

*Planning Board Minutes
December 12, 2007*

PUBLIC HEARING

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

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

Staff Present: Susan Chenard – Recording Secretary, Ted Sutton – Town Manager

Others Present: Stan Duda and Mike Peloso

6:05 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 and Alternate Chrystal were excused.

Selectmen's Representative Moore is running a little late.

Alternate's Cook and Fredie were seated.

6:06 PM CONSIDERATION of Draft Meeting Minutes for November 14th, 2007

Member Hettinger made a **motion** to approve the minutes of November 14th; seconded by Clerk Spanos. Vote was unanimous.

6:08 PM CONTINUATION of application for Site Plan Review submitted by Michael Norman for Alex Ray (Tax Maps 4 & 17, Lots 7.1 & 39)
Proposal: Seeks approval to expand the existing restaurant to include the construction of a new 2-story, 34-room inn, associated driveways and utilities.
Planning Board: Acceptance of the Completed Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

The applicant requested a continuance to the next scheduled meeting. Mr. Sutton said there is a meeting scheduled for December 20th at which the engineers will be meeting to discuss the plans. Mr. Sutton said he didn't think the plans had been accepted yet so there isn't a time frame for approval at this time.

Clerk Spanos made a **motion** to continue the public hearing on this application until January 9th; seconded by Member Hettinger. Vote was unanimous.

6:09 PM **CONSIDERATION** of an application for Voluntary Merger submitted by Centex Destination Properties (Tax Map 2 Lots 3-3-66 and 3-3-67)
Proposal: Merge the two (2) lots into one.
Planning Board: Acceptance of the Completed Voluntary Merger Applications.
Public Hearing: Approve or Disapprove the Completed Merger Applications.

Mr. Duda explained lots 66 & 67 need to be merged as one lot – to be labeled as 66 for the purpose of building a house. It was noted this is only a formality to present the plan to the Board.

Clerk Spanos made a **motion** to grant the voluntary merger; seconded by Member Hettinger. Vote was unanimous.

Mr. Duda and Mr. Peloso left the meeting.

6:15 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

No comments were made.

6:16 PM **CONTINUING & OTHER BUSINESS** (Staff and Planning Board Member/Alternates)

Mr. Sutton distributed some Shoreline Protection information for the Board members. He said that the Town would apply for an exemption for areas that are already urbanized. The Board unofficially agreed. Mr. Sutton said it should only take a few weeks.

6:25 PM **PUBLIC HEARING** on the Lincoln Sign Ordinance for proposals to make amendments to the existing ordinance.

After Selectmen's Representative Moore noted he thought Mr. Tremblay would be in attendance he asked if there were spare copies on hand and if the meeting had been noticed. There were spare copies of the draft ordinance and the meeting had been noticed.

The Board reviewed a few items in the ordinance and made a couple of adjustments.

Selectmen's Representative Moore made a **motion** to open public discussion on the Draft Sign Ordinance, seconded by Member Hettinger. Vote was unanimous.

There were no comments.

Selectmen's Representative Moore made a **motion** to close public discussion on the Draft Sign Ordinance, seconded by Member Hettinger. Vote was unanimous.

Selectmen's Representative Moore made a **motion** to accept the Draft Sign Ordinance as amended, seconded by Alternate Freddie. Motion carried with one opposed. Vice Chairman Chenard recused himself from the voting.

A second public hearing will be held on January 9th, 2008, as required by State law.

All Board members were in favor of the new ordinance, other than Clerk Spanos not agreeing with the fees charged but he is happy with the project in general.

7:12 PM PUBLIC INPUT on Specific Issues –

There was no discussion.

7:13 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Vice Chairman Chenard mentioned the duplex discussion that had been mentioned at an earlier meeting still has yet to be cleared up. He recommended it be put on the next agenda to review the proposed new wording so it can be presented at Town Meeting.

7:18 PM ADJOURNMENT

Clerk Spanos made a **motion** to adjourn, seconded by Alternate Freddie. Vote was unanimous.

Dated: January 9, 2008

Joe Chenard, Vice Chairman