

*Planning Board Minutes  
May 13, 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, Clerk Jim Spanos, Alternate Tom Adams and Alternate Charlie Cook

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

Others Present: Dan Duris and Iain Grant

**6:00 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.

**6:01 PM CONSIDERATION of Draft Meeting Minutes for April 22<sup>nd</sup>, 2009**

Vice Chairman Chenard made a **motion** to approve the minutes of April 22<sup>nd</sup> with corrections, seconded Selectmen's Representative Moore. Vote was unanimous.

**6:09 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 install a step down deck that leads to a patio that will be placed in an already fenced off area on back side of building.  
Planning Board: Acceptance of the Completed Site Plan Review Application.  
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Alternate Adams commented about the existing fence being approximately 4 feet in height. Mr. Duris said after speaking to the neighbors it has been agreed the fence would be replaced and become a 6 foot fence.

A letter was read to the Board from Ken Chapman representing the Lin-Wood Medical Center. \*\*A copy will be attached to the minutes of this meeting.

Member Hettinger asked what would be used for lighting. Mr. Duris said solar lighting would be used around the fenced area.

Selectmen's Representative Moore requested clarification on the seating capacity and asked what Mr. Duris' anticipated increase on the seating was going to be. Mr. Duris said he hoped to add approximately 12-15 seats. The actual amount is something that will be determined by the Fire Chief when the assembly inspection is done. Mr. Duris was told he would have to look into the statutes with the State regarding lighted outside exit signs.

There was a brief discussion on the need for outside emergency exits.

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

Member Hettinger made a **motion** to open the public hearing, as complete, seconded by Vice Chairman Chenard. Vote was unanimous.

There were no comments from the public.

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

Selectmen's Representative Moore made a **motion** to approve the application with the (3) conditions recommended by the Medical Center, seconded by Member Hettinger. Vote was unanimous.

- 1. A fence shall be extended from where the chain-link fence ends now, to the rear edge of the new room to prevent persons from walking in the Medical Center driveway.**
- 2. A wooden solid fence, at least 6 feet high will surround the area where the tables are to be placed.**
- 3. The Duris' will pay half the cost of a new sign that states there is to be no restaurant parking at the rear of the Medical Center at any time.**

**6:21 PM**    **CONSIDERATION** of an application for Subdivision submitted by Steve LaFrance for MDR South Peak, LLC Tax Map 2, Lot 3.3  
Proposal: Seeks approval for Phase II lots 100-125 of a Phased Development Plan  
Planning Board: Acceptance of the Completed Subdivision Application.  
Public Hearing: Approve or Disapprove the Completed Subdivision Application.

This application was withdrawn by the applicant.

**6:22 PM**    **CONSIDERATION** of an application for Subdivision submitted by Steve LaFrance for MDR South Peak, LLC Tax Map 2, Lot 3.3  
Proposal: Seeks approval for Phase II lots 126-152 of a Phased Development Plan  
Planning Board: Acceptance of the Completed Subdivision Application.  
Public Hearing: Approve or Disapprove the Completed Subdivision Application.

This application was withdrawn by the applicant.

**6:22 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 other than discussing the correct names of certain businesses.

**6:25 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Town Manager Joseph mentioned Ed Brisson from MDR South Peak, LLC, has submitted letters for requests of extension/renewal on two previously approved Site Plan Reviews. He said he will do some research to see what has been done as far as clearing, infrastructure, drainage, etc. to see if they are able to be extended and if public meetings are required.

There was a brief discussion regarding what constitutes being vested for completing work.

Vice Chairman Chenard stepped down for potential discussion under other business that may come before the ZBA in the future.

Mr. Grant addressed the Board telling them he is hoping to do Helicopter rides this summer as an added attraction to the Hobo Miniature Golf area.

Town Manager Joseph told the Board there was a ZBA meeting at 5pm on the 20<sup>th</sup> of May and a demonstration will be conducted. He said the Board as citizens were more than welcome to attend the meeting.

Alternate Cook stated Arnold's Auto Center is getting out of control again with where they were parking their cars. He said he almost got hit on his bike the other day as the line of sight is being impacted. This will get looked into and if necessary Mr. Ham will be called before the Board again.

**6:50 PM PUBLIC INPUT** on Specific Issues –

There were no comments made.

**6:51 PM ADJOURNMENT**

Selectmen's Representative Moore made a **motion** to adjourn, seconded by Clerk Spanos. Vote was unanimous.

Dated: June 10, 2009

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Pat Romprey, Chairman