

APPROVED

PLANNING BOARD
PLANNING BOARD 1ST MONTHLY MEETING
Wednesday December 14, 2022 – 6:00 PM
***Lincoln Town Hall, 148 Main Street, Lincoln NH**

*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMIG>

Or dial by your location 1-929-205-6099 US (New York)

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

I. CALL TO ORDER by Chairman Spanos

Members Present: Chairman James Spanos, Vice Chairman Chenard, Selectmen's Representative OJ Robinson, Stephen Noseworthy, Member Paul Beaudin, II (via Zoom).

Excused: Alternate Mark Ehrman.

Staff Present: Planner Carole Bont.

Guests:

- **Andrew (Drew) Goddard**, nonresident, (APPLICANT/OWNER), 1 Sanctuary Drive, Stratham, NH 03885, (contractor, Agent/Director/Officer/Manager & d/b/a:

1. **Copley Properties, LLC** (2013) (formerly Copley Investments, LLC)

1 Sanctuary Dr, Stratham, NH, 03885.

Copley Properties, LLC, is currently owner of:

- a. 330 South Peak Road (Map 118, Lot 0390003)
- b. 326 South Peak Road (Map 118, Lot 0390002)

2. **179 South Peak, LLC** (2018) 1 Sanctuary Drive, Stratham, NH 03885

179 South Peak, LLC is currently owner of:

- a. 179 South Peak Road (Map 121, Lot 028)

3. **Copley Homes, LLC** (2018) (formerly Copley Investments 401K Plan, LLC) 1 Sanctuary Drive, Stratham, NH 03885

Copley Homes, LLC is currently owner of:

a. 164 South Peak Road (Map 122, Lot 008)

4. **Copley Rentals, LLC** (2020) (owns no properties at this time)

- **Frank Pasciuto**, resident (ABUTTER) and co-owner with Virginia Marie Pasciuto, of 16 Valley View Lane, PO Box 192, Lincoln, NH 03251-0192 (Map 114, Lot 046) and co-owner with Virginia Marie Pasciuto of 10 Green Ridge Road #2 (Map 113, Lot 067000-02-00004) with address of 58 Norman Road, Melrose, MA 021676.
- **Virginia (“Ginie”) Marie Pasciuto**, resident (ABUTTER) and co-owner with Frank Pasciuto of 16 Valley View Lane, PO Box 192, Lincoln, NH 03251-0192 (Map 114, Lot 046) and co-owner with Frank Pasciuto of 10 Green Ridge Road #2 (Map 113, Lot 067000-02-00004) with address of 58 Norman Road, Melrose, MA 021676.
- **Delia M. Sullivan**, resident, 13 Coolidge Street, PO Box 665, Lincoln, NH 03251-0665 co-owner of (Tax Map 117, Lot 133001-00-0000) owned by:
 - Kevin J. Sullivan Trustee of the Kevin J. Sullivan 2016 Revocable Trust, PO Box 665, Lincoln, NH 03251; and
 - Delia M. Sullivan Trustee of the Delia M. Sullivan 2016 Revocable Trust, PO Box 665, Lincoln, NH 03251.

Also, a member of the Zoning Board of Adjustment.

II. CONSIDERATION of meeting minutes from:

- **November 9, 2022 (Wednesday)**

- Chairman James Spanos, Vice Chairman Joe Chenard, Member Stephen Noseworthy

Motion to accept as presented by Vice Chairman Chenard

Second by Member Nose Worthy

Abstained: Selectmen’s Representative O.J. Robinson and Member Beaudin

All in favor

- **November 22, 2022 (Tuesday)**

- Chairman James Spanos, Selectmen’s Representative OJ Robinson, Member Paul Beaudin II.

