, LLC (Tax Map 16, Lots 310-3.1, 310.12, 310.6, 310-4.1, and 310.13)  
Proposal: Seeks approval for proposed RiverWalk project resort facility with associated drainage and parking  
Planning Board: Acceptance of the Completed Site Plan Review Application.  
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

After clarifying that all abutters had been notified and plans were complete, Clerk Spanos made a **motion** to accept the application as presented, as complete, seconded by Vice Chairman Chenard. Vote was unanimous.

Mr. Ducharme thanked the Board for meeting tonight then he introduced his team of engineers. Mr. Grotenhuis from HTA, went over some concerns that were expressed by H.E. Bergeron Engineers, engineers for the Town of Lincoln.

Town Manager Joseph noted that he and Director of Public Works, Bill Willey have reviewed the sewer usage, and they have no problem with the analysis that has been done.

A note was made that the applicant should come before the Board for a lot merger to adjoin the four (4) lots to avoid parking issues and to ensure that setback regulations would not be required.

Parking calculations were reviewed and were okayed by all and met the Town's requirements.

Vice Chairman Chenard ask if the road (Papermill Drive) going into the property from the Main Street side near the school would be widened. It was also felt that the turning radius on the east side is not adequate. Mr Ducharme said that this has been discussed and that it is felt a second lane could be placed in that area. Mr. Ducharme agreed to mitigate these problems.

Mr. Ducharme stated the height of the building has been lowered about 6 – 8 feet as he hoped it would help with some concerns the public expressed in previous meetings. He said they would most likely not construct the tower due to the extreme cost of it. It was the general feeling of Board members that Mr. Ducharme reconsider and follow through with constructing the tower as it was felt it would be an essential architectural feature.

At the recommendation of Town Manager Joseph, Mr. Ducharme gave an overview of the Brownfield project.

Member Hettinger made a **motion** to open the public hearing, seconded by Clerk Spanos. Vote was unanimous.

There were no comments.

Clerk Spanos made a **motion** to close the public hearing, seconded by Member Hettinger. Vote was unanimous.

Selectmen's Representative Moore made a **motion** to approve the application with the proper State & DES approvals and lot mergers, seconded by Vice Chairman Chenard. Vote was unanimous.

**7:02 PM**      **REVIEW AND COMMENT** on the MATRIX REPORTS and OPEN FILES pertaining to:

- A. Land Use Subdivision and Site Plan Applications/Approvals
- B. Building Permit Applications
- C. Sign Permit Applications

It was asked if Mr. Sabourin and MDR/Loon Mountain had obtained permits for their signs yet. A response of no was given.

**7:07 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board  
Member/Alternates)

Anthony Buonopane addressed the Board stating he wants to reopen the old Dragon Lite restaurant to a BBQ type of restaurant and wanted to know if the Board would have any objections to it and what he would have to do to get approval.

It was asked if the apartment upstairs would be rented out and Mr. Buonopane stated he would be using it for office space and occasionally sleeping there.

There was a brief discussion regarding parking and the past issues some of the neighbors posed with the shared parking. It was asked if he would be changing the layout on the inside of the building to which Mr. Buonopane replied other than fixing things up he would be keeping things the way they were set up before. It was recommended he check with the Fire Chief to see what the place of assembly permit allowed for seating.

It was noted Mr. Buonopane would have to get a building permit and sign permit to make the changes he is going to have to do to get the building back up to code. He was also informed that he would have to make sure a grease trap was installed if there isn't one already.

**7:27 PM PUBLIC INPUT** on Specific Issues –

There were no comments made.

**7:27 PM ADJOURNMENT**

Clerk Spanos made a **motion** to adjourn, seconded by Vice Chairman Chenard. Vote was unanimous.

Dated: February 25, 2009

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Pat Romprey, Chairman