

*Planning Board Minutes  
July 9, 2008*

***PUBLIC HEARING***

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

Present: Vice Chairman Joe Chenard, Member John Hettinger, Clerk Jim Spanos, and Selectmen's Representative Peter Moore

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

Others Present: Susan Chenard, Stan Duda, Fred Englert and Rob Henderson

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

Vice Chairman Chenard called the meeting to order and welcomed those present. Full quorum present. Chairman Romprey, Alternate's Cook, Chrystal and Freddie were excused.

**6:05 PM CONSIDERATION** of Draft Meeting Minutes for June 11<sup>th</sup>, 2008

Selectmen's Representative Moore made a **motion** to approve the minutes of June 11<sup>th</sup> with corrections; seconded by Member Hettinger. Vice Chairman Chenard and Clerk Spanos abstained.

**6:07 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

Member Hettinger asked if the two new houses being built at South Peak had permit. Mrs. Boyce said they did.

**6:08 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Mr. Duda, a Representative of MDR South Peak, LLC, stated he was here tonight to let the Board know about an amendment to the original South Peak Master Plan. He said there was discussion in the earlier meetings regarding the possibility of having to put access gates up at the East and West

ends of the development. It was their hope not to have to put gates up but due to vandalism, unauthorized parking, speeding etc they have no choice. There have been complaints from homeowners as well as construction crews about the number of non-homeowners and/or unauthorized people that have been traveling through the development. Mr. Duda said at this time the will just be installing the East side gate and the West side will be a future project. He stated the gate would remain open for as much time as possible except in the peak periods when there seems to be the most problems.

Member Hettinger said he has spoken with the Fire Chief, Nate Haynes, who indicated to him that he is opposed to the roads being closed due to access for mutual aid and concerns with snow removal. Mr. Duda said he has been speaking with Mr. Haynes all week and was actually supposed to be at the meeting tonight to confirm discussions they have had regarding the gates. Mr. Duda said that Mr. Haynes just requested two accesses to enter the gates which would be a knox box and either access cards or a clicker button for emergency crews to access the property.

Town Manager Joseph said Mr. Duda should check with the Police Department and Ambulance crews as well to see what their thoughts are on the gates. Mr. Duda said he has been having discussions with the engineers for the gates and there are a number of different ways that can be used for emergency entry such as swirling lights which automatically open the gates.

Vice Chairman Chenard asked if there was a manual override button in the event the power goes out in town. Mr. Duda stated there would be.

Selectmen's Representative Moore asked when Mr. Duda anticipated starting the East gate project. Mr. Duda said he hoped to put out the bidding next week and start the project a month from that.

It was asked what type of notices would be placed regarding the closing of the road. Mr. Duda stated there would be signs posted that the East gate is going to be blocked.

Vice Chairman Chenard asked about the turning radius near the gate for box trucks. Mr. Duda said there is enough room and reviewed the area on a plan with the Board. It was noted that the area might not be large enough and Mr. Duda would have to ensure there was adequate space for at least a box truck to turn around. Mr. Duda said there would be.

Mr. Duda noted there would be gates on the JE Henry trail as well so not to have that traffic on the South Peak Road. Mr. Duda stated there is an area of the road that would be made wider as well.

Mr. Duda said when he applies for the building permit he will provide all the drawings, engineering of the equipment and the available items for emergency apparatus access.

The Board would like some type of agreement from the emergency departments as well regarding the gate access.

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

There were no comments made.

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

**6:29 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Mr. Englert and Mr. Henderson wanted to express some concerns regarding the new setbacks DES is setting for rivers and streams. They have always been 25 feet and with the new legislation it will change to 50 feet, which will impact the expansions they are hoping to do with Clark's Trading Post in the near future. It was noted they would need to apply for a special waiver from the State.

Town Manager Joseph stated the Town is putting together a more detailed application for the exemption waiver to complete the bike path the Town wants to construct. The previous one submitted was denied as there was not enough detail submitted with the application. He said he would be happy to help in anyway he could with the application for Clark's.

It was noted the Board would like to see Clark's get the exemption as the proposed plan they have for he expansion of Clark's is a good one.

**6:52 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Fire Chief, Nate Haynes, arrived at the meeting and confirmed to the Board that he had indeed spoken with Mr. Duda and had no problems with the gates being installed as long as there were two means of access for emergency purposes.

**6:55 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Town Manager Joseph presented the Board with some information in their packets from the Town's attorney, Peter Malia, regarding Impact Fee Ordinances for Cost of off Site Improvements for review.

**6:55 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

After a brief discussion it was decided to review the tax maps for changes at the next few meetings, as there was plenty of time to make the proposed changes before Town Meeting. It will be an ongoing item on the future meeting agendas and hopefully more members will be present.

**6:59 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Member Hettinger stated he would like to have the Board updated on the Loon Mountain Car Wash project. Clerk Spanos recused himself from the discussion.

It was mentioned that Town Manager Joseph has spoken with Mr. McGrath, owner of Loon Mountain Car Wash, and David Martin, an abutter, regarding the status of the required repairs and

corrections needed for Mr. McGrath to be in compliance with the conditions attached to his approval by the Board.

Mr. McGrath has until the 13<sup>th</sup> of July to complete the items or he could be issued a cease and desist order from the Board of Selectmen, which will be discussed on Monday night if things are not complete.

**7:05 PM PUBLIC INPUT** on Specific Issues –

There were no comments made.

**7:06 PM ADJOURNMENT**

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

Dated: August 13, 2008

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Joe Chenard, Vice Chairman