Motion to accept as presented by Selectmen’s Representative O.J. Robinson

Second by Member Beaudin

Abstained: Vice Chairman Chenard and Member Noseworthy

All in favor

III. NEW BUSINESS

A. CONCEPTUAL => SITE PLAN REVIEW

**#CON 2022-22 M118 L050 L051 L052 – The Millry Group, LLC (Greg Nash)
Copley Properties LLC (Drew Goddard) – Demolish 2 Single Family Homes & Apt House; replace with 4 story Apt Building with mixed uses after merging the three lots.**

a. **Applicants:**

(1) Andrew (Drew) Goddard d/b/a Copley Properties, LLC with a mailing address of 89 Portsmouth Avenue, Stratham, NH 03885 (has a Purchase & Sale Agreement); and

(2) Gregory (Greg) Nash d/b/a The Millry Group, LLC, with a mailing address of 24 Winter Street, Plymouth, NH 03264 (property owner).

b. **Property Owner:** Gregory (Greg) Nash d/b/a The Millry Group, LLC, 24 Winter Street, Plymouth, NH 03264.

c. **All 3 adjacent Subject Properties located in the Village Center (VC) District:**

1. **139 Main Street (Map 118, Lot 050) (0.16 Acres)**

Buildings:

(Single Family Residence converted to a Commercial Office plus 2

Apartments: 1 upstairs and 1 downstairs)

2. **141 Main Street (Map 118, Lot 051) (0.32 Acres)**

Buildings:

(Single Family Residence converted to Commercial Retail Space

[Sunny Nail Salon] plus two apartments: 1 upstairs and 1 downstairs;

Old motel converted to eight (8) apartments;

Workshop; and Lean-to.

3. **Church Street #LO (Map 118, Lot 052) (0.12 Acres)**

Buildings: None. Vacant Lot.

d. **Proposal:** Conceptual prior to submitting a request for Site Plan Review approval. Plans to purchase three (3) adjacent lots. Merge the three lots. Demolish all of the structures currently on the 3 properties. Build new 4-story 6,000 SF mixed use building with long-term (6+months) rental residential units, 1 retail space and 1 office space as follows:

IV. (1) Management Office space;

V. (1) Retail Space

VI. (6) 3-bedroom residential units

VII. (5) 2-bedroom residential units

VIII. (5) 1-bedroom residential units

IX. (4) studio residential units

e. **Parking:** Applicant to show adequate onsite parking for all uses.

Presentation:

Mr. Goddard discusses the concept for the proposed project (see Proposal above). He includes that the proposed building will meet the following requirements:

Minimum Setbacks: All setbacks to be in compliance.

Maximum Height – Primary Eaves on the uphill side of the structure: Will be thirty-five (35) feet or less.

Maximum Lot Coverage: Overall lot coverage once all three parcels are merged will be at or below seventy (70) percent.

Snow Storage: Snow storage areas are being taken into consideration.

Curb Cuts: They will be proposing giving up two (2) curb cuts on Main Street which would possibly gain a few parking spaces.

Main Entrance: The main entrance will be off of Church Street and a secondary entrance on Coolidge Street.

Parking: There will be forty-one (41) parking spaces behind the building.

Topography: They have sent up a drone and have the topographic information.

Building Uses and Layout: This will be a mixed-use building with an office space, retail space and twenty (20) residential units consisting of two and three (2 and 3) bedroom apartments. The leases for the apartments will be for six (6) months or more. There will not be any state subsidies therefore it is not deemed “affordable housing” but the goal is to provide reasonable accommodations for individuals working in the town. The units will not be “Airbnb” type short term rental units.

Note:

Affordable housing is defined as housing opportunities for all income levels, where the annual gross housing costs do not exceed 30 percent of the household’s annual income.

Under the law, a home is considered “affordable” to a household if 30% or less of the household’s income is spent on housing costs. “Workforce housing” is housing that is affordable to a family earning 100% of the median income for the area.

<https://www.nh.gov>

Questions:

Parking

Chairman Spanos and Planner Bont discuss the square footage requirements for the size of the parking spaces which is one hundred seventy (170) square feet.

Height

Vice Chairman Chenard asks about the **maximum height** of the proposed building. He is concerned that the building will be sited very close to Main Street and as a four-story building, that building will become a wall of sorts. He is concerned about creating a tunnel effect of the wind traveling down NH Route 112 (Kancamagus Highway/Main Street).

Mr. Goddard replies that the proposed building will be four (4) stories tall and the parking has been drawn out behind the building to hide the parking, but if it is necessary, they can reverse the parking and put the parking out front.

The Planning Board and Mr. Goddard discuss the height relative to Main Street.

Mr. Goddard is open to any changes that are suggested. His goal is to add to the beauty of the town and not the easiest and fastest way to build.

