

*Planning Board Minutes  
September 23, 2009*

***PUBLIC HEARING***

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

Present: Chairman Pat Romprey, Selectmen's Representative Moore, Vice Chairman Joe Chenard, Alternate Charlie Cook and Clerk James Spanos

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

Others Present: Brent Drouin, Russ Cooley, Chester Kahn, Steve LaFrance, Lutz Wallem, Susan Chenard and other unidentified members of the audience.

**6:01 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, Member Hettinger and Alternate Adams were excused. Alternate Cook was seated.

**6:02 PM CONSIDERATION of Draft Meeting Minutes for September 9<sup>th</sup>, 2009**

Vice Chairman Chenard made a **motion** to approve the minutes of September 9<sup>th</sup> with correction, seconded Chairman Romprey. Vote was unanimous. Clerk Spanos, Alternate Cook and Selectmen's Representative Moore abstained, as they were not present for the meeting.

**6:04 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.

**6:05 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)**

Mr. LaFrance noted that he just wanted to touch base with the Board on Lincoln South Mountain Partners (LSMP) possible project they may be submitting within the next few months for multi unit complexes. He stated LSMP's had previously been before the Board and had been conditionally approved for a different project which has since expired as the conditions were never met.

There was a general discussion regarding the floodplain changes and the existing levee.

**6:47 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Mr. Kahn stated he was representing the Avita Café and asked the Board if they would object to the Café having piano or guitar music on weekends.

The board didn't have an issue with it as it wasn't a change of use and any potential noise would be a police issue.

**6:53 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Chairman Romprey stated that through the years it appears that some of the properties that were in the General Use zone were now seen as Rural Residential and had never been changed at a town meeting.

It was noted these "changes" were done in error and should be corrected. That was agreed upon however to make sure things are done "legally" again the maps should be drawn out as they are suspected to be and have them again approved at town meeting so going forward it is on record as to what is accurate.

Selectmen's Representative Moore stated things have to be done in a correct procedure as if they were edited previously and aren't changed in the proper way then it will not make the maps "legal" via approval by town vote.

Clerk Spanos made a **motion** to confirm that it is the opinion of the Board that the land on Route 3, east of the Pemigewasset river with the Map and Lot numbers of M 102, L 8 – M 103, L 6 – M 105, L 33 – M 106, L 18 and M 106, L 22 should be zoned General Use and have been marked as Rural Residential in error on the town tax maps, seconded by Vice Chairman Chenard. Vote was unanimous.

**8:10 PM CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Selectmen's Representative Moore noted there needed to be a discussion on the Village Center zone as well. He said that Chairman Romprey would have to step down on this discussion as it could be considered a conflict.

Vice Chairman Chenard said the current tax maps show the zone line for Village Center straight across town and it was supposed to be 2 lots deep or 400 feet. This is something that will have to be looked into and if it needs to be changed will have to be put forth at town meeting as well.

It was noted that Tom Adams had more information on the original discussion for the Village center zone and when he was at a future meeting more could be discussed at that point.

**8:16 PM PUBLIC INPUT** on Specific Issues –

There were no comments.

**8:16 PM ADJOURNMENT**

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

Dated: October 21, 2009

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Pat Romprey, Chairman