

Town of Lincoln Planning Board – Meeting Minutes
April 28, 2010 – 6:00 pm

Planning Board Board: Chairman Pat Romprey, Vice Chairman Joe Chenard, Selectmen's Representative Peter Moore, John Hettinger, Deanne Chrystal, Jim Spanos, and Alternates Tom Adams and Charlie Cook.

Staff Present: Town Manager Peter Joseph and Administrative Assistant Brook Steiner.

Others Present: Steve LaFrance, Susan Chenard, Robert Tigges Jr., Robert Tigges Sr., Patty Noel, Leo Maren, and Patricia McTeague.

I. CALL TO ORDER at 6:00pm by Chairman Pat Romprey. Tom Adams and Charlie Cook are seated as alternates.

II. CONSIDERATION of the Draft Meeting Minutes of 4/14/2010.

MOTION: Peter Moore made a motion to approve the minutes of 4/14/2010 as amended. John Hettinger seconded the motion. Motion carries unanimously.

III. CONSIDERATION of an application for Site Plan Review submitted by Horizons Engineering for The Common Man Restaurants (Tax Map 117, Lot 102 & 103 and Tax Map 116, Lot 043).

Proposal: Seeks approval to construct an addition to the existing Common Man Restaurant.

Planning Board: Acceptance of the Completed Site Plan Review.

Public Hearing: Approve or Disapprove the Completed Site Plan Review.

The Board reviewed an e-mail from Town Counsel on the proposed project. It was recommended by Counsel that the Planning Board not consider the application until there is some kind of an agreement on the Town's property which is a part of the Common Man Restaurant's application. Counsel recommends a purchase and sale agreement, a long term (i.e. 99 years) lease or a permanent easement for parking purposes. The Board agreed that this matter should be taken care of first before considering the application.

On behalf of the applicant, Steve LaFrance decided to continue the application until next month's Planning Board meeting and if the matter is not settled at that time, the application could be continued an additional month.

MOTION: John Hettinger made a motion to continue the hearing for acceptance of consideration of the Common Man Restaurant's application until the May 26, 2010 Planning Board meeting. Jim Spanos seconded the motion. Motion carries.

IV. CONSIDERATION of an application for Site Plan Review submitted by Patty Noel (Tax Map 107, Lot 063). Proposal: Seeks approval to convert an approx. 20'x28' freestanding residential unit to commercial use in order to operate a furniture consignment shop.

Planning Board: Acceptance of the Completed Site Plan Review Application.

Public Hearing: Approve or Disapprove the Completed Site Plan Review Application.

Joe Chenard commented that he would like to see a list of the abutters for each application in the packet for the Board every meeting. He was concerned that he was an abutter to this applicant but after review of the tax map, it was found that he was not. Patty Noel appeared before the Board to discuss her

application. She stated that she had no problem with Joe Chenard remaining seated on the Board for her application.

Peter Joseph stated that Patty Noel's application is a change of use which is why she had to apply for site plan review. The cabin on the back of her property, where the shop will be housed, needs to be changed from residential to commercial use. Ms. Noel is requesting a waiver of several of the site plan review requirements as it would be overly burdensome for a small business. After some discussion on the details of the application, the board decided that the application is complete and the following motion was made.

MOTION: Peter Moore made a motion to waive conditions 7,8, 9, 11, 12, 13, 18, 20, 21, 22, 24, 25, 26, 30, and 31 of the site plan review for the application of Patty Noel (Tax Map 107, Lot 063). to convert an approx. 20'x28' freestanding residential unit to commercial use in order to operate a furniture consignment shop. John Hettinger seconded the motion. Motion carries.

John Hettinger questioned whether Patty Noel intended to install any new lighting inside the cabin. Ms. Noel replied that she needs to put a light on the sign but not inside the cabin. Mr. Hettinger stated that if Ms. Noel has to do any wiring, she should be sure to hire an electrician to make sure it is done to code.

MOTION: Jim Spanos made a motion to open the Public Hearing of the Planning Board on the completion of the application of Patty Noel at 6:30PM. John Hettinger seconded the motion. Motion carries unanimously.

There was no one in the audience who wanted to make any public comments on the application.

MOTION: John Hettinger made a motion to close the public hearing at 6:35PM. Tom Adams seconded the motion. Motion carries unanimously.

MOTION: Peter Moore made a motion to accept the application of Patty Noel for site plan review (Tax Map 107, Lot 063) to convert an approx. 20'x28' freestanding residential unit to commercial use in order to operate a furniture consignment shop. John Hettinger seconded the motion. Motion carries.

MOTION: Jim Spanos made a motion to open the Public Hearing of the Planning Board to accept the application of Patty Noel at 6:40PM. John Hettinger seconded the motion. Motion carries unanimously.

There was no public input.

MOTION: John Hettinger made a motion to close the public hearing at 6:45PM. Jim Spanos seconded the motion. Motion carries unanimously.

MOTION: Peter Moore made a motion to approve the application of Patty Noel for site plan approval (Tax Map 107, Lot 063) to convert an approx. 20'x28' freestanding residential unit to commercial use in order to operate a furniture consignment shop. John Hettinger seconded the motion. Motion carries.

V. CONSULTATION/UPDATE with Bob Tigges and Kristen Loukes regarding new businesses in existing storefronts on Main Street (no change of use – site plan review not required).

Mr. Bob Tigges Sr. informed the Board that he would like to rent the storefront on Main Street next to the Wanderer map store with the intent to open a variety store. He has done a great deal of research and his plan is start out with a slush machine, a cart with candy and pretzels and he hopes to sell chowder in the winter. The store front is very small but he is willing to make the investment and sell some small merchandise, old toys etc. Parking will remain as it is currently (along Main Street) and there would be no increase in square footage, no seating with strictly takeout and retail, no frying foods, just heating food up. Mr. Tigges Sr. added that he has contacted the State of NH, Department of Health for food licensing information. He presented the board with a sketch he had done of the store. Mr. Tigges will also get a copy of the sign ordinance from the Town and apply for a permit prior to putting up any signage. The Board reviewed the sketch and had no problem with Mr. Tigges plan. They thanked him for coming in to speak with them.

Mr. Loukes appeared before the Board on behalf of his wife, Kristen Loukes. He informed the Board that his wife is looking to open a store across the street from the town hall. She has lived in Town for over 20 years and has a good grasp of the community. Ms. Loukes has done a lot of research and is planning to sell penny candy and gifts that appeal to tourists. She reviewed the sign permit this past week and has contacted a sign company. Nothing will change as far as the space is concerned. The square footage will remain the same. The Board had no problem with Ms. Loukes plan and encouraged it. Peter Joseph added that Ms. Loukes should post a big sign pointing people to parking across the street as there is limited parking on that side of the street.

VI. ADJOURNMENT

MOTION: Jim Spanos made a motion to adjourn at 7:00PM. John Hettinger seconded the motion. Motion carries unanimously.

Respectfully submitted,

Brook Steiner

Dated:

Pat Romprey, Chairman