Access

Vice Chairman Chenard is concerned with the access from Coolidge Street. Mr. Goddard responds that they have added two (2) areas for egress and for the **Fire Truck** to be able to maneuver and turn around. They will also be sure to review the access concerns.

State Covenants

Vice Chairman Chenard informs Mr. Goddard that the State has covenants on the parking lot on Church Street and it can't be built on. Mr. Goddard discusses that there is an easement on the deed and they discuss the issue.

Snow Off the Roof

Member Beaudin joins the conversation regarding the height of the building and how snow from the roof will impact the front of the building.

Green Space

Member Beaudin also wonders about the "green space" that will be available to the residents of the apartments. He suggests that the parking be split between the front and the back of the building as he feels the building is too close to Main Street. Mr. Goddard will look into adding some "green spaces" for the residents.

Stormwater Management

Member Beaudin adds that they will need to be consider the Stormwater Management Ordinance (SMO).

Member Beaudin reminds everyone that NH Department of Transportation (DOT) and the issues that may arise.

Water and Sewer Capacity Studies

Water and Sewer capacity studies are discussed as well.

Snow Storage, Fencing, Light & Noise Mitigation

There is a discussion regarding the possible need for snow storage, fencing, light and noise mitigation behind the proposed building. Mr. Goddard will consider all issues that may affect the abutters.

Access

Member Beaudin suggests they keep the Coolidge Street access.

Parking on Coolidge Street

Selectmen's Representative O.J. Robinson asks about Coolidge Street parking. Mr. Goddard clarifies that the spaces shown are the property of the bank next door and is not considered in the plans for parking spaces.

Snow Storage

Selectmen's Representative O.J. Robinson notes that the proposed building is not as close to Main Street as other neighboring buildings. He is concerned with the snow coming off of the roof and suggests they consider adding snow storage out front. Selectmen's Representative O.J. Robinson discusses the "Downtown Committee" and the reasoning behind some decisions that were made in the past. He is in favor of the proposal for including rental units as it is something the Town needs and part of the Master Plan for long term housing.

NH DOT Matters

Planner Bont suggests that Mr. Goddard discuss traffic concerns, curb cuts and the possibility of using the storm drainage system with the DOT. Mr. Goddard understands the suggestion and plans to talk with DOT.

New England Character

Vice Chairman Chenard reiterates his concerns with the future look and feel of the Town of Lincoln. Mr. Goddard will try to build a building that looks like it "fits" the look of the Town. He wants the building to look as if it has always been there.

Retail Parking Space & Office Parking Space Requirements

Planner Bont discusses the retail parking space and office parking space requirements. Mr. Goddard reviews the plan for parking spaces and will be sure to add for employee parking. As they move along there may be changes. This is only conceptual at this time. Planner Bont suggests Mr. Goddard read page 22 of the Land Use Plan Ordinance as it pertains to residential parking spaces. Mr. Goddard has reviewed the ordinance and will be sure to follow the requirements.

Mr. Goddard is looking to have the Planning Board consider reducing the requirement for two parking spaces for the apartment units that are studio and one-bedroom apartments to the requirement for a studio or one-bedroom hotel unit. The Land Use Plan Ordinance (LUPO) has provision for the Planning Board to waive certain requirements provided all other requirements are met within the Village Center (VC) District.

Snow Management to Avoid Conflict with Municipal Sidewalk Maintenance

Member Beaudin mentions the use of snow blowers by the town to clear the sidewalks and that could be problematic if the building is too close to the sidewalk.

Green Space

Member Beaudin adds that landscaping helps to reduce the some of the negative visual impacts that may occur with a building close to the road.

Fire Department Access

Member Beaudin asks if Mr. Goddard has spoken about this project with Fire Chief Beard. Mr. Goddard replies that he has spoken with Fire Chief Beard and although Chief Beard hasn't seen the conceptual plans Chief Beard is aware of the concept for the building.

The Planning Board has no more questions for Mr. Goddard.

