

*Planning Board Minutes
October 22, 2008*

PUBLIC HEARING

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

- Present: Chairman Pat Romprey, Vice Chairman Joe Chenard (6:30 pm), Member John Hettinger, Clerk Jim Spanos, Selectmen's Representative Peter Moore, Alternate Edwin Freddie and Alternate Charlie Cook
- Staff Present: Stacey Boyce – Planning Administrator; Peter Joseph – Town Manager
- Others Present: Dennis Ducharme, Steve LaFrance, Rick Kelly, Paul Kasianchuk, Liz Lambregtse, Paul Bartlett, Brent Druin, Ed Brisson, Mike Sabourin, Patricia McTeague, Susan Chenard, Janice Osgood, Bill Davidson (from Hoyle, Tanner & Associates), Dirk Grotenhuis (from Hoyle, Tanner & Associates) and other unidentified members of the audience.

6:15 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.

6:15 PM CONSIDERATION of Draft Meeting Minutes for September 10th, 2008

Selectmen's Representative Moore made a **motion** to approve the minutes of September 10th as amended, seconded by Member Hettinger.

6:17 PM CONSIDERATION of an application for Site Plan Review submitted by Stephen LaFrance for North Country Center for the Arts (Tax Map 16, Lot 312)
Proposal: Seeks approval to construct a new building to be used for the North Country Center for the Arts Theatre.
Planning Board: Acceptance of the Completed Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Mr. LaFrance and Mr. Kelly approached the Board and gave an overview of the proposed Jean's Playhouse North Country Center for the Arts (NCCA) theatre. It was noted that the building and parking areas, which will have 80 spaces, would be built within the footprint of the old White Water Treatment Plant.

Mr. LaFrance noted that Town Manager Joseph, Director of Public Works Bill Willey and Chairman Romprey had asked some questions regarding the water and sewer impact of the project. Mr. LaFrance responded to those questions in waiting and reviewed them with the Board. **A copy of the questions and responses will be attached to the minutes of this meeting.

Mr. Kelly said a water and sewer easement would be done with MDR, as agreed with Ed Brisson. The easements will be completed and recorded if the project is approved. Mr. Kelly stated they would be using waterless urinals and would have 6-8 toilets in the building. Selectmen's Representative Moore asked what the easement issues were. Mr. Kelly said one was with the Town of Lincoln and the other was with, Loon Mountain and MDR regarding access and tie-ins for the water and sewer.

Chairman Romprey stated typically there are two sewer pumps used on all projects. Mr. Kelly said they have had a children's center at Loon operating for the last 12 years with one pump and have never had a problem. Chairman Romprey said as long as there is an alarm that is mounted so it can be seen at all times in the event of any trouble with the pump then it should be fine.

Selectmen's Representative Moore made a **motion** to accept the application for SPR as presented as complete, seconded by Member Hettinger. Vote was unanimous. Vice Chairman Chenard abstained and stepped down from the Board, as he was not present for most of the discussion.

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

Mr. Chenard asked if the access coming into the theatre was town road or a private road. Mr. Kelly said it is a town road that they will be receiving an easement for.

Ms. Lambregtse said she thinks the project is wonderful.

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

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

1. Subject to completed sale of property from the Town of Lincoln, NH to the North Country Center for the Arts.
2. All required easements will be obtained and copies provided to the town.

There was a short recess to allow for Mr. Ducharme to set up for his presentation.

6:49 PM **CONCEPTUAL DESIGN REVIEW** of a Site Plan Review proposal for Southern Peaks Development, LLC. A discussion will be held regarding the InnSeason Resort RiverWalk project.

Mr. Ducharme addressed the Board stating they changed a couple of things since they were last before the Board. He stated he hoped to eventually have a ski lift as part of the project but still has yet to come to any form of agreement with MDR.

