

*Planning Board Minutes
October 21, 2009*

PUBLIC HEARING

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

Present: Chairman Pat Romprey, Selectmen's Representative Peter Moore, Vice Chairman Joe Chenard, Alternate Charlie Cook, Alternate Tom Adams, Member John Hettinger and Clerk James Spanos

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

Others Present: Paul Beaudin, Jeanne Beaudin, Dave Beaudin, Mary Conn, Tyler Beaudin, Paul Beaudin Sr., Peter Spanos, Roy Sabourn, Joe Conn, Lutz Wallem, David Perkins and Virginia Perkins.

6:54 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.

6:55 PM CONSIDERATION of Draft Meeting Minutes for September 23th, 2009

Vice Chairman Chenard made a **motion** to approve the minutes of September 9th with correction, seconded Alternate Cook. Vote was unanimous. Member Hettinger and Alternate Adams abstained, as they were not present for the meeting.

Alternate Cook moved from the Board to be seated with the public as he is an abutter to the upcoming application.

6:55 PM CONSIDERATION of an application for Subdivision submitted by Roy Sabourn for David Beaudin & Mary Conn (Tax Map 116, Lot 4)
Proposal: Seeks approval to divide existing parcel of land into two (2) parcels.
Planning Board: Acceptance of the Completed Subdivision Application.
Public Hearing: Approve or Disapprove the Completed Subdivision Application.

Chairman Romprey read into the record a letter from Paul Beaudin Sr., which will be attached to the final minutes from this meeting.

Mr. Sabourn addressed the Board stating he has presented a plan to the Board that meets the current Zoning Requirements. He noted as for Mr. Beaudin's concerns there is plenty of room to take care of any drainage. Mr. Sabourn presented to the Board a letter from the Director of Public Works, Bill Willey regarding the water and sewer capacity on Louis Lane, stating there would be little or no effect on the existing lines with the addition of another home.

Member Hettinger made a **motion** to accept the application as presented, as complete, seconded by Vice Chairman Chenard. Vote was unanimous.

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

Mr. Beaudin Jr. stated he is opposed to the subdivision on a personal level. He stated the original map from the 1970's shows different lot measurements than the ones Mr. Sabourn came up with. Chairman Romprey asked Mr. Sabourn if he was certifying the presented maps as correct. Mr. Sabourn replied anything he put his seal on was deemed as correct via the information located on property deeds. Mr. Beaudin stated that even though both maps showed enough square footage for the subdivision - there is a 200 foot discrepancy he feels between the two maps. Mr. Sabourn stated a formula is used for rounding up and he has the tapes to prove his numbers presented. Mr. Beaudin asked if he didn't agree and wanted to appeal any decision would he have to go to the Board of Selectmen and/or Zoning Board of Adjustment first. It was responded that he could appeal the decision to either of those Boards. Mr. Beaudin questioned the shaded area of the maps showing an easement. Mr. Sabourn responded that the shaded area was part of the newly proposed lot and an easement would be given to the first lot for usage. Mr. Beaudin noted the water line coming into the road itself is owned by Paul Beaudin Sr. Chairman Romprey asked if there was anything in the deeds that prohibited the lots from being subdivided. Mr. Beaudin stated there was not but if this one was allowed then there would be nothing stopping others from subdividing the remaining parcels of land when the intent was to keep the area a small community. Chairman Romprey stated that unless it was in the deeds there was nothing legally that would prevent any of the owners of the lots from asking for subdivision approval as long as they met the requirements of the Town Regulations. Mr. Beaudin stated he had concerns about the property values going down as well and wanted to know if Mr. Sabourn had contacted the Surveyor of the plan done in the 1970's. Mr. Sabourn responded he had not.

Mr. Conn stated he had discrepancies when he had his lot surveyed so he knows they are never the same from one surveyor to another.

Member Hettinger asked if there were any covenants to the area in question. An answer of no was given.

Mr. Sabourn stated if another surveyor was hired to check his plan he would be more than happy to speak with them. Chairman Romprey asked Mr. Beaudin if he understood correctly that the size of the older plan and the new plan both would meet the required 30,000 square feet for two lots. Mr. Beaudin said yes they would.

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

Vice Chairman Chenard made a **motion** to approve the application for subdivision, seconded by Member Hettinger. Vote was unanimous.

It was noted that the plan did not show Louis Lane as a private road and would need to be noted on the plan.

Alternate Cook returned to his seat with the Board.