B. CONCEPTUAL => Seeking Advice

#CON 2022-23

Applicant's Agent Representing Verizon Wireless:

Charles "Chip" Fredette, Site Acquisition Consultant
SAI Communications (formerly Vital Site Services, Inc.)
SAI Group
12 Industrial Way
Salem, NH 03079

Property Owner(s):

Loon Mountain Recreation Corporation
60 Loon Mountain Road
Lincoln, NH 03251
Cellco Partnership
d/b/a Verizon Wireless
PO Box 2549
Addison, TX 75001

Properties:

Map 126 Lot 020 (60 Loon Mountain Road) owned by Loon Mountain Recreation Corporation ("Loon"); 74 Acres in General Use (GU) District. Location of the Loon Mountain Ski Resort, including most of the buildings and infrastructure with ski lifts. Location of the existing Verizon Wireless Cell Tower

Map 126 Lot 020000-CT-00001 (Verizon Wireless Cell Tower). No land in General Use (GU) District. Existing Verizon Wireless cell tower is owned by US Cellular d/b/a Verizon Wireless with the cell tower erected on land owned by Loon Mountain Recreation Corporation ("Loon") where Loon operates the Loon Mountain Ski Resort (Map 126, Lot 020), located near the Sarsaparilla Carpet Lift.

Map 001 Lot 002 (Kancamagus Highway) [63,874 Acres in Rural Residential (RR) District]. Portions of the Loon's ski resort's buildings and infrastructure extend onto abutting lands owned by the United States National Forest, Bureau of Land Management, 7450 Boston Boulevard, Springfield, VA 22153-3121 (a/k/a White Mountain National Forest).

Map 127 Lot 001 (US Route 112) owned by Loon Mountain Recreation Corporation [7.5 Acres in General Use (GU) District]. Location of "Adventure Center at Loon Mountain Resort" adjacent to the Loon Mountain Ski Resort. This lot is the proposed site for the temporary Verizon Wireless Cell Tower.

Proposal:

The existing Verizon Wireless Cell Tower was erected in 2015-2016 near the Sarsaparilla Carpet Lift at the Loon Mountain Ski Resort (Map 126, Lot 020). The existing Verizon Cell Tower does not have adequate capacity to handle the cell phone and data traffic at

Loon Mountain Ski Area during the 2022-2023 ski season (between now and mid-April). For this reason, Verizon Wireless is contemplating using a “Cell on Wheels” (COW) during the ski season.

The COW is a temporary cell site operated from a truck. The COW would provide supplemental V2W coverage for the “Gondola” side of the Loon Mountain Resort. The COW is often used for large events, like concerts and the Super Bowl when existing local cell service would be overwhelmed by the demands associated with the event. The proposed plan would be to park the Verizon COW behind the rock-climbing wall at the Loon Mountain Adventure Center’s climbing wall and leave it there until the end of ski seasons which they estimate would be around mid-April. Then the COW would be removed. The climbing wall is located on other land owned by Loon Mountain Recreation Corporation (Map 126, Lot 001).

The use of a “temporary cell tower” is not addressed in the Land Use Plan Ordinance.

Presentation:

Mr. Chip Fredette describes the COW as a single axel truck similar to a delivery truck which is a mobile cell tower site on wheels. These COWs are used at many fairs in NH as well as at sporting events that are overwhelming large such as concerts. A COW is used when there is not enough capacity and supplemental coverage is needed. A COW is used as a short-term solution and this use would only be used during the Loon ski season for 2022-2023.

Questions:

Height

Chairman Spanos asks what the height of the COW will be. Mr. Fredette explains that the four (4) COW antennas would be attached to one of the wooden support poles of the climbing wall structure and will be approximately four (4) feet above the existing wooden support pole’s height. They will not be using a telescoping pole.

Does the Telecommunications Equipment and Facilities Ordinance (Article VI-A of the Land Use Plan Ordinance) Apply?

Member Beaudin isn’t sure what a specialized mobile radio (SMR) communications facility requires. He notes that in his opinion the Telecommunications Equipment and Facilities Ordinance (Article VI-A of the Land Use Plan Ordinance) deals with a temporary wireless and telecommunications facility, but he isn’t sure and figuring that out requires more research.

Duration of Temporary Use

Chairman Spanos asks if this will be a one (1) season use or will it be an ongoing use every ski season. Mr. Fredette replies that it will be for one (1) season.

Research

The Planning Board reviews the SMR (pg. 53) section of the ordinance and Member Beaudin and Mr. Fredette discuss terminology and definitions.

Chairman Spanos reads page 57 1B (Site Plan Review – Permit Application) of the ordinance (see attached).