Mr. Grotenhuis, from HTA, went over the proposed RiverWalk plan for the Board and audience members. He stated the parking was based on 1.25 spaces providing 361 spaces, some of which will be shared with the theatre. He noted pipe testing had been done over Scottish Clan weekend to test the sewer flows and they were only half full. Mr. Grotenhuis said there would only be approximately 170 cars at peak volumes as an increase in traffic. It was noted that because of some potential changes in design for the outside area some of the landscaping and pool design might not be shown until they have it reviewed by a specialist.

Mr. Davidson, from HTA, reviewed the parking calculations, as there were questions on the formula being used. There was a discussion on what the project would be defined as, whether it would be a hotel or a fractional ownership type project. This would help to determine the actual amount of parking needed for the project.

It was stated that overflow parking does not have to be paved, it can be a grassy area. Someone asked why there is a turnaround area near the NCCA building and why that road was not constructed as a complete loop. Mr. Ducharme stated there were some grading issues to prevent that from being accomplished.

Chairman Romprey asked if any water would be diverted onto anyone else's property. A response was given that the proposed project would actually be taking overflow from other parcels.

Clerk Spanos asked if all 6 stories would be occupied. Mr. Ducharme said yes.

Mr. Ducharme said he didn't know when he would be starting the first phase because of the economy. He has a line of credit to help with the project but that expires at the end of 2009 so he hopes to utilize that funding.

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

Ms. Osgood stated she disagrees that the project will not cause traffic problems. She is glad to have the jobs come to the area but it heartsick that the building would be (7) seven stories and impact the views as well.

Chairman Romprey said a couple of years ago the developer obtained a ZBA variance for the height of the building. Vice Chairman Chenard noted the old mill buildings were 7 stories high. It was noted however that the whole project would not be (7) seven stories high, just the middle section where the old mill buildings were. Town Manager Joseph said that anything not part of the variance would have to conform to the current Land Use Plan Ordinance.

Mr. Bartlett said he wanted to address the parking area that Mr. Ducharme leases from him. He said that is something, which would be taken care of in the event he ever sold him property. He thinks the project is something this town needs to help boost the economy and the added jobs it will provide is always a positive. Mr. Kelly agreed the project is a good thing and the convention center is something this town has needed for some time.

Mr. Grotenhuis said there has been a traffic study done to help mitigate the problems with the traffic, which is what the DOT (Department of Transportation) is starting with the lane changes in town. Just

the few things that have been done already have helped with the traffic problems. With the re-stripping of the streets traffic ran smoothly in town over Columbus Day weekend, which is typically the busiest weekend of the year.

Mr. Ducharme said he has been here for the last (15) fifteen years and takes pride in his projects and does what he can to maintain good taste and beauty as well while looking out for the best interests of the town.

Mr. Kelley said Mr. Ducharme is a very patient man to even move forward with this project, as others in the past have failed.

Ms. Lambregtse expressed concerns about the large sandwich board signs surrounding the entrance of the plaza area. She stated it is very hard trying to exit that area due to line of sight. Town Manger Joseph stated letters have gone out to all of the area businesses that have non conforming A-frame signs to try to get them cleaned up.

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

**8:19 PM PUBLIC HEARING on the adoption CONSIDERATION of Year 2009 (Draft)
CAPITAL IMPROVEMENTS PROGRAM:**

Member Hettinger gave an overview of the work done on the 2009 CIP Program. He noted 3% per year has been added to certain projects as projected inflationary increases – he reminded everyone that the CIP is a tool used for projects needing to be done throughout the town.

There was a discussion on a few of the items listed on the CIP.

Alternate Cook said that Member Hettinger deserves a large credit for the work he has done over the past (2) two years.

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

There were no comments made.

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

Alternate Freddie made a **motion** to adopt the Draft 2009 CIP with grammatical changes, seconded by Selectmen's Representative Moore. Vote was unanimous.

**6:08 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.

8:44 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

No business was discussed.

8:45 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

8:45 PM ADJOURNMENT

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

Dated: November 12, 2008

Pat Romprey, Chairman