

Lincoln Board of Selectmen – Meeting Minutes
December 6, 2010

Board of Selectmen Present: Chairman Peter Moore, Selectman Deanna Huot and Selectman Patricia McTeague.

Staff: Town Manager Peter Joseph and Administrative Assistant Brook Rose.

Members of the Public: Paul Beaudin, Betty Beaudin, Charlie Cook and Tamra Ham.

I. CALL TO ORDER

Peter Moore called the meeting to order at 5:10 PM.

II. MINUTES OF THE PREVIOUS MEETINGS

MOTION: Deanna Huot made a motion that the meeting minutes of November 29, 2010 be approved. Patricia McTeague seconded the motion. Motion carries.

MOTION: Patricia McTeague made a motion that the meeting minutes of November 23, 2010 be approved. Deanna Huot seconded the motion. Motion carries.

III. OLD & NEW BUSINESS

Police Academy Graduates

Chief Smith informed the Board that Officer Richard Bassett and Officer Russell Perry graduated from the Police Academy this past week. Both were award recipients at graduation. After several more weeks of field and dispatch training, the Officers will be on duty. The Board congratulated the Officers on their accomplishment and welcomed them on board.

Paul Beaudin and Betty Beaudin / Forest Ridge

Paul Beaudin offered a letter to the Board stating his and Betty Beaudin's displeasure with the whole process surrounding the complaint they made regarding the Forest Ridge Homeowner's Association. Mr. Beaudin asked that the letter be attached to the minutes. He stated that he and Mrs. Beaudin would have liked to have been at the last meeting when Mr. Schofield and Mr. Larsen attended to discuss the Beaudin's complaint. They both plan to attend the Planning Board meeting on the site plan review of Forest Ridge. Mr. Beaudin asked the Board, how he and Betty Beaudin can follow the correct procedures through the Planning Board and Board of Selectmen and Forest Ridge does not even respond to the Town's requests and yet there is a newly installed piece of equipment at Forest Ridge and the Town has not done anything about it. He added that the Board should have at least issued a Cease and Desist order on the compactor to at least have some record of the violation. Peter Moore replied that the Town did contact the Town's Attorney regarding the matter and got the legal opinion that the best course of action would be to wait until the site plan review and the Planning Board meeting to see what transpires.

Paul Beaudin said that he thinks that the process has failed and him and his mother do not feel comfortable coming to the Board for help now. Peter Moore stated that he was not aware that

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the Board of Selectmen could issue a Cease and Desist Order without going through the Court. Peter Joseph replied that the Board could have issued the order however, the Forest Ridge Homeowner's Association said that they were going to use the compactor anyway and that point the Board would have needed a court injunction to get the compactor removed. An injunction would most likely not have been issued prior to the site plan review thus the Town would have been wasting money to argue a moot point. Paul Beaudin stated that the Board would not have had to enforce the Order but at least should have issued one. Mr. Joseph replied that it would not be consistent for the Board of Selectmen to enforce the Planning Board's letter of compliance and yet not enforce their own order.

Betty Beaudin stated that having a disposal in her back yard would decrease her property value and she does not think it is right that big homeowners associations have separate rules from the homeowners that pay taxes here. She questioned what the point of rules was if everyone wasn't made to follow them. Peter Moore replied that because of Mrs. Beaudin's complaint, the Association is coming in for site plan review. He added that if the Beaudin's were to read the minutes of the last meeting, they would see that the Board did tell Forest Ridge not to install the compactor prior to site plan review or it would be at their own risk. Paul Beaudin commented that there is no real deterrent in this process for an applicant to not go ahead and do whatever they want.

Deanna Huot recommended that the Planning Board conduct a site visit prior to their meeting.

Town Manager's Report

Peter Joseph informed the Board that there will be a joint School Board and School Budget Committee at 7:00pm tomorrow evening to discuss the School Resource Officer (SRO) position. Peter Joseph, the SRO and Chief Smith will also be attending the meeting.

Patricia McTeague mentioned that the School Funding Committee would be meeting on Wednesday night. Tammy Ham stated that from her calculations within six years the funding formula ratio would be 85/15. Deanna Huot added that someone has to do the research on alternate funding formulas used in other communities and that there has to be a formula better suited to this community. Charlie Cook would like to see some discussion or a presentation made to the Budget Committee about the increase in property taxes so that the Committee has a better understanding of how it affect taxes in our community.

Peter Joseph gave the Board an article on Camden, ME that he heard about on CNN. That Town put out a bid to attract jobs in return for free land. The bid stipulated economic development requirements and listed acceptable and unacceptable uses for the land. The Board read the article and agreed that Camden was definitely thinking outside of the box. There was an extensive discussion on the need to brainstorm creative marketing for the 7-8 unoccupied lots in the business park.

Mr. Joseph also handed out a draft snow making policy that he, Tara Tower and Bill Willey put together. The Board will review the policy and discuss it at their next meeting.

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IV. PUBLIC PARTICIPATION

In regards to the business park discussion, Charlie Cook stated that anything creative the Board could do at this point to generate jobs and tax revenue would be great.

Tamra Ham and Charlie Cook both sympathized with Mrs. Beaudin and her issues with Forest Ridge. Charlie Cook stated that he would argue that the compactor area is an improvement as the asphalt and concrete pads are much noisier than the two dumpsters on dirt that were there before. He added that what is there now is basically a transfer station built as far away from Forest Ridge's homes as possible. He added that they could have built the disposal area on the other side of the road. Both Deanna Huot and Patricia McTeague thought the compactor was an improvement. Deanna Huot added that the way the pavement slopes now, any runoff from the compactor drains towards Forest Ridge's land, not Mrs. Beaudin's. She mentioned that if the Planning Board does not make Forest Ridge move the compactor, Forest Ridge could continue the barricade they have up now to run along the compactor area as it would be much more aesthetically pleasing and would help with the noise. Charlie Cook said that he usually agrees with the Board but felt they should have taken action on this issue.

Tamra Ham brought up Lincoln Green's subsidized housing contract that is due to expire in 2012. There were some discussion on the matter and the Board agreed that subsidized housing is definitely needed in the Town. The Selectman have contacted the current owner to see if there are any new plans for the facility after 2012 and have also discussed possible options with AHEAD (Affordable Housing Education and Development).

Peter Joseph brought up the topic of possible future discussions amongst the taxpayers of Lincoln and Woodstock about consolidating services. The two Boards of Selectmen could sit down to simply have the discussion. Peter Moore stated that the Solid Waste District and the Recreation Department are wonderful testimonies of a cooperative. There was an extended discussion on the matter but no decisions were made.

V. ADJOURNMENT

As there was no further business to attend to, the Board adjourned at 7:20pm.

Respectfully submitted,


Brook Rose

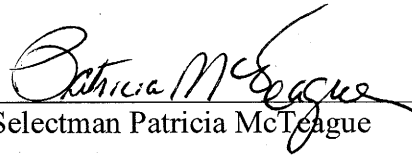
Approval Date: 12 / 13 / 10

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LINCOLN BOARD OF SELECTMEN:



Chairman Peter Moore



Selectman Patricia McTeague



Selectman Deanna Huot