How Did We Get Here? New Cell Tower Erected in 2014

Member Beaudin asks if the current cell tower at Loon Mountain is already “maxed out”. Mr. Fredette replies that it is and during last winter it was not working properly. It functioned just fine over the summer. The increased amount of people using streaming and data during ski season causes the problems to occur.

Mr. Fredette said the height of the tower is not the problem.

Will the COW Solve the Problem?

Member Beaudin asks if adding this COW is the only way to solve the problem.

Mr. Fredette explains that the Verizon bosses determined that there were deficiencies at four (4) other ski resorts and they were able to fix the issues at those other resorts without using a COW. At Loon Mountain there isn’t any other solution to solve the problem. Adding a COW is the only solution as there aren’t sufficient existing towers to add on to to accommodate the additional bandwidth needed.

Who Pays?

The entire expense will be Verizon’s and not Loon’s. Verizon will be working on a more permanent sustainable solution and only plan to use the COW this one time.

How Much Construction?

Chairman Spanos asks how much construction is needed to put up this COW. Mr. Fredette explains that it will only require driving to the site and erecting the COW and hooking up to single phase two (2) hundred AMP service and fiber connections. There will be no excavation as all of the infrastructure will be there already.

Estimated Time Frame

Chairman Spanos asks what the time frame will be.

Mr. Fredette replies ASAP but realistically he needs to talk with all parties involved and finalize all approvals which will probably take until about January 2023. The Planning Board has an image of a COW that shows the vehicle, the poles and antennas. A portable generator was used to provide power to that particular COW.

Is Site Plan Review Required?

The Planning Board discusses the need for a Site Plan Review and what is in the ordinance. After a lengthy discussion the Planning Board determines that Site Plan Review is not necessary for this COW.

- C. Review Proposed Changes to Lincoln’s Floodplain Development Ordinance (FDO) and Site Plan Review Regulations identified by NH Office of Planning and Development on September 16, 2022 of Lincoln’s Floodplain Regulations. Proposed changes to be adopted at the annual 2023 March Town Meeting are necessary for the Town of Lincoln to comply with the requirements of the National Flood Insurance Program.**

Discussion:

Planner Bont describes the materials presented to the Planning Board that were reviewed and the changes proposed by the State of New Hampshire's State Floodplain Management Program Coordinator Katie Nelson of the Office of Planning and Development, Department of Business and Economic Affairs. She highlighted areas of concern for discussion.

Planner Bont explained that the Town of Lincoln was a focus of the State Floodplain Management Program due to the fact that there is a levy in Lincoln.

All floodplain maps in the State of New Hampshire, including the Town of Lincoln's maps, were on the verge of getting approval for an update in 2005. However, after Hurricane Katrina in 2005 caused the levy system in New Orleans, Louisiana to fail, with a massive number of fatalities and historic property damage, floodplain map updates for all municipalities with levies were put on hold. In 2016, the municipalities with levies (like Lincoln) were back on track to have their floodplain maps updated, however, those were all put on hold during the last federal administration. The process of updating Lincoln's floodplain maps (and other municipalities with levies) since 2020 is now back on track.

Planner Bont explained that the hearing and final approval process for updating flood maps is a very long process. The floodplain maps will be corrected and should be completed and receive final approval by 2024.

However, along with the changes in the floodplain maps, various changes to the Town of Lincoln Floodplain Management Ordinance are required to bring the Land Use Plan Ordinance (LUPO) up to date as well. The Floodplain Management Ordinance is part of the Land Use Plan Ordinance (zoning ordinance) and needs to be amended to comply with the updated FEMA Rules and Regulations for its National Flood Insurance Program. She explains that in order for Town's people of Lincoln to remain in the FEMA's program and be allowed to receive federally subsidized flood insurance, both the Floodplain Management Ordinance and the floodplain maps need to be updated.

The Planning Board discusses the pros and cons of the effect on previously approved, unbuilt lots and what would be required if property owners decide to build. Planner Bont explains that building can occur but there will be new requirements as the building code determines.

Member Beaudin wonders if Life Safety issues are part of this review. Planner Bont explains that when someone comes in for Land Use Authorization Permit, they will need to comply with the updated Floodplain Management Ordinance or the entire Town will be removed from the National Flood Insurance Program. The new floodplain maps will override the old floodplain maps.