7:21 PM **CONSIDERATION** of an application for Lot Line Adjustment submitted by Roy Sabourn for Hobo Hills Adventure Golf & Partridge/Clark Estate (Tax Map 112, Lots 19, 20 & 21)
Proposal: Seeks approval to adjust lot lines to resize listed parcels of land.
Planning Board: Acceptance of the Completed Lot Line Adjustment Application.
Public Hearing: Approve or Disapprove the Completed Lot Line Adjustment Application.

Mr. Sabourn stated that the existing plan showed the lot line on the Hobo Golf and Clark property going through an existing house. He stated that some 15 years later all parties have agreed to resolve this matter.

Chairman Romprey asked if Parcel A listed on the plan shown would include the 10 foot walkway. Mr. Sabourn stated it would and there would be an easement drawn up for use of the walkway. Mr. Sabourn noted the lots that are going to be purchased will be merged at a later date if this plan is approved.

Mr. Sabourn reviewed and clarified all of the notes written on the plan, stating those that have been recorded and those that haven't. He stated drafts of all agreements regarding the land have been drawn up and will be recorded later should the plan be approved.

Town Manager Joseph asked if any of the businesses will be expanding requiring parking numbers to change. A response of no was given stating all parking would remain the same as would the businesses.

Vice Chairman Chenard 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, seconded by Selectmen's Representative Moore. Vote was unanimous.

There were no comments.

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

Vice Chairman Chenard made a **motion** to approve the application for lot line adjustment, seconded by Member Hettinger. Vote was unanimous.

7:48 PM **CONSIDERATION** of an application for Subdivision submitted by Roy Sabourn for Indian Head Profile Corp. (Tax Map 102, Lot 8)
Proposal: Seeks approval to divide existing parcel of land into two (2) parcels.
Planning Board: Acceptance of the Completed Subdivision Application.
Public Hearing: Approve or Disapprove the Completed Subdivision Application.

Clerk Spanos stepped down to avoid and potential conflicts with the application and Alternate Adams was seated.

Mr. Sabourn stated this application was started about 11 years ago and for personal reasons was never completed. He stated the house and garage shown are where the Spanos' live and that the intent is to separate the house and its lot from the commercial part of the property.

Vice Chairman Chenard 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, seconded by Vice Chairman Chenard. Vote was unanimous.

There were no comments.

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

Alternate Adams made a **motion** to approve the application for subdivision, seconded by Vice Chairman Chenard. Vote was unanimous.

8:02 PM **PUBLIC HEARING on the adoption CONSIDERATION** of Year 2010 (Draft)
CAPITAL IMPROVEMENTS PROGRAM:

Member Hettinger went over the letter he submitted to the Board regarding the draft CIP.

The draft CIP was discussed stating what had been increased and the monies previously approved at Town Meeting.

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

There were no comments.

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

Vice Chairman Chenard made a **motion** to adopt the draft 2010-2014 CIP, seconded by Clerk Spanos. Vote was unanimous.

8:12 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

There were no comments.

8:12 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Miss Havlock stated the last bit of information in the packets was from the Office of Energy and Planning with the mandated changes to the floodplain ordinance sections of the Town Ordinances. It was stated that two public hearings will have to be held to conform with the requirements for warrant articles.

Town Manager Joseph stated the Board of Selectmen have received draft copies of the new proposed flood maps.

Town Manager Joseph stated that if any amendments that were going to be submitted for the Town Meeting regarding gambling changes they would have to be submitted soon as well and have the public hearings for those as well.

8:37 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Chairman Romprey asked Alternate Adams if he remembered the specific areas where the General Use and Village Center zones were originally mapped off. Alternate Adams stated he worked with NCC (North Country Council) on the Master Plan in 2004. He doesn't recall much about the General Use areas but stated Village Center zones were supposed to be (2) two lots back from Main Street.

8:40 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Member Hettinger noted the Georgiana Falls building needs to be checked for safety as it appears the integrity of the north wall near the entrance is questionable and could potentially collapse under a snow load.

8:41 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Chairman Romprey stated it was time for elections again and would like to hear suggestions from Board members.

Alternate Cook made a **motion** to keep the Board positions as they currently were, seconded by Vice Chairman Chenard. Vote was unanimous.

8:42 PM PUBLIC INPUT on Specific Issues –

There were no comments.

8:16 PM ADJOURNMENT

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

Dated: November 11, 2009

Pat Romprey, Chairman