

*Planning Board Minutes
December 17, 2008*

PUBLIC HEARING

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

Present: Vice Chairman Joe Chenard, Member John Hettinger and Alternate Charlie Cook

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

Others Present: Stan Duda, Susan Chenard, Clair Duris, Nancy Dowland, Janice Osgood, Paul Kasianchuk and Jack Bielagus (Representing Rivergreen)

6:07 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. Alternates Chrystal, Freddie, Selectmen's Representative Moore, Chairman Romprey and Clerk Spanos were excused.

6:08 PM CONSIDERATION of Draft Meeting Minutes for November 12th, 2008

Member Hettinger made a **motion** to approve the minutes of November 12th as written, seconded Vice Chairman Chenard. Alternate Cook abstained, as he was not present for the meeting.

6:09 PM CONSIDERATION of an application for Waiver of Site Plan Review submitted by Dan & Claire Duris for Sage Cooks, LLC (Gypsy Café) (Tax Map 16, Lot 089)
Proposal: Seeks approval to place a walk-in freezer on an existing concrete platform/loading pad at the rear of the building – pad will be enclosed.
Planning Board: Acceptance of the Completed Waiver of Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Waiver of Site Plan Review Application.

Mrs. Duris stated she would like to get the Boards approval to move an existing walk-in freezer from the kitchen area of the restaurant to an existing outside concrete pad that would become enclosed.

Town Manager Joseph stated the Duris' have already spoken with him regarding the project and he didn't have a problem with it but thought they should obtain approval from the Board where it was a business.

Member Hettinger asked if the pad was ground level to which Mrs. Duris responded it was. Member Hettinger asked the height the enclosure was going to be to which Mrs. Duris responded approximately 9 feet.

Alternate Cook asked what the concrete pad is currently used for. Mrs. Duris responded it was used as a type of loading area, which they would still be able to do.

The Board discussed the potential for extra noise and Vice Chairman Chenard stated in the event the changes were to produce a noise problem for abutters some form of sound barricade would need to be installed.

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

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

There were no comments.

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

Member Hettinger made a **motion** to approve the application conditional on noise maintenance, seconded by Alternate Cook. Vote was unanimous.

6:18 PM **CONSIDERATION** of an application for Site Plan Review submitted by Dennis Ducharme for InnSeasons Resorts, LLC (Tax Map 16, Lots 310-3.1, 310.12, 310.6, 310-4.1, and 310.13)
Proposal: Seeks approval to place a walk-in freezer on an existing concrete platform/loading pad at the rear of the building – pad will be enclosed.
Planning Board: Acceptance of the Completed Site Plan Review Application.
Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Vice Chairman Chenard noted after reviewing the application and plans it has been noted that two (2) abutters were not officially noticed and there were parcels of land not shown on the presented plans. He noted because of these items the application could not be considered complete and therefore would have to be continued to the January 28, 2009 meeting so that the notifications could be sent and the maps presented correctly.

Member Hettinger made a **motion** to continue the hearing until the January 28, 2009 meeting, seconded by Alternate Cook. Vote was unanimous.

6:21 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.

6:22 PM CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates)

Town Manager Joseph asked the Board if they had any amendments to the zoning regulations they were interested in pursuing as the deadlines were approaching to hold the public hearings. He stated he had been discussing with Chairman Romprey a possible plan for a design scheme for the Village Center zones. Member Hettinger noted he had people say that when skiing down slopes the red roofs really stand out and looks great. Town Manager Joseph said there isn't enough time for any changes regarding the discussed plan to be changed this year but it is something they hope to work on throughout 2009 for possible amendments in 2010.

Town Manager Joseph stated he has been getting a lot of feedback from area business owners regarding the changes to the Sign Ordinance – some of which were positive and of course there is always the negative but he and Mrs. Boyce are working with the business owners to settle the complaints as well as cleaning up the signs in town.

6:45 PM PUBLIC INPUT on Specific Issues –

There were no comments made.

6:45 PM ADJOURNMENT

Member Hettinger made a **motion** to adjourn, seconded by Alternate Cook. Vote was unanimous.

Dated: January 28, 2008

Joseph Chenard, Vice Chairman