

*Planning Board Minutes
June 11, 2008*

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 Charlie Cook, Alternate Edwin Freddie and Alternate Deanne Chrystal

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

Others Present: Susan Chenard, Lutz Wallem, Peter McGrath and Craig Wakefield

6:06 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.

6:07 PM CONSIDERATION of Draft Meeting Minutes for May 28th, 2008

Selectmen's Representative Moore made a **motion** to approve the minutes of May 28th with corrections; seconded by Member Hettinger. Alternate's Freddie and Cook abstained, as they were not present for the meeting.

6:12 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

The amount of the McGinley home was questioned to see if it was accurate.

6:16 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

The Board discussed the Building Permit application from the Town of Carroll. After discussion it was decided that the application currently used by the Town of Lincoln was fine and no changes were needed however, it was proposed to add a fee for obtaining building permits. This proposal will be

sent to the Board of Selectmen for their opinion and to set the price of the fee if they deem it appropriate.

A 5-minutes recess was taken.

6:50 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Clerk Spanos and Vice Chairman Chenard recused themselves for the next discussion. Alternate's Chrystal and Freddie were seated.

Mr. McGrath, owner of Loon Mountain Car Wash, and Mr. Wakefield, an abutter, have had discussions prior to this meeting to resolve some of the issues that were mentioned by Mr. Wakefield at the previous meeting.

Mr. McGrath reviewed his original Site Plan with the Board and pointed out some changes he had made, apologizing to the Board for not coming before them in advance for approval.

Mr. McGrath stated the original plan showed the whole parcel of land being paved but he wanted to change that and has stopped the pavement near Mr. Wakefield's parking area. After discussion with Mr. Wakefield it was agreed that Mr. McGrath would do some additional paving of 30' X 30' to accommodate where Mr. Wakefield's parking area would be.

Alternate Chrystal asked why the paving wasn't just done to begin with. Mr. McGrath responded he was told leaving the other area in front of Mr. Wakefield's house unpaved was more environmentally friendly.

Mr. McGrath discussed the fencing along the back of the property and whether it would have a 20-foot opening for access to the cabins in the back area or whether putting some type of shrubbery that is at least 5 feet tall and 5 feet apart for proper coverage would be better. It was decided that a 5-foot fence will be placed between the house and the car wash.

Mr. McGrath stated Mr. Wakefield said some of the grassy area of his house was torn up. Mr. McGrath agreed to add some loam and have it re-seeded.

Mr. McGrath stated that due to a snowplow tearing down the lines for the vacuum area in the back of the carwash he moved it to the front of the carwash. There was a concern of potential noise from the vacuum area and what could be done to rectify the noise. McGrath stated he would look into quieter motors for the vacuum and would place some bushes in front of Mr. Wakefield's house and re-grade the area. Mr. McGrath said the rest of the landscaping would be done as shown on the Site Plan.

Mr. Wakefield stated he has a spruce tree that is valued at about \$5,000 that has roots exposed. He would like to have an expert look at the tree to see if the tree will be ok. It was agreed that the roots would be covered which should rectify the problem.

Mr. McGrath stated that he also added an outside spray house that was not on the original Site Plan as he was asked by numerous people to be able to wash larger trucks. Mrs. Boyce will check with Mr.

Wiley, the Superintendent of Public Works, to see if there is an additional water fee for the use of this, other than that the Board has no problem with the addition.

Member Hettinger asked if anything would be located to the back of the property in the original location proposed for the vacuum. Mr. McGrath stated that if the lines were able to be repaired he would like to add a second vacuum at which time he would come before the Board again for approval.

It was asked the time frame for completing these repairs. Mr. McGrath stated the following;

Paving – One month from Friday, June 13th, 2008.

Fencing – Two weeks from Friday, June 13th, 2008.

Shrubbery - One month from Friday, June 13th, 2008, which Mr. Wakefield stated he would water so the shrubs will not die because it is past the time when the shrubbery should be planted.

Both Mr. McGrath and Mr. Wakefield are in agreement with these repairs and changes.

Mr. McGrath stated the Board should be in receipt of a letter from his other abutter, Mr. David Martin regarding the location of the aboveground propane tank that was installed. The tank was inadvertently installed more on Mr. Martin's property than completely on Mr. McGrath's. Mr. McGrath stated that the inadvertent placement of the tank on this property could be resolved either through deed or easement added via both parties.

Chairman Romprey stated there needed to be some bollards placed around the tank, as the rocks that are currently there will not stop anything from damaging the tank.

An agreement letter will be needed from Mr. Martin stating he accepts these conditions before a temporary Certificate of Occupancy would be issued so Mr. McGrath could open the car wash.

Selectmen's Representative Moore recapped what was discussed at the meeting –

1. Paving will be extended to provide 3 parking spaces in front of the abutter's property. This will provide adequate turnaround and backing out room and will be approximately 30 X 30 feet.
2. 5 ft. fence to be erected as drawn on existing plan. The back property line will include a shrubbery barrier designed to protect abutter's property from auto headlights. It will also allow for vehicle access to abutter's property.
3. Abutter's property adjacent to pavement will be loamed and seeded and brought up to pavement grade and existing plan landscaping will be completed.
4. Vacuum system mitigation: The lowest noise level system will be installed and the construction will include an effort to provide a noise buffer. Shrubbery will be planted in front of abutter's house to block view of vacuum system.
5. Time line: 2 weeks/ 4 weeks as discussed from 6/13/08.
6. Bollards around propane tank approved location by Fire Chief.
7. Letter from abutter, David Martin, approving location of tank. Note: items 6 & 7 will be required for a TCO (Temporary Certificate of Occupancy)

8. Must provide drawings of approved plan changes for Town records.

Vice Chairman Chenard and Clerk Spanos were re-seated.

7:37 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Selectmen's Representative Moore stated the Board of Selectmen discussed the Town's North Country Council representatives at the meeting held on Monday night. He said they want the representatives to be people who will actually attend all of the meetings held and will provide useful information provided to the Town. Chairman Romprey said he would not be able to do that and stepped down as a representative and Vice Chairman Chenard was elected to remain as one of the representatives. Selectmen's Representative Moore said the Board of Selectmen will appoint someone else as they have had a couple of people interested.

7:42 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

7:43 PM ADJOURNMENT

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

Dated: July 9, 2008

Pat Romprey, Chairman