

*Planning Board Minutes
April 22, 2009*

PUBLIC HEARING

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

Present: Chairman Pat Romprey, Vice Chairman Joe Chenard, Member John Hettinger, Selectmen's Representative Peter Moore, Alternate Tom Adams and Alternate Charlie Cook

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

Others Present: Dan Duris, Claire Duris and Susan Chenard

5:58 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 and Clerk Spanos were excused.

5:59 PM CONSIDERATION of Draft Meeting Minutes for March 25th, 2009

Vice Chairman Chenard made a **motion** to approve the minutes of March 25th as written, seconded Selectmen's Representative Moore. Vote was unanimous.

6:00 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

There were no comments.

6:03 PM CONSIDERATION of an application for Site Plan Review submitted by Daniel Duris for Sage Cooks, LLC (Gypsy Café) Tax Map 16, Lot 089
Proposal: Seeks approval to construct an exterior deck above existing side room with exterior staircase for summer dining which will not increase the footprint of the building yet will increase seating.
Planning Board: Acceptance of the Completed Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Mrs. Duris stated after some research on the costs of the project was determined to be something they would not be able to afford at this time so would like to withdraw their application. They however would like to discuss another plan with the Board, which Chairman Romprey said could be done under other business.

6:11 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Mrs. Duris stated she and her son would like to just put an extended lower patio off the back side of the existing enclosure which would have a gravel base. Chairman Romprey asked if they were going to come before the Board at a later date to have this potential deck enclosed. Mrs. Duris said that was not their plan. Chairman Romprey stated if they were to consider that it would have to go for a Fire Marshal / ADA review which could open the whole building up to review and potentially have to meet the current fire codes if the building is not already at that status.

Alternate Adams stated back when the previous deck was approved one of the issues was parking and it came up again when the previous deck came before the Board to be enclosed. The municipal parking area is a shared lot by many businesses and with additional projects like this coming down the pike with various businesses there may not be any further room for expansion if this were to be completed without more municipal parking.

Selectmen's Representative Moore asked what the size of the area was coming from the back of the existing enclosed deck to the freezer area. Mr. Duris said it was 12ft to the lot line area near the clinic and 27ft to the end of the building from the existing enclosure.

It was noted the Duris' would need to apply for a building permit for a new deck area and any further changes would require them to come before the Board for Site Plan approval.

6:40 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

There was a brief discussion by the Board regarding previously approved plans, the status of completion and any that are due to expire.

6:45 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

6:45 PM ADJOURNMENT

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

Dated: May 13, 2009

Pat Romprey, Chairman