The Planning Board will make changes to the terminology in the Floodplain Management Ordinance so they comply with the new maps. Planner Bont explains that the Planning Board needs to vote to approve the changes to bring before the town on the two (2) hearings scheduled of January 4, 2023 and January 28, 2023. After the two (2) hearings there will be another vote to bring the changes to the annual 2023 Town Meeting Ballot.

Planner Bont explains to the Planning Board the process used to provide the information that the Feds used to update the maps.

**Motion to approve the language provided by the National Flood Insurance Program and to present to the public at a scheduled public hearing on January 4, 2023 by Member Beaudin Second by Member Noseworthy
All in favor**

IV. PUBLIC PARTICIPATION AND OTHER BUSINESS:

UPDATE RE: DRAINAGE PROBLEM BETWEEN RAYMOND BERGLUND, 11 SCHOOL STREET (MAP 113, LOT 098) AND JAYNE LUDWIG, 12 PLEASANT STREET (MAP 113, LOT 092)

Presentation:

Board Member Stephen Noseworthy and Jayne Ludwig discuss the drainage issues and Ms. Ludwig provides photos for the Planning Board which shows the changes to the land. They believe the water drainage was not a problem until Mr. Berglund made changes to the home raising the house and disturbing the land in 2021. Mr. Noseworthy explains that the disturbance is more than fifty (50) percent of the total lot and they are interested in Mr. Berglund getting it engineered to prevent the water from draining onto Ms. Ludwig's property. They contend that the changes presented by Mr. Berglund are not correct and will not remedy the problem. Ms. Ludwig provides photos for the Planning Board to review the damages from the water draining off of Mr. Berglund's lot.

Ms. Ludwig states that she will move the propane tanks to help remedy the problem. She would like to sell her property but this issue is holding up the sale.

Discussion:

Member Beaudin would like to see the two (2) parties get together at a Planning Board meeting. The Lincoln Board of Selectmen has jurisdiction over the enforcement issue. The Planning Board discusses how to move forward and gather information regarding the issue. Ms. Ludwig considers hiring an engineer to help gather some information. Ms. Ludwig discusses issues she has had with communicating with Mr. Berglund. She asks the Planning Board for suggestions on how she should proceed.

Member Beaudin suggests that the Planning Board write a letter to the BOS explaining the drainage issue and the possibility that more than fifty (50) percent of the land on the lot was disturbed which would be an enforcement issue for them to look into. Chairman Spanos recommends that Ms. Ludwig takes this issue to the BOS herself. The Planning Board discusses what is considered disturbed area.

Selectmen's Representative O.J. Robinson asks about the setback of the garage on Ms. Ludwig's property. Ms. Ludwig states that the garage is on the same footprint.

Chairman Spanos asks the Planning Board how they would like to proceed. The Planning Board discusses scenarios moving forward. Planner Bont will try to contact Mr. Berglund and ask him to come to a Planning Board meeting to discuss the issue either in person or

via Zoom.

V. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

A. WORK SESSION. NO PUBLIC PARTICIPATION.

Continue to Review Sign Ordinance to recommend changes to comply with Clyde Reed et. al. v. Town of Gilbert Arizona, 576 U.S. 155 (2015), 135 S Ct 2218 (2015).

Discussion:

The Planning Board turns to page 75 of the most recently updated version of the Sign Ordinance and review to see if they need to make any more changes.

The Planning Board's focus is to make the Sign Ordinance items content neutral and they thoroughly review the ordinance page by page. Planner Bont will make the suggested changes to the Sign Ordinance as agreed upon by the Planning Board.

The Planning Board discusses if it is necessary for an attorney to review the changes they have made. The Planning Board agrees (three (3) members for and two (2) against) to have an attorney review the changes made to the Sign Ordinance.

B. DISCUSSION REGARDING THE STATUS OF THE PINES

The Planning Board discusses the guardrail and the fencing issue. Selectmen's Representative O.J. Robinson recalls that the guardrail was sufficient and the fence was not necessary. The bond release is pending as there are still some outstanding issues to deal with.

VI. ADJOURNMENT

**Motion to adjourn by Vice Chairman Chenard
Second by Selectmen's Representative O.J. Robinson
All in favor**

Respectfully submitted,

Judy Sherriff
Recording Secretary

Date Approved: December 28, 2023


Chairman Spanos