

*Planning Board Minutes
March 26, 2008*

PUBLIC HEARING

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

Present: Chairman Pat Romprey, Vice Chairman Joe Chenard (6:22 pm), Member John Hettinger, Clerk Jim Spanos, Selectmen's Representative Peter Moore, Alternate Charlie Cook and Alternate Edwin Freddie

Staff Present: Stacey Boyce – Planning Administrator, Ted Sutton – Town Manager

Others Present: Jason Robie, OJ Robinson, Randy Farwell (6:22 pm) and Susan Chenard (6:22 pm)

6:05 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 Chrystal was excused.

6:06 PM CONSIDERATION of Draft Meeting Minutes for February 13th, 2008

Selectmen's Representative Moore made a **motion** to approve the minutes of February 13th with two corrections; seconded by Member Hettinger. Alternate Freddie abstained, as he was not present for this meeting.

6:07 PM CONSIDERATION of application for Lot Line Adjustment submitted by Jason Robie (Tax Map 20, Lot 013)
Proposal: Seeks approval to move the lot lines of three (3) existing parcels of land.
Planning Board: Acceptance of the Completed Lot Line Adjustment Application.
Public Hearing: Approve or Disapprove the Completed Lot Line Adjustment Application.

Mr. Robie presented the Board with two plans, one showing the existing lots the way they currently are and one showing the proposed changes to the lot lines.

Chairman Romprey asked how the driveways would be constructed for these lots. Mr. Robie said there would be two driveways, one of which would be a shared drive with a right to pass and re-pass easement.

Selectmen's Representative Moore made a **motion** to accept the application for Lot Line Adjustment as presented, as complete, seconded by Member Hettinger. Vote was unanimous.

Member Hettinger made a **motion** to open the public hearing, seconded by Selectmen's Representative Moore. Vote was unanimous.

There were no comments.

Selectmen's Representative Moore made a **motion** to close the public hearing, seconded by Clerk Spanos. Vote was unanimous.

Selectmen's Representative Moore made a **motion** to approve the application for Lot Line Adjustment with the condition of obtaining approvals from DOT for the driveways, seconded by Member Hettinger. Vote was unanimous.

6:14 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

Selectmen's Representative Moore asked Mr. Sutton if he has heard anything from the Common Man. Mr. Sutton said no, they are still working on the survey for the town property the Common Man is considering buying.

Member Hettinger asked if the Rapids project had been started. Mr. Sutton said no but he did receive a phone call the other day from Ayers Insurance regarding the floodplain.

Selectmen's Representative Moore asked if there were issues with the car wash on Route 3. Mr. Sutton said he believes it is just the weather that is holding them back from finishing the building. He did receive a call regarding one of the contractors disposing of debris on the neighbor's property but it was an oversight – the contractor thought Mr. McGrath owned all of the property.

6:23 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Mr. Farwell presented a map to the Board showing his properties located on Main Street. He stated he believed he had enough square footage and would like to build an additional house on his back lot. Mr. Farwell just wanted to get the Board's opinion as to whether or not he would have to obtain any approvals from the Planning or Zoning Board to build the house or if he would just have to apply for a building permit.

The Board felt two houses could be built on the parcel of land as there was enough square footage but in the event Mr. Farwell ever wanted to sell either one of the houses or use either of them for a commercial purpose he would have to come back before the Planning Board for either Site Plan or Subdivision approval.

Mr. Farwell asked if he could go up an additional level on the building of his business. It was said that he could, providing he could show adequate parking for the addition.

6:35 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Mrs. Boyce wanted to let the Board know that after discussion with Mr. Sutton the town's Sign Ordinance was incorporated into the Land Use Plan Ordinance (LUPO) in a different section than originally noted at town meeting. She stated in a past year's addition with the Tele-Communications section that was made as an addition to Article VI as an "A" section and for purposes of finding the Sign Ordinance easier Mrs. Boyce and Mr. Sutton felt it was a better location to put this ordinance as well under a subsection "B". The Board did not have a problem with this.

Alternate Cook feels with the new Sign Ordinance in place he hoped it would start being enforced. He suggested possibly putting something on Channel 3 to notice people there is a new ordinance in effect. Mr. Sutton said a letter could possibly be mailed to all of the businesses in town as well telling them where they can find the new Sign Ordinance. It was noted the biggest violations in town still seem to be with banners, sandwich board signs and items such as 4-wheelers being used to advertise businesses. Vice Chairman Chenard recommended going around town and taking pictures of all of the existing signs in town for records. Chairman Romprey agreed and said Mrs. Boyce should start on that next week.

6:42 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Chairman Romprey stepped down from the Board on the next topic of discussion. Mr. Sutton stated all of the restaurants in town have had their annual grease trap inspections done but Mr. Hayward, owner of Nachos Mexican Grille, has yet to have one installed. This is more of a Public Works issue but he wanted to make sure the Board was aware of it. Mr. Sutton also noted that there was a copy of the Bill of Sale letter Mr. Hayward had drafted for Mrs. Romprey regarding the fence Mr. Hayward has built on her property. After reviewing the Bill of Sale it was felt the town's Attorney, Peter Malia, should review it to make sure it is binding, as some of the wording appears to be unclear.

Mr. Sutton then asked the Board what Mr. Hayward would have to do to again be approved for his deck seating area of the restaurant. That will be determined after the Bill of Sale is review by town counsel. A letter will be sent to Mr. Hayward to inform him of what will be needed to be in compliance.

7:20 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

7:20 PM ADJOURNMENT

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

Dated: April 23, 2008

Pat Romprey, Chairman