

*Planning Board Minutes
August 13, 2008*

PUBLIC HEARING

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

Present: Chairman Romprey, Vice Chairman Joe Chenard (6:15 pm), Member John Hettinger, Clerk Jim Spanos (6:35 pm), Selectmen's Representative Peter Moore, Alternate Charlie Cook, Alternate Edwin Fredie and Alternate Deanne Chrystal

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

Others Present: Chris Mulleavey (HTA), Dennis Ducharme, Paul Kaisanchuk, Jason Goodbout, Jennifer Jones-Goodbout, Paul Bartlett, Joel Bourassa, Rick Kelley, Susan Chenard, Nancy Dowland, Rita Tamulonis, Barbara Vitale, Betty Houde, Katya Maiser, William Davidson (HTA), Dirk Grotenhuis (HTA), Nicolai Calabro (Berard*Martel Architecture), Robert Martel (Berard*Martel Architecture) and other unidentified members of the audience.

6:07 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 July 9th, 2008

Member Hettinger made a **motion** to approve the minutes of July 9th with corrections; seconded by Selectmen's Representative Moore. Chairman Romprey, Alternate's Cook, Fredie and Chrystal abstained, as they were not present for the meeting.

Alternate's Chrystal and Fredie were seated.

6:10 PM CONSIDERATION of an application for Site Plan Review submitted by Jason Goodbout & Jennifer Jones for JJJG Real Estate Rentals, LLC (Tax Map 19, Lot 048)
Proposal: Seeks approval to sell used cars on their business property.
Planning Board: Acceptance of the Completed Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Mrs. Jones-Goodbout, co-owner of JJJG Real Estate Rentals, stated they wanted to start selling used cars on their property where they currently sell snowmobiles and ATV's. She said there would never be more than 10 cars on the property at a time that are for sale. She also noted they have obtained the lumber to replace the existing fence in the back of their property.

Chairman Romprey asked about the empty crates at the back of the property and when they would be removed. Mrs. Jones-Godbout responded they were mostly all gone and the remaining ones should be removed within a week.

Member Hettinger asked where the snowmobiles and trailers were going to be located if they were approved to sell used cars on the property. Mrs. Jones-Godbout said they plan to have fewer cars, 5 or less, for sale during the winter months as their primary business then will be the snowmobiles. She stated the snowmobiles are parked all over the property and the trailers there which belong to customers are being removed because they will not have the room to continue to store them.

Selectmen's Representative Moore stated an abutter presented a letter to the Board, which will be kept on file with these meeting minutes, concerning the looks of the property and the fence. He noted that neighbor impact is part of the decision making process. Mr. Goodbout said an 8-foot stockade fence would be re-constructed to replace the existing one that is there. He said the fence would also be extended approximately 12-feet down each side of the property.

Member Hettinger asked if there would be flags or banners placed on the property. Mr. Goodbout stated there would not be.

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

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

Ms. Houde, Ms. Dowland and Ms. Vitale expressed concerns on behalf of the Hanson Farm Road residents regarding the unsightliness of the property, the fence that has never been maintained and the cars potentially being placed on the residential side of the property. They wanted to make sure they didn't have to continue to look at an eyesore from their back yards and wondered what the Board could do to fix that.

Mr. Goodbout stated the cars would only be sold and parked at the front of the property. He stated they were not going to be doing any repairs on the vehicles so there would be no reason for any of the cars to be placed in the back of the property. He stated he would negotiate with the neighbors regarding the length the fence that could be constructed going down the sides of the property.

Selectmen's Representative Moore reviewed some potential conditions that would be placed on any approval that may be given. Chairman Romprey asked the abutters if the items that were noted would address their concerns satisfactorily, and the abutters agreed they would. Chairman Romprey reminded the abutters and the Goodbout's that in the event any condition attached to an approval was not met they could be called back to the Board to explain why the condition was not met and/or have their approval revoked by the Board of Selectmen. The abutters were fine with this.

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

Selectmen's Representative Moore made a **motion** to approve the application for Site Plan Review with the below listed conditions, seconded by Member Hettinger. Vote was unanimous.

1. Automobiles for sale will be displayed in front of the building only and will be limited to 10 vehicles.
2. An 8 ft. stockade fence will be constructed along the entire rear boundary of the property bordering Hanson Farm Road and will have a 12 ft. return at the corners. The fence will be maintained in good condition year round.
3. Boxed snowmobile storage against the fence will be stacked no greater than two (2) high. In the center of the property they may be stacked three (3) high.
4. The entire property will be kept clean and orderly and all waste materials will be removed from the site, weather permitting, as soon as possible. No waste materials will be accumulated into the following season. Specifically snowmobile boxes will be removed at the end of the winter.

The Goodbout's thanked the Board and departed the meeting.

Chairman Romprey stated the matrix reports would be reviewed after the discussion with Mr. Ducharme.

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

Mr. Ducharme addressed the Board with a project he will be proposing at a later date. It was noted that this was an informational hearing only and no decisions or input were going to be made at this hearing.

Mr. Ducharme stated he had started another project a few years ago in about 2004 and at this time the project labeled "The Infield West Wing" was being put on hold and he was focusing on the project he was giving the Board information on tonight which is the "River Walk" project.

Mr. Ducharme stated the future project would consist of approximately 170 units combined of resort hotel and fractional product units similar to those at The Mountain Club. He noted that approximately 20 of those units would be kept as regular rentals. The hotel will be an upscale hotel including a full restaurant, bellman and a conference room. There will be a 450 seat theatre that once constructed will be deeded to the Papermill Theatre and will be used by the hotel at times when the Theatre isn't operating. Mr. Ducharme stated the project will offer approximately 100 new year round jobs for local residents.

Selectmen's Representative Moore asked Mr. Ducharme what his time frame was for starting the project. Mr. Ducharme responded that if approvals are received he has been given the opportunity to obtain a loan for demolishing the remaining mill building and reclaiming the land through DES/EPA and it cannot be drawn out past September 2010. He stated hopefully the Mill Building would be taken down in the summer of 2009 and the foundations poured for the new buildings in the spring of 2010.

Selectmen's Representative Moore stated that even though we have a great volunteer fire department he would suggest the proposed building have state of the art fire protection. It was noted the building would be constructed with all of the specifications required by the State. Alternate Cook said he believed the suggestion was meant to make sure the building would exceed State requirements. Mr. Ducharme said they have discussed ideas about the building and do plan on constructing the building with higher standards than the standards required as he has found in all of his other properties it is worth the extra money for guest comfort, quality and it is a benefit to his resorts as well.

Member Hettinger asked if they decided what they would be doing regarding cooling. Mr. Ducharme responded they really have not looked that far into the project as it is all conceptual at this point with plan changes happening regularly.

There was a discussion regarding wind turbines and solar energy being used in the future. Mr. Ducharme stated he would like to see a small part of that started with his future project.

Chairman Romprey asked if there would be any commercial spaces in the proposed project. Mr. Ducharme stated there would possibly be a minimal retail space but he would know more once everything is cleaned up and the first phase is done.

Mr. Davison explained a bit about filling in the "Red River" area behind the mill as part of this project.

Chairman Romprey noted for the record that this is a preliminary meeting for Mr. Ducharme's future project and that actual conceptual/request for approval phases will possibly get started in the next 30-60 days once the plans are suitable for presenting to the Board.

Vice Chairman Chenard stated when the plans are ready for the Board to review he would suggest showing the overall parking for the whole project.

There was discussion regarding the entry to project and if a traffic light would be necessary.

7:55 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

It was asked to start having the status of CO's put on the matrix reports, as there is a spot for that to be done. It was also noted that letters should be sent to homeowners that have failed inspections for occupancy to see what the status is on completion.

7:59 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

7:59 PM ADJOURNMENT

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

Dated: September 10, 2008

Pat Romprey, Chairman