

Meeting Minutes

Zoning Board of Adjustment April 23, 2009

Lincoln Town Hall Main Street, Lincoln, New Hampshire 5:00 PM

Present: Chairman Joe Chenard, Vice Chairman Ron Comeau, Member W.T. Bishop, Member Pat Leary and Alternate Tom Smith

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

Others Present: Randy Farwell, Kevin McNamara, Bob Parody and Susan Chenard

5:05 PM CALL TO ORDER by the Chairman

Chairman Chenard called the meeting to order. Full quorum present. Selectmen's Representative McTeague was excused and Alternate Smith was seated.

5:06 PM CONSIDERATION of the Draft Minutes of the March 4, 2009 meeting.

Vice Chairman Comeau made a **motion** to approve the minutes of March 4th as presented; seconded by Chairman Chenard: Affirmative vote. Members Bishop and Leary abstained as they were not present at the meeting.

5:08 PM Case 09-02: Alpine Adventures, Tax Map 16, Lot 41.1 & 45.1

The Applicant is seeking a Special Exception from the business uses section of the Lincoln Land Use Plan Ordinance, Article VI, Section B – tourist attractions section for properties located in the Village Center District & General Residential District.

Alternate Smith made a **motion** to open the public hearing; seconded by Vice Chairman Comeau.

Mr. Parody addressed the Board, presenting maps for the Board's review showing changes made to the previous plan based on concerns abutters expressed at a previous meeting.

The Board had received letters from 3 abutters, Erickson, Thompson and Imbresia which were read and will be entered into record with the approved minutes of this meeting.

Member Bishop asked what the hours of operation were going to be for the proposed business. Mr. Farwell stated it would be from 9 – 5 pm.

Mr. Farwell mentioned that he had programs with surrounding schools in which he offered a discount and in return the kids did some form of community service in the areas they live. A question arose regarding parking of the buses to which Mr. Farwell responded they would mostly bus kids in and park in a larger area or they would park along the area where the main parking was for the business.

Alternate Smith made a **motion** to open the public discussion; seconded by Vice Chairman Comeau

Mr. McNamara stated he has known Mr. Farwell for a long time and he is always community minded when it comes to the projects he does. He thinks this project as well will be a great addition to the town.

Member Leary made a **motion** to close the public discussion; seconded by Vice Chairman Comeau: Unanimous affirmative vote.

Member Leary made a **motion** to go into voting mode; seconded by Member Bishop: Unanimous affirmative vote.

- 1. Regarding architectural compatibility:** It will meet the requirements of the General Use zone if the Special Exception is granted. 5 votes yes
- 2. Regarding traffic access:** The project will not affect traffic access. 5 votes yes
- 3. Regarding lighting and noise:** The lighting will not affect abutters nor will it produce any noise as none will be used. 5 votes yes
- 4. Regarding use compatibility:** It will be compatible. 5 votes yes

Member Bishop made a **motion** to close voting mode for the Special Exception; seconded by Member Leary: Unanimous affirmative vote.

Chairman Chenard noted the Special Exception was granted.

5:32 PM OTHER BUSINESS

There was none.

5:32 PM ADJOURNMENT

There being no additional business, Member Leary made a **motion** to adjourn the meeting; seconded by Chairman Chenard: Unanimous affirmative vote.

DATE: _____

APPROVED: _____

Joseph Chenard
Zoning Board